

**ACTION MINUTES  
REGULAR MEETING OF THE PLANNING COMMISSION  
TUESDAY, JUNE 21, 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 Terry Fowler-Payne, John Keen, John Mack, Glenn Martin, and Lan George were present.

Staff Present: Community Development Director Teresa McClish, Planning Manager Matthew Downing, Planning Technician Sam Anderson, City Engineer Matt Horn, and Secretary Debbie Weichinger were present.

**3. FLAG SALUTE**

Commissioner Martin led the Flag Salute.

**4. AGENDA REVIEW**

None

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

Patty Welsh thanked the Commission for voting in favor of the medical marijuana ordinance that was presented at the May 31, 2016 Commission meeting.

**6. WRITTEN COMMUNICATIONS**

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

1. Memo dated June 21, 2016 regarding Agenda Item 8.b.
2. Memo dated June 21, 2016 regarding Agenda Item 8.a.
3. Memo dated June 20, 2016 regarding Agenda Item 7.a.

**7. CONSENT AGENDA**

**Recommended Action:** Approve the minutes of the Regular Planning Commission Meetings of May 17, May 31, and June 7, 2016 as submitted.

**Action:** Commissioner George moved, and Commissioner Martin seconded the motion to approve the May 17, May 31, and June 7, 2016 minutes as submitted. The motion passed on a 5-0 voice vote.

**8. PUBLIC HEARINGS**

- 8.a. **CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-003; PLOT PLAN REVIEW 15-013; DEMOLITION OF AN EXISTING RESIDENCE AND CONSTRUCTION OF TWO (2) NEW TWO-STORY DUPLEXES; LOCATION – 159 BRISCO ROAD; APPLICANT – JOYCE BAKER; REPRESENTATIVE – MICHAEL DAMMEYER; APPELLANT – LAUREL WORTHINGTON**

Planning Technician Anderson presented the staff report recommending that the Commission adopt a Resolution denying Appeal 16-003 and approving Plot Plan Review 15-013 and responded to questions from the Commission regarding the proposed project, including

off-street parking spaces, tree removals, maintenance of the new trees, vehicle turn around area on Linda Drive, ownership of the units, and if there is an arborist report.

Planning Manager Downing stated that maintaining the trees could be added to the Conditions of Approval, stated that the units will be rented, and explained the parking for the units.

In answer to Chair George's question, City Engineer Horn stated there is no plan at this time to prohibit parking for the duplex on Linda Drive.

Chair George asked the appellant to speak.

Kent Aune, speaking on behalf of the appellant Laurel Worthington, stated adding the four units will impact traffic, asked if there is a traffic study, asked who will maintain the trees, stated any view will be blocked by the trees, the quality of life will be impacted, and asked that the density be considered before a decision is made and responded to Commission questions.

Chair George asked the applicant to speak.

Michael Dammeyer, representative, Steven Puglisi Architects thanked the staff for their due diligence and responded to Commission questions, including the retaining wall being 5' away from the trunk of the tree for the duplex off of Brisco, the purpose of the retaining wall, and the type of trash containers. Mr. Dammeyer agreed to relocate the retaining wall, and stated the driveway off of Linda Drive is new.

Planning Technician Anderson responded to additional questions from the Commission including issues with school traffic and width of driveway.

Planning Manager Downing stated the applicant reduced the visual impacts with the neighboring property.

Chair George opened the public hearing.

Kirby Gordon, Pismo Beach, presented a copy of Assessor's Map 077-054, which showed the lots adjacent to the proposed project site, talked about the views from the site, and spoke in support of the project.

Patty Welsh, spoke in support of the project.

Commissioner Mack provided the following comments: spoke in support of the project, in favor of the architecture, concern with the retaining wall located five feet from a trunk of a tree, would like the two trees to survive, and if the units are going to be sold in the future they would need more parking.

Commissioner Keen and Commissioner Martin stated the applicant is entitled to build the proposed project and supported denying the appeal and approving the proposed project.

Commissioner Fowler-Payne spoke in support of the appeal and stated the applicant could have built single stories and not obstructed the view.

Chair George stated traffic is a concern and that the City should address it and not be put on applicant, the project meets the City's criteria, and spoke in support of the project.

Planning Manager Downing responded to additional Commission questions, including typo for Conditional of Approval (COA) 6 to “tree”, and COA 34 and 35 bonding for improvements.

Action: Commissioner Martin moved to adopt a resolution entitled “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE DENYING APPEAL CASE NO. 16-003 AND APPROVING PLOT PLAN REVIEW 15-013; LOCATED AT 159 BRISCO ROAD; APPLIED FOR BY JOYCE BAKER; APPEALED BY LAUREL WORTHINGTON**”, as modified: 1) to add a Condition of Approval to integrate the retaining wall near Duplex two with the structure to prevent harm to the nearby Coastal Live Oak. Commissioner Mack seconded, and the motion passed on the following roll call vote:

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

**8.b. CONSIDERATION OF VARIANCE CASE NO. 16-001 & VIEWSHED REVIEW CASE NO. 16-001; CONVERSION OF EXISTING HOME TO SECONDARY DWELLING UNIT AND CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY HOME, THREE (3) CAR GARAGE, FIVE FOOT (5’) SOUTH SIDE YARD SETBACK REDUCTION, AND EIGHT FOOT (8’) WEST REAR YARD SETBACK REDUCTION; LOCATION – 190 SOUTH ELM STREET; APPLICANT – DANTE TOMASINI; REPRESENTATIVE – DOUGLAS R. FANER**

Chair George stated that staff is recommending that the item be continued to a date certain of July 5, 2016 due to the project site not being adequately posted.

Action: Chair George moved for a continuance to a date certain of July 5, 2016, Commissioner Keen seconded and the motion passed unanimously with a voice vote.

**9. NON-PUBLIC HEARING ITEM**

None

**10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE JUNE 7, 2015**

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.

<b>Case No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Description</b>	<b>Action</b>	<b>Planner</b>
PPR 16-006	Jessica Iwerks	504 Ide	Establishment of new vacation rental	A	S. Anderson
PPR 16-005	Justin Groth	622 E. Grand Avenue	Establishment of a fitness studio in an existing commercial storefront	A	P. Holub
TUP 16-009	Andrea Cuellar	303 Traffic Way	BBQ Fundraiser on June 12, 2016	A	P. Holub
ARCH 16-003	Jason Blankenship	Heights at Vista Del Mar	Faux guard house entry monument	D	K. Heffernon
ARCH 16-002	Justin Carey	242 Larchmont	Construction of a new single-family residence and second dwelling unit	A	P. Holub
PPR 16-001	Duane DeBlauw	567 Crown Hill	Construction of a new single-family residence	A	M. Downing

**11. COMMISSION COMMUNICATIONS**

None

**12. STAFF COMMUNICATIONS**

Planning Manager Downing gave a brief update on the Bridge Street Bridge project.

In answer to Commissioner Mack, Planning Manager Downing introduced Planning Technician Sam Anderson to the Commission.

**13. ADJOURNMENT**

On motion by Commissioner George, seconded by Commissioner Mack and unanimously carried, the meeting adjourned at 6:53 p.m.

**ATTEST:**

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**DEBBIE WEICHINGER  
SECRETARY TO THE PLANNING COMMISSION**

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**LAN GEORGE, CHAIR**

(Approved at PC meeting )