

**ACTION MINUTES  
SPECIAL MEETING OF THE PLANNING COMMISSION  
TUESDAY, NOVEMBER 1, 2016  
ARROYO GRANDE WOMAN'S CLUB AND COMMUNITY CENTER  
211 VERNON STREET  
ARROYO GRANDE, CALIFORNIA**

**1. CALL TO ORDER**

Chair George called the Special Planning Commission meeting to order at 6:00 p.m.

**2. ROLL CALL**

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

Staff Present: Planning Manager Matt Downing 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. Memo from Community Development Director McClish dated October 31, 2016 regarding additional correspondence for Agenda Item 8.a.
2. Memo from Community Development Director McClish dated November 1, 2016 regarding Agenda Item 8.a., requesting to continue item to a date certain of November 15, 2016.

**7. CONSENT AGENDA**

It was the consensus of the Commission to review the items on the Consent Agenda.

**7.a. Consideration of Approval of Minutes.**

In response to questions by Chair George, Planning Manager Downing said that the Resolution for Item 8.a of the October 4<sup>th</sup> minutes will be reviewed and will make modifications accordingly.

**Action:** Chair George moved, and Commissioner Martin seconded the motion to continue Item 7.a. to the next Commission meeting. The motion passed on the following voice vote:

**AYES:** George, Martin, Fowler-Payne, Mack

**NOES:** None

**ABSENT:** Keen

**7.b. Consideration of Time Extension 16-001; Location – 318 Short Street; Applicant – Bob Christianson.**

**Action:** Commissioner Mack moved, and Commissioner Martin seconded the motion to approve Time Extension 16-001. The motion passed on the following voice vote:

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

**7.c. Consideration of Lot Line Adjustment 16-002; Location – 504 and 512 Ide Street; Applicant – David and Jessica Iwerks; Representative – Leaha Magee, MBS Land Surveys.**

In response to questions by the Commission, Planning Manager Downing said the purpose of the Lot Line Adjustment is so the owner can expand his home in the future; gave the location of the tree near the fence line; and indicated the plan could be marked for the oak tree to be protected under the Community Tree Program; and that the street trees are to be planted at the time of building permit.

**Action:** Commissioner Martin moved to adopt a Resolution approving Lot Line Adjustment No. 16-002, as modified to include a notation acknowledging the oak tree preservation Ordinance and the specific location of the oak tree. Chair George seconded the motion. The motion passed on the following roll call vote:

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

**8. PUBLIC HEARINGS**

**8.a. CONTINUED CONSIDERATION OF VESTING 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**

Chair George stated that the Commission received a memo from staff, indicating the applicant is requesting to continue this item to a date certain of November 15, 2016.

Individual Commissioners provided the following comments/concerns: if the proposal is consistent with the zoning district; expressed concern with the parking issues on the street i.e. commercial trucks; suggested the trash can location be located in front of the clustered mail boxes with a red curb so the trucks do not need to go down the alley and would help with visibility for vehicles coming out of the driveway; would like the correct color renderings; and would like to have the actual color board.

Planning Manager Downing said he will update the Commission on the status of Neighborhood Services enforcement of the commercial trucks parking along Ash Street at the next meeting when the item is considered.

Chair George opened the public hearing:

Doree Rodgers, Ash Street, provided the following comments: Ash Street is congested, there is no parking; the garbage cans are moved from the street to the sidewalk so people can park; spoke against the proposed project.

Alison Dumas, Ash Street, provided the following comments: said parking and water is a problem, and is against the proposed project.

Upon hearing no further comments, Chair George closed the public hearing.

**Action:** Chair George moved, and Commissioner Martin seconded the motion to continue this item to a date certain of November 15, 2016. The motion passed on the following roll call vote:

**AYES:** George, Martin, Fowler-Payne, Mack

**NOES:** None

**ABSENT:** Keen

**9. NON-PUBLIC HEARING ITEM**

9.a. None

**10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE OCTOBER 4, 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.

<b>No.</b>	<b>Case</b>	<b>Applicant</b>	<b>Address</b>	<b>Description</b>	<b>Action</b>	<b>Planner</b>
MEX 16-008		James R. Murphy	113 N. Mason Street	Replacement of a 7'6" fence	A	S. Anderson
PPR 16-016 and ASP 16-022		Willis & Bennett, Inc.	405 E. Branch Street	Establishment of a new location and signage for a relocated business.	A	P. Holub
TUP 16-022		South County Historical Society	128 Bridge Street	Annual rummage sale. Saturday, November 5 <sup>TH</sup> , 2016, from 8:00 AM to 2:00 PM and Sunday, November 6 <sup>TH</sup> , 2016 from 11:00 AM to 1:00 PM	A	P. Holub

In answer to Commissioner Fowler-Payne's question, Planning Manager Downing said the maximum height of the fence will be 7'6".

**11. COMMISSION COMMUNICATIONS**

Commissioner Martin stated he is attending the APA Academy in San Luis Obispo. He also attended to Annual APA Conference in Pasadena and reported he has learned a lot.

**12. STAFF COMMUNICATIONS**

Tree Removal – 1029 Ash Street: On motion of Chair George, and seconded by Commissioner Mack it was moved that the Tree Removal – 1029 Ash Street be agendized at a future available meeting.

After discussion, the motion was amended by Commissioner Mack that staff include exhibits showing the approved plans with drip lines before and after tree removals and arborist information. Chair George agreed with the modification. The motion passed on the following roll call vote:

**AYES:** George, Mack, Fowler-Payne, Martin

**NOES:** None

**ABSENT:** Keen

Planning Manager Downing gave a report on his attendance at the APA State Conference held in Pasadena.

Commissioner Mack asked about the Parking Standards. Planning Manager Downing reported that the scope of work is tentatively scheduled for the next Commission meeting.

**13. ADJOURNMENT**

On motion by Chair 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 \_\_\_\_\_)

DRAFT