

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, MAY 17, 2016
COUNCIL CHAMBERS, 215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

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

2. ROLL CALL

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

Staff Present: Community Development Director Teresa McClish, Planning Manager Matt Downing, Associate Planner Kelly Heffernon, Planning Intern Sam Anderson, Contract Planner John Rickenbach, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Vice Chair Keen led the flag salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

None

6. WRITTEN COMMUNICATIONS

The Commission reviewed the following material after preparation of the agenda:

1. Email dated May 17, 2016 from Warren Clift regarding Agenda Item 9.a.

7. CONSENT AGENDA

7.a. Consideration of Approval of Minutes.

Recommended Action: Approve the minutes of the Regular Planning Commission Meeting of May 3, 2016 as submitted.

Action: Commissioner Mack moved to approve the minutes of the Regular Planning Commission Meeting of May 3, 2016, as submitted. Commissioner Martin seconded, and the motion passed on a 4-0 voice vote.

8. PUBLIC HEARINGS

8.a. CONTINUED CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-002; ARCHITECTURAL REVIEW 15-011 AND MINOR EXCEPTION 16-001; ONE FOOT (1') REDUCTION OF SIDE YARD SETBACK AND A TWO FOOT (2') REDUCTION OF FRONT YARD SETBACK FOR A NEW TWO-STORY RESIDENCE AND ATTACHED SECONDARY DWELLING UNIT; LOCATION – 306 SHORT STREET; APPLICANT – CINDY NOTT; REPRESENTATIVE – MICHAEL FISHER

Planning Intern Anderson presented the staff report and recommended that the Planning Commission adopt a Resolution denying Appeal 16-002 and approving Architectural Review 15-011 and Minor Exception 16-001.

Planning Intern Anderson responded to questions from the Commission regarding the proposed project, including setback for the garage and column size.

Vice Chair Keen opened the public hearing.

Dave Frazier, appellant, Short Street, spoke against the proposed project and expressed his concern with the street facing garages, the setback of the stairs along with the landscaping to mask them, and drainage.

Cindy Nott, applicant, explained the location of the garage.

Greg Soto, architect, explained the setbacks and responded to questions from the Commission on the proposed project, including parking and the size of the columns.

Individual Commissioners expressed the following comments on the proposed project: concern with the location of the stairs, guest parking, front loading garage, does not want the garage to be converted into two single car garages, additional landscape and screening will help, suggested tandem parking, stated ARC concluded that the project met the Design Guidelines, and asked about undergrounding utilities.

Michael Fisher, contractor, explained the parking.

Planning Manager Downing stated the utilities will be required to be placed underground and responded to questions from the Commission regarding parking.

Upon hearing no further comments, Vice Chair Keen closed the public hearing.

Action: Commissioner Mack moved to adopt a resolution entitled “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE DENYING APPEAL CASE NO. 16-002 AND APPROVING ARCHITECTURAL REVIEW 15-011 AND MINOR EXCEPTION 16-001; LOCATED AT 306 SHORT STREET; APPLIED FOR BY CINDY KNOTT; APPEALED BY DAVE FRAZIER**”, with the following modification to add Conditions of Approvals for: 1) The garage shall be prohibited from constructing a wall separating the garage space for occupancy by the studio. 2) Provide sufficient landscaping and height to screen the stairs and deck area on the north side of the structure. Commissioner Martin seconded and the motion passed on the following roll call vote:

AYES: Mack, Martin, Keen
NOES: Fowler-Payne
ABSENT: George

9. NON-PUBLIC HEARING ITEM

9.a. WORKSHOP TO TAKE PUBLIC COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE E. CHERRY AVENUE SPECIFIC PLAN

Vice Chair Keen stated that the Commissioners met individually with representatives of Oasis to discuss the proposed project.

John Rickenbach, Contract Planner, JFR Consulting, and Julia Pujo, Deputy Project Manager, Amec Foster Wheeler made the presentation on the East Cherry Avenue Specific Plan Draft EIR,

dated April 2016 and responded to questions from the Commission regarding the drought, Pismo Clarkia, lighting plan, and traffic circulation in the Village.

Vice Chair Keen invited public comment.

Linda Osty, East Cherry Avenue, spoke in support of the reduced development alternative in the Draft EIR and expressed concern with the number of parking spaces for the 100 room hotel.

Manetta Bennett, Allen Street, and Shirley Gibson, Halcyon, expressed their concern with the high density and need for the traffic study to consider the area of Allen Street and Traffic Way and Pacific Coast Railway and Allen Street.

Individual Commissioners expressed concern with parking for the commercial area and traffic circulation on Garden Street coming out on Cherry Avenue.

Nate Stong, Omni-Means, addressed issues raised regarding the traffic study and stated the comments will be taken into consideration.

Community Development Director McClish stated that additional questions or comments can be provided to staff or the consultant by May 26, 2016.

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE MAY 3, 2016

This is a notice of administrative decision for Minor Use Permits, including any approvals, denials or referrals by the Community Development Director. An administrative decision must be appealed or called up for review by the Planning Commission by a majority vote.

Case No.	Applicant	Address	Description	Action	Planner
TUP 16-006	Pastor Robert Burnett – New Hope Church	900 N. Oak Park Blvd	Temporary placement and use of two (2) 600 square-foot tents (20'x30') for regional conference.	A	P. Holub
TUP 16-007	Rev. Ray Berrier – Gospel Lighthouse Church	710 Huasna Rd, 1026 E. Grand Ave, 1168 W. Branch St., 400 Traffic Way	Temporary sale of cherries at four locations as a fundraiser for Gospel Lighthouse Church.	A	P. Holub
PPR 15-013	Joyce Baker	159 Brisco Road	Demo existing residence and construct two new two-story duplexes.	A	S. Anderson

In answer to Commissioner Mack, Community Development Director McClish stated that the two new units meet the density and are allowed for PPR 15-013.

In answer to Commissioner Keen, Community Development Director McClish stated that the cherries are sold at the entrance of 1168 W. Branch Street for TUP 16-007.

11. COMMISSION COMMUNICATIONS

None

12. STAFF COMMUNICATIONS

None

13. ADJOURNMENT

On motion by Commissioner Martin, seconded by Commissioner Mack and unanimously carried, the meeting adjourned at 7:43 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

LAN GEORGE, CHAIR

(Approved at PC Meeting _____)

DRAFT