

**ACTION MINUTES  
REGULAR MEETING OF THE PLANNING COMMISSION  
TUESDAY, MARCH 15, 2016  
COUNCIL CHAMBERS, 215 EAST BRANCH STREET  
ARROYO GRANDE, CALIFORNIA**

**1. CALL TO ORDER**

Chair George called the Regular Planning Commission meeting to order at 6:00 p.m.

**2. ROLL CALL**

Planning Commission: Commissioners John Keen, Glenn Martin, Terry Fowler-Payne, John Mack, and Lan George were present.

Staff Present: Community Development Director Teresa McClish, Associate Planner Kelly Heffernon, Associate Planner Matt Downing, and Secretary Debbie Weichinger were present.

**3. FLAG SALUTE**

Commissioner Mack led the flag salute.

**4. AGENDA REVIEW**

None

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

None

**6. WRITTEN COMMUNICATIONS**

None

**7. CONSENT AGENDA**

**7.a. Consideration of Approval of Minutes.**

**Recommended Action:** Approve the minutes of the Regular Planning Commission Meeting of March 1, 2016 as submitted.

**Action:** Commissioner Mack moved to approve the minutes of the Regular Planning Commission Meeting of March 1, 2016, as submitted. Commissioner Keen seconded, and the motion passed on the following roll call vote:

**AYES:** Mack, Keen, Fowler-Payne, Martin

**NOES:** None

**ABSENT:** None

**ABSTAIN:** George

**8. PUBLIC HEARINGS**

**8.a. CONSIDERATION OF APPEAL TO PLANNING COMMISSION CASE NO. 16-001; ARCHITECTURAL REVIEW 15-012 AND MINOR EXCEPTION 15-008; REVISED PLANS FOR TWO MIXED-USE BUILDINGS; LOCATION - PAULDING CIRCLE (EAST VILLAGE PLAZA); APPLICANT – DEBLAUW BUILDERS; APPELLANT – DILLER RYAN**

Associate Planner Heffernon presented the staff report and recommended that the Planning Commission adopt a Resolution denying Appeal Case No. 16-001 and approving Architectural Review 15-012 and Minor Exception 15-008.

Associate Planner Heffernon and Community Development Director McClish responded to questions from the Commission regarding the proposed project.

Diller Ryan, Appellant, said the three story is not appropriate for the site, parking is a problem, expressed concern with the increased parking requirement generated from the three story project, and is opposed to the project.

Duane DeBlauw, DeBlauw Builders, presented the history of the project parking study, stated the proposed project meets the parking requirements, stated he could provide the parking easement for Lot 4, and responded to questions from the Commission.

Michael Peachey, representative, MW Architects, explained the height of the lots/roof and responded to questions from the Commission on the proposed project.

Chair George opened the public hearing. Upon hearing no comment, Chair George closed the public hearing.

The Commission spoke in support of the Architectural Review and Minor Exception.

**Action:** Commissioner Keen moved to adopt a resolution entitled **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE DENYING THE APPEAL; (APL 16-001) OF THE COMMUNITY DEVELOPMENT DIRECTOR’S DECISION TO APPROVE ARCHITECTURAL REVIEW 15-012 AND MINOR EXCEPTION 15-008; LOCATION – PAULDING CIRCLE (EAST VILLAGE PLAZA); APPLICANT – DEBLAUW BUILDERS; APPELLANT – DILLER RYAN”**. Commissioner Mack seconded and the motion passed on the following roll call vote:

**AYES:** Keen, Mack, Fowler-Payne, Martin, George  
**NOES:** None  
**ABSENT:** None

**9. NON-PUBLIC HEARING ITEM**

**9.a. CONSIDERATION OF STAFF PROJECT 16-002; INTERPRETATION OF SIGN ORDINANCE REGARDING SPONSORSHIP BANNERS NOT INTENDED TO BE VIEWED BY THE GENERAL PUBLIC; LOCATION – SOTO SPORTS COMPLEX; APPLICANT – CITY OF ARROYO GRANDE**

Associate Planner Downing presented the staff report and recommended that the Planning Commission review the Sign Ordinance and provide an interpretation regarding the placement of sponsorship banners at the Soto Sports Complex.

Associate Planner Downing and Community Development Director McClish responded to questions from the Commission.

Chair George invited public comment. No public comments were received.

Individual Commissioners provided the following comments: banners are appropriate for advertisement, asked specifically where banners would be hung i.e. can they be seen in public view from Ash Street, and the signage should be appropriate for children.

**Action:** Commissioner Martin moved to adopt a resolution entitled “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE INTERPRETATING THAT THE DISPLAY OF SPONSORSHIP BANNERS ON INTERIOR FENCING AT THE SOTO SPORTS COMPLEX IS CONSISTENT WITH EXEMPT SIGNAGE PROVISIONS OF SECTION 16.60.050 OF CHAPTER 16.60 OF TITLE 16 OF THE ARROYO GRANDE MUNICIPAL CODE**”.

Commissioner Keen seconded and the motion passed on the following roll call vote:

**AYES:** Martin, Keen, Fowler-Payne, Mack, George  
**NOES:** None  
**ABSENT:** None

#### **9.b. ELECTION OF OFFICERS**

Community Development Director McClish presented the staff report and recommended that the Planning Commission elect a Chair and Vice Chair to hold office effective its first meeting in April 2016, and continuing until its second regular meeting in March 2017.

Commissioner Keen nominated Lan George as Chair.

**Action:** Upon hearing no further nominations, Commissioner George was elected as Chair upon the following roll call vote:

**AYES:** Keen, Fowler-Payne, Mack, Martin  
**NOES:** None  
**ABSENT:** None

Commissioner George nominated John Keen as Vice Chair.

**Action:** Upon hearing no further nominations, Commissioner Keen was elected as Vice Chair upon the following roll call vote:

**AYES:** George, Fowler-Payne, Mack, Martin  
**NOES:** None  
**ABSENT:** None

#### **10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE FEBRUARY 16, 2016**

None

#### **12. STAFF COMMUNICATIONS**

None

#### **11. COMMISSION COMMUNICATIONS**

In answer to Commissioner Fowler-Payne, Associate Planner Downing stated that there were two items presented at the last ARC meeting: 1) Architectural Review and Minor Exception for a two-story residence located on Short Street and 2) Preliminary review of the Draft Design Guidelines for the E. Cherry Avenue Specific Plan. He stated that the next ARC agenda will be available on the City’s website at [www.arroyogrande.org](http://www.arroyogrande.org).

Commissioner Mack stated he attended a Bridge Street Bridge Community Meeting earlier in the month. Community Development Director McClish stated there is not another community meeting scheduled at this time, but staff will let the public know of the next community meeting.

In answer to Commissioner Fowler-Payne, Community Development Director McClish gave an update on the Swinging Bridge and stated staff anticipates the bridge opening before the Strawberry Festival.

**13. ADJOURNMENT**

On motion by Commissioner George, seconded by Commissioner Keen and unanimously carried, the meeting adjourned at 7:30 p.m.

**ATTEST:**

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**DEBBIE WEICHINGER**  
**SECRETARY TO THE PLANNING COMMISSION**  
(Approved PC Meeting \_\_\_\_\_)

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**LAN GEORGE, CHAIR**

DRAFT