

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, JULY 5, 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: Planning Manager Matthew Downing, Associate Planner Kelly Heffernon, City Engineer Matt Horn, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Chair George led the Flag Salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

None

6. WRITTEN COMMUNICATIONS

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

1. Letter dated June 28, 2016 regarding Agenda Item 8.c.

7. CONSENT AGENDA

Chair George invited public comment on the Consent Agenda. No public comments were received.

Commission Keen asked questions regarding item 7.b.

Planning Manager Downing responded to questions from the Commission on Item 7.b., including parking, setbacks, blanket parking easement and stated that there are no changes to the development previously approved by the City Council.

Action: Commissioner Keen moved, and Commissioner Mack seconded the motion, to approve Consent Agenda Items 7.a. and 7.b., with the recommended courses of action. The motion passed unanimously with a voice vote.

7.a. Consideration of Approval of Minutes.

Action: Approved the minutes of the June 21, 2016 meeting as submitted.

7.b. Consideration of Lot Line Adjustment 16-001

Action: Adopted a Resolution entitled: ***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE CITY COUNCIL APPROVE LOT LINE ADJUSTMENT NO. 16-001; LOCATED AT 1271 JAMES WAY; APPLIED FOR BY RUSS SHEPPEL”.***

8. PUBLIC HEARINGS

- 8.a. 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 19, 2016 due to the project site notice not being adequately posted.

Action: Commissioner Keen moved for a continuance to a date certain of July 19, 2016, Commissioner Mack seconded and the motion passed unanimously with a voice vote.

- 8.b. CONSIDERATION OF CONDITIONAL USE PERMIT NO. 15-008 AND VARIANCE NO. 16-002; INSTALLATION OF A WIRELESS TELECOMMUNICATION FACILITY; LOCATION – 459 PUESTA DEL SOL (RESERVOIR NO. 5); APPLICANT – VERIZON WIRELESS; REPRESENTATIVE – TRICIA KNIGHT**

Chair George declared a conflict of interest, stepped down from the dais, and left the room.

Associate Planner Heffernon presented the staff report recommending that the Commission adopt a Resolution approving Conditional Use Permit No. 15-008 and Variance No. 16-002 and responded to questions from the Commission regarding the proposed project, including radio frequency safety issues.

Tricia Knight, Representative, Verizon Wireless, responded to questions from the Commission on the proposed wireless telecommunication facility, including the guard rail meeting Building Code requirements and the type of material and fencing around the tank.

Vice Chair Keen opened the public hearing.

Mark Arnet, 461 Puesta Del Sol, spoke in opposition to the proposed project. He expressed concerns regarding additional traffic, the noise coming from the existing back-up generator, people currently smoking in the area, radio frequency, allowing other carriers in the future, and his property value going down due to the proposed project.

At the Commission's request, Ms. Knight, addressed Mr. Arnet's concerns, stating the tank is unmanned, there is no generator, the workers will be informed about the smoking issue, any carrier that wants to add a cell site has to come before the Commission, the frequency level will be reevaluated after installation to confirm adequate safety, and responded to questions from the Commission.

The Commission provided the following comments and concerns on the proposed project: would like a post construction frequency report to be provided to the City, the site be non-smoking, and suggested low noise activity.

Associate Planner Heffernon responded to questions, and stated the Commission could add a condition to post a "no smoking within the premises" sign.

Action: Commissioner Mack moved to adopt a resolution entitled “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT NO. 15-008 AND VARIANCE NO. 16-002, APPLIED FOR BY VERIZON WIRELESS, LOCATED AT 459 PUESTA DEL SOL**”, as modified: Add Condition of Approval for 1) a visible “No Smoking” sign shall be posted within the project site, and 2) that a second radio frequency study shall be prepared and submitted to the Community Development Department within sixty (60) days after the facility is operational. Commissioner Martin seconded, and the motion passed on the following roll call vote:

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

Chair George returned to the dais.

8.c. CONSIDERATION OF TENTATIVE PARCEL MAP 15-001 AND PLANNED UNIT DEVELOPMENT 15-001; SUBDIVISION OF ONE (1) LOT INTO FOUR (4) LOTS AND CONSTRUCTION OF FOUR (4) ONE-BEDROOM SINGLE-FAMILY ATTACHED RESIDENCES; LOCATION – 1177 ASH STREET; APPLICANT – JEFFREY EMRICK

Associate Planner Heffernon presented the staff report recommending that the Commission adopt a Resolution approving Tentative Parcel Map 15-001 and Planned Unit Development 15-001 and responded to questions from the Commission regarding the proposed project, including fire access plan, requirement of a fire hydrant, guest parking stalls, trash pick-up, responsibility of maintenance of the sewer laterals, necessity of a Home Owner’s Association, any requirement for a traffic report, and stated the division of the lot is what is requiring the public hearing.

City Engineer Horn responded to questions from the Commission on the proposed project including location of sewer main, laterals, and traffic report.

Jeff Emrick, representative, stated he worked with the trash company on the location of trash containers, which will be on-site adjacent to the homes, parking requirements are exceeded, clarified the open space deviation, each unit will include fire sprinklers, and that there is no Home Owners’ Association. Mr. Emrick responded to questions and comments from the Commission including setbacks, owner of the front house, and landscaping in the back yards.

Chair George opened the public hearing.

Beverly Cloud, speaking on behalf of her granddaughter/owner in front of the proposed project, added to a letter previously submitted, expressing concern with parking, garbage trucks, excessive traffic in/out of the 18’ wide driveway, traffic on Ash Street , and opposed the density of the project.

Ed Hillyard, 1173 Ash Street, stated the basketball backstop would be facing his home; that Ash Street is congested; concern with parking, trash cans, noise from the garbage trucks; and maintenance of the fence between his property and the project site.

Diane Bonifacio, expressed concern with the traffic, safety with the possibility of the basketball going into street, water, trash, and postal carriers trying to deliver mail.

Chair George closed the public hearing.

Commissioner Mack provided the following comments: does not have a problem with the trash collection location, is not in favor of the City maintaining improvements on private property, would prefer additional guest parking stalls instead of the basketball court, does not support the architecture, is in support of the density, parking, internal setbacks, and would prefer a 10' rear setback.

Commissioner Fowler-Payne provided the following comments: asked if landscaping could be done to buffer the 18' wide driveway access, suggested installing "no parking" to prohibit parking along the frontage, suggested adding a condition that the developer pay for the fence, does not see a need for the basketball court, does not see the need for the garbage truck to back down the driveway and suggested putting the trash cans out on the street since there will not be much green waste or recycling.

Commissioner Martin provided the following comments: stated parking is an ongoing problem and this area is possibly the most congested part in the City, the project is appropriate for the site, the easement existed when the front house was purchased, supports the two parking spaces instead of the open space, the fence will be built and maintained by the owner of the proposed project, the parking needs are more critical than the basketball court, water and sewer line for the project will have negligible impact, and supports the City being responsible for the 8" sewer main.

Commissioner Keen provided the following comments: the City should not maintain the sewer main on private property, does not support the architecture, does not think the basketball court is appropriate, supports Condition of Approval No. 71, and the garbage truck backing into the project is a better alternative than impacting parking on Ash Street.

Commissioner George provided the following comments: does not support the architecture, the proposed project does not meet the development standards and therefore requires a PUD, does not meet the PUD criteria regarding open space, and cannot support the proposed project.

Action: Commissioner Martin moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING TENTATIVE PARCEL MAP 15-001 AND PLANNED UNIT DEVELOPMENT 15-001; LOCATED AT 1177 ASH STREET; APPLIED FOR BY JEFF EMRICK**", as modified: 1) to remove Condition of Approval No. 80., 2) Modify Condition of Approval No. 95. to remove HOA and add the common area to be maintained by a maintenance agreement; 3) Condition of Approval No. 94. - Remove the word "if", 4) allow the basketball court to be optional, 5) require the fence be maintained by the owners and not the adjacent property owner. Commissioner Keen seconded, and the motion failed on the following roll call vote:

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

Individual Commissioners discussed sending the project back to the Architectural Review Committee with the Commission's issues, including architectural style, and impacts the proposed project will have on the neighborhood.

Chair George and Commissioner Fowler-Payne opposed the project and voiced their preference not to continue the item.

Action: Commissioner Martin moved to continue the item to a date uncertain and require the proposed project to return to the ARC for a second evaluation, including looking at the impacts of the neighborhood. Commissioner Keen seconded, and the motion passed on the following roll call vote:

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

9. NON-PUBLIC HEARING ITEM

None

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE JUNE 21, 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.

Case No.	Applicant	Address	Description	Action	Planner
TUP 16-008	South County Transit	800 Rodeo Drive	Extended use of County property for South County Transit bus parking yard.	A	K. Heffernon

In answer to Commissioner Keen, Associate Planner Heffernon stated the TUP is due to the previous permit expiring and will fill in the gap until a new CUP is approved.

11. COMMISSION COMMUNICATIONS

Commissioner Mack, referencing 8.c., stated that the last person developing should not have to fix a parking problem and suggested to come up with a parking permit, add signs for “No Truck” parking for commercial vehicles. Planning Manager Downing stated he will follow up on the commercial truck. He stated there is Neighborhood Traffic Calming Guideline and he can discuss with Diane Bonifacio, resident who wrote a letter.

In answer to Commissioner Fowler-Payne, Associate Planner Heffernon stated that trucks will be looked at in association with the Home Occupation Permits.

Commissioner Fowler-Payne reported that there are boats parked on the street. Planning Manager Downing stated staff will look into the issue and stated the City relies on resident complaints.

Commissioner Mack asked staff to review the vehicles on Ash Street. Planning Manager Downing stated that staff will contact Neighborhood Services on this matter.

In answer to Chair George, Ms. Heffernon gave updates on grey water, electric vehicles, and solar and stated staff will be taking the PACE program to the City Council, which is an incentive to get a low rate for renewable energy.

In answer to Commissioner Keen, Planning Manager Downing stated the City does not have anything in the Municipal Code prohibiting homes being constructed of Sea Train containers.

12. STAFF COMMUNICATIONS

Planning Manager Downing gave a brief update on the upcoming City Council Chambers remodel project.

In answer to Commissioner Mack, Planning Manager Downing said staff has prepared draft parking surveys for the parking standards update.

13. ADJOURNMENT

On motion by Commissioner George, seconded by Commissioner Keen and unanimously carried, the meeting adjourned at 8:25 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

LAN GEORGE, CHAIR

(Approved at PC meeting)