

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, JULY 19, 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, City Engineer Matt Horn, Planning Technician Sam Anderson, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Chair George led the Flag Salute.

4. AGENDA REVIEW

None.

5. COMMUNITY COMMENTS AND SUGGESTIONS

Linda Drummy, presented a letter dated June 16, 2016 addressed to the City of Grover Beach from the City of Arroyo Grande regarding a proposed project adjacent to the City of Arroyo Grande. She expressed concern with the increased parking and traffic the project located in Grover Beach would create for the Berry Gardens neighborhood.

6. WRITTEN COMMUNICATIONS

None.

7. CONSENT AGENDA

7.a. Consideration of Approval of Minutes.

Action: Commissioner Keen moved to approve the minutes of the Regular Planning Commission Meeting of July 5, 2016, as submitted. Commissioner Martin seconded, and the motion passed on the following roll call vote:

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

8. PUBLIC HEARINGS

- 8.a. CONTINUED 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**

Planning Technician Anderson presented the staff report recommending that the Commission adopt a Resolution approving Variance 16-001 and Viewshed Review 16-001 and responded to questions from the Commission regarding the proposed project, including location of emergency access, landscaping, open space, setbacks for Multi-Family, arborist report, two car garage, and survey for setbacks for neighborhood.

Planning Manager Downing and City Engineer Horn responded to questions regarding the proposed project, including the setbacks for both Single-Family and Multi-Family zones, affordable housing, vehicle back-up standards, size of off-street parking stall, and the guest stall.

Doug Faner, representative, and Dante Tomasini, applicant/property owner, addressed questions from the Commission, including fire access, garage location/entrance, planting of trees, existing oak tree size, parking in the back-up area, size of guest stall, property line dimensions, and site plan survey.

Chair George opened the public hearing. Hearing no public comments, Chair George closed the public hearing.

Commissioner Mack provided the following comments: the design has issues; does not like to see impacts of a design that may not work; expressed concern with the variance and the guest parking stall; said the oak tree may be impacted with the drainage, concern with reversing straight back from the second car garage, and he cannot support the rear variance and guest stall as designed.

Commissioner Fowler-Payne provided the following comments: there are alternative designs for better circulation and expressed concern with parking.

Commissioner Martin spoke in support of the proposed project as submitted.

Commissioner Keen stated the City Council passed Resolution 4052 to change the density and not accepting these variances is going against said resolution, moving the project back is not going to impair or hurt that property, and thinks this project is entitled to these variances.

Chair George concurred with Commissioner Keen and is in support of the proposed project.

Action: Chair George moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING VARIANCE 16-001 AND VIEWSHED REVIEW 16-001; LOCATED AT 190 SOUTH ELM STREET; APPLIED FOR BY DANTE TOMASINI**". Commissioner Martin seconded, and the motion passed on the following roll call vote:

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

The Commission took a break at 7:07 pm and reconvened at 7:14 pm.

- 9.a. **CONSIDERATION OF STAFF PROJECT 16-003; EAST BRANCH STREET STREETSCAPING ALTERNATIVES; LOCATION – EAST BRANCH STREET BETWEEN MASON STREET AND PAULDING CIRCLE; APPLICANT – CITY OF ARROYO GRANDE**

Planning Manager Downing presented the staff report recommending that the Commission review the project alternatives for the East Branch Streetscaping project and advise the City Council on a preferred alternative. Mr. Downing introduced Nate Stong, Consultant, Omni-Means. Mr. Stong introduced Todd Tregenza, Consultant, Omni-Means.

Consultants Tregenza, Stong, City Engineer Horn and Planning Manager Downing gave a presentation to the Commission regarding the East Branch Street Streetscaping Alternative 1 and Alternative 2 and responded to questions from the Commission.

Commissioner Fowler-Payne stated she is a member of the Stakeholders Group for the East Branch Streetscaping project and they were in support of Alternative 2, as they thought the need for parking was greater, the bulb outs were placed in an area to be safe for existing driveways, were in favor of Option A for the fencing due to lack of maintenance and could have information engraved on the panels.

Chair George invited public comment.

Jeffrey Kime, Corbett Canyon, Lea Brooks representing Bikes SLO County, and Myron Amerine spoke in support of Alternative 1 as it is the safest for bicyclists.

Commissioner Fowler-Payne said the Stakeholders Group considered bicyclists along with children bicycling to Paulding School.

Commissioner Mack said parking and bike and pedestrian safety is important, spoke in support of Alternative 1, spoke in support of Option B for the fencing, and suggested that fencing be standardized for the Village.

Commissioner Keen spoke in support of Alternative 2 and provided the following comments: that coming from the north the bulb outs do not restrict the site distance; left turns should be permitted out of Paulding Circle, does not support the flashing lights in the ground, and spoke in support of raised flashing lights for the crosswalk.

Commissioner Fowler-Payne stated that the stakeholders were in support of fence Option A as it was less maintenance, did not support Option B due to concerns regarding climbing, Option C resembled a jail, and the bulb outs were to keep visibility.

Commissioner Martin spoke in support of Alternative 1 and stated it is a long range solution that should be closely considered as the City decides how much to support alternate forms of transportation.

Chair George supports Option A for fencing, suggested coming up with guidelines for fencing in the Village, likes the idea of different colored pavers instead of a single color, would like the bulb outs not to be cluttered so people can stand, likes the new crosswalk, speed reduction needs to be a big consideration and is support of Alternative 2.

City Engineer Horn stated that staff started with Alternative 1 and then came up with the additional Alternative 2.

Action: Commissioner Martin moved that the Planning Commission recommend to the City Council Alternative 2. Commissioner George seconded, and the motion passed on the following roll call vote:

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

Action: Commissioner Mack moved that the Planning Commission recommend to the City Council fence Option B with the change of the material from wood to metal to coincide with the Bridge Street Bridge project or develop guidelines for fencing to be used in the Village. Commissioner Martin seconded.

Chair George suggested eliminating the first part of the motion. The Commission discussed different options. Community Development Director McClish suggested staff investigate fencing guidelines to be used for various projects in the Village.

Action: Commissioner Mack modified his motion that the Planning Commission recommend to the City Council to develop guidelines for fencing to be used in the Village. Commissioner Martin seconded and the motion carried by a unanimous voice vote.

In answer to Commissioner Fowler-Payne, Planning Manager Downing stated that the Architectural Review Committee preferred fence Options A and B.

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE JULY 5, 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 16-011	Steven Wood	400 Traffic Way	Honey sales through December 31, 2016	A	P. Holub

In answer to Commissioner Martin, Planning Manager Downing stated that the Municipal Code allows a TUP for sales for six months with the discretion of the Director. The permit will expire in December.

11. COMMISSION COMMUNICATIONS

Commissioner Mack, referencing speaker's concerns under public comment, stated that this is something the City should be concerned about and that cut through traffic and speed is an issue. Community Development Director McClish stated staff will provide an update to the Commission on the concerns.

In answer to Chair George's question, Community Development Director McClish suggested if a citizen speaks under public comment, the Commission can let them know their concern may be placed on a future agenda.

12. STAFF COMMUNICATIONS

Community Development Director McClish requested a member of the Planning Commission sit on the Halcyon Road Complete Street Project Stakeholders Advisory Group. Commissioner Martin volunteered to be a member of the Group. Chair George volunteered to be the alternate for the Group.

In answer to Commissioner Mack, Planning Manager Downing stated that a link to the Development Code will be provided on the Planning Division's webpage.

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 9:10 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

LAN GEORGE, CHAIR

(Approved at PC meeting)

DRAFT