

## MEMORANDUM

**TO:** PLANNING COMMISSION

**FROM:** TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

**BY:** MATTHEW DOWNING, <sup>MD</sup> PLANNING MANAGER

**SUBJECT:** CONSIDERATION OF A RESOLUTION APPROVING A STREET NAME FOR TRACT 3072; LOCATION – SOUTHWEST CORNER OF EAST GRAND AVENUE AND SOUTH COURTLAND STREET; APPLICANT – WATHEN CASTANOS HOMES

**DATE:** MAY 3, 2016

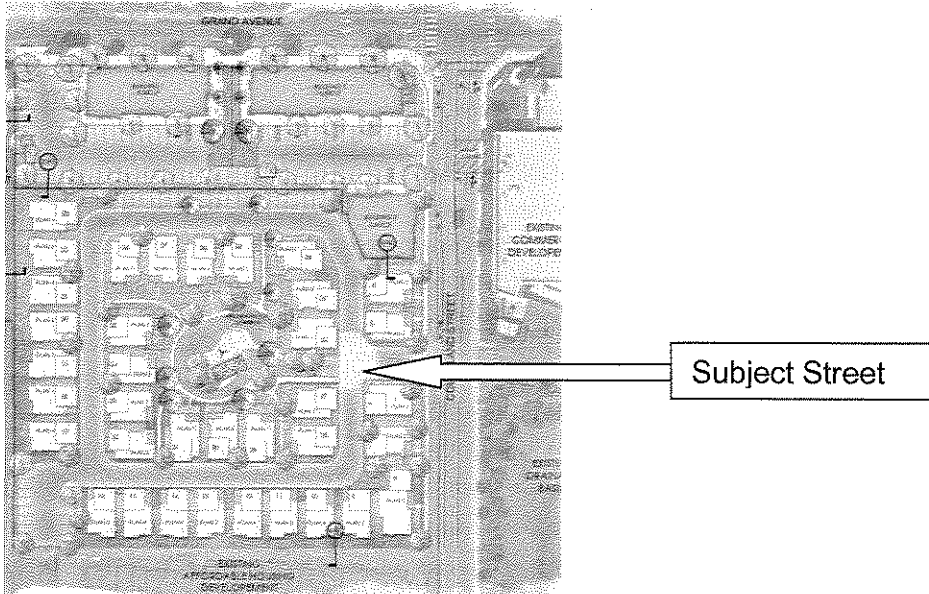
### RECOMMENDATION:

It is recommended the Planning Commission adopt a Resolution approving the street name for Tract 3072.

### IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

There are no costs associated with naming of the private street.

### BACKGROUND:



The City Council approved a mixed-use development at the southwest corner of East Grand Avenue and South Courtland Street on October 8, 2015. At that time, a street name had not been selected for the private street on the interior of the site. The developer has requested to designate the private street Elderberry Court.

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CONSIDERATION OF A RESOLUTION APPROVING A STREET NAME FOR TRACT  
3072  
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Staff Advisory Committee

The Staff Advisory Committee (SAC) considered the developer's request at a meeting on April 6, 2016, in accordance with Arroyo Grande Municipal Code (AGMC) Section 12-04-050. Members of the SAC were in support of naming the street as requested by the developer.

**ANALYSIS OF ISSUES:**

Procedures for naming of streets are located in AGMC Section 12-04-050. Due to the private street not being in alignment with others, the developer has requested a new street name of Elderberry to maintain berry the theme established in the Berry Gardens Specific Plan Area. The designation of the street is determined based upon the street being a short or discontinuous street generally laid out in an east to west orientation, which the AGMC dictates to be designated as Court. Therefore, the request to name the private street Elderberry Court meets the procedures of the AGMC.

**ALTERNATIVES:**

- Adopt the attached Resolution approving the use of Elderberry Court for Tract 3072;  
or
- Provide direction to staff.

**ADVANTAGES:**

Approving the street name as Elderberry Court is consistent with the AGMC and is in keeping with the berry street theme of the Berry Gardens Specific Plan Area.

**DISADVANTAGES:**

None identified.

**ENVIRONMENTAL REVIEW:**

The project has been reviewed in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Procedures for the Implementation of CEQA and was determined to be exempt per Sections 15060(c)(2) and 15061(b)(3) of the CEQA Guidelines, as naming the street will not cause any direct or indirect physical environmental impacts.

**PUBLIC NOTIFICATION AND COMMENTS:**

The agenda and staff report were posted at City Hall and on the City's website on Thursday, April 28, 2016. No comments have been received.

**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF ARROYO GRANDE APPROVING THE  
STREET NAME FOR TRACT 3072 AS ELDERBERRY  
COURT**

**WHEREAS**, the City Council approved Tract 3072 on October 8, 2015; and

**WHEREAS**, the private street was not given a name at the time of approval; and

**WHEREAS**, the developer has requested to name the private street Elderberry Court;  
and

**WHEREAS**, the City's Staff Advisory Committee support this street name; and

**WHEREAS**, the Planning Commission has reviewed this project in compliance with the California Environmental Quality Act (CEQA) and has determined that the project is Exempt per Sections 15060(c)(2) and 15061(b)(3) of the CEQA Guidelines; and

**WHEREAS**, the Planning Commission finds after due study, deliberation and public hearing, that naming the private street in Tract 3072 as Elderberry Court is acceptable.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Arroyo Grande hereby approves naming the private street in Tract 3072 as Elderberry Court.

**AYES:**

**NOES:**

**ABSENT:**

the foregoing Resolution was adopted this 3<sup>rd</sup> day of May 2016.

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LAN GEORGE, CHAIR

ATTEST:

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DEBBIE WEICHINGER  
SECRETARY TO THE COMMISSION

AS TO CONTENT:

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TERESA McCLISH  
COMMUNITY DEVELOPMENT DIRECTOR