

**ACTION MINUTES  
REGULAR MEETING OF THE PLANNING COMMISSION  
TUESDAY, JANUARY 21, 2014  
COUNCIL CHAMBERS, 215 EAST BRANCH STREET  
ARROYO GRANDE, CALIFORNIA**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Planning Commission: Commissioners John Keen, Tom Goss, Randy Russom, and Vice Chair Lisa Sperow were present. Chair Jennifer Martin was absent.

Staff Present: Assistant Planner Matt Downing, Community Development Director Teresa McClish, and Office Assistant II Jane Covert-Lannon were present.

**3. FLAG SALUTE**

Commissioner Goss led the Flag Salute.

**4. AGENDA REVIEW**

None.

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

Caren Ray, San Luis Obispo County Supervisor, spoke regarding the Phillips 66 Environmental Impact Report (EIR) and encouraged the public to submit comments to her by Monday, January 27, 2014. She gave her e-mail as [cray@co.slo.ca.us](mailto:cray@co.slo.ca.us).

**6. WRITTEN COMMUNICATIONS**

None.

**7. CONSENT AGENDA**

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

Commissioner Goss noted the modification to the minutes: Under the approval of minutes votes for January 7, 2014, Commissioner Goss and Commissioner Russom should be removed from having voted to approve the minutes and should be put in the abstention column.

Vice Chair Sperow said that on page three, paragraph three, the sentence reading "parking should be counted" should read "parking should not be counted."

**Action:** Commissioner Keen moved, and Commissioner Goss seconded the motion to approve Consent Agenda Item 7.a. January 7, 2014 minutes, as amended. The motion passed on the following roll call vote:

**AYES:** Sperow, Keen, Goss, Russom  
**NOES:** None  
**ABSENT:** Martin

**8. PUBLIC HEARINGS**

**8.a. CONSIDERATION OF PLANNED SIGN PROGRAM CASE NO. 13-004; AND USE OF FAÇADE IMPROVEMENT GRANT FUNDS; LOCATION – 1200 E. GRAND AVENUE; APPLICANT – LADERA PLAZA, LLC.; REPRESENTATIVE – JOHN WILKINS, WILKINS DESIGN & CONSTRUCTION**

Commissioner Keen recused himself due to his home being within five hundred feet of the project.

Assistant Planner Downing presented the staff report recommending the Planning Commission adopt a resolution approving the Planned Sign Program and the use of Façade Improvement Grant Program Funding.

Assistant Planner Downing responded to questions from the Commission regarding the proposed project.

Vice Chair Sperow opened the public hearing.

John Wilkins, Wilkins Design & Construction, responded to questions from the Commission on the proposed project.

Hearing no further comments, Vice Chair Sperow closed the public hearing.

**Action:** Commissioner Goss moved to adopt a resolution entitled: ***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE APPROVAL OF PLANNED SIGN PROGRAM 13-004 AND THE USE OF FAÇADE IMPROVEMENT GRANT PROGRAM FUNDING; LOCATED AT 1200 E. GRAND AVENUE; APPLIED FOR BY LADERA PLAZA LLC,”*** as modified to add the following Conditions of Approval: LED lighting shall be used in the new monument sign, and Suite 104 may be allowed an additional sign not to exceed the total sign square-footage allowed in the sign program. Commissioner Russom seconded, and the motion passed on the following roll call vote:

**AYES:** Goss, Russom, Sperow  
**NOES:** None  
**ABSENT:** Martin  
**ABSTAIN:** Keen

Commissioner Keen rejoined the meeting following the vote.

**9. NON-PUBLIC HEARING ITEM**

**9.a. CONSIDERATION OF SUBSTANTIAL CONFORMANCE TO CONDITIONS OF APPROVAL RELATED TO ARCHITECTURAL DETAILS FOR CONDITIONAL USE PERMIT 13-005; LOCATION – 150 EL CAMINO REAL; APPLICANT – CHRISTIAN’S MATTRESS XPRESS; REPRESENTATIVE – RON GONZALES**

Assistant Planner Downing presented the staff reported recommending the Planning Commission adopt a resolution approving the proposed architectural modifications to be in substantial conformance with conditions of approval related to architectural details for Conditional Use Permit 13-005.

Assistant Planner Downing responded to questions from the Commission regarding the proposed project.

Vice Chair Sperow opened the public hearing.

Applicant Ron Gonzales spoke briefly in support of the project.

Hearing no further comments, Vice Chair Sperow closed the public hearing.

**Action:** Commissioner Keen moved to adopt a resolution entitled: ***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE FINDING THAT DESIGN MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT 13-005; LOCATED AT 150 EL CAMINO REAL (APNs 006-311-081 & 006-311-020); APPLIED FOR BY RON GONZALES .*** Commissioner Goss seconded, and the motion passed on the following roll call vote:

**AYES:** Goss, Russom, Keen, Sperow  
**NOES:** None  
**ABSENT:** Martin

**10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE JANUARY 7, 2014**

None

**11. COMMISSION COMMUNICATIONS**

Commissioner Russom stated that there are five different proposals for the Bridge Street Bridge project and all are being carefully considered. He said that there is a public meeting on Wednesday, January 22, 2014 at 8:30 a.m. in the Council Chambers. He requested that Bridge Street Bridge be agendaized for the next Planning Commission meeting.

**12. STAFF COMMUNICATIONS**

Community Development Director McClish added that the Bridge Street Bridge public notifications were distributed the week of January 12, 2014. These notifications included mailed post cards and door to door delivery to residents and businesses by volunteers in order to generate interest. Community Development Director McClish stated that consultants would be on site for the presentation to answer any questions, five different options will be presented, and historical impacts are being considered. She explained that the stakeholders will then meet to discuss and recommend further action.

Community Development Director McClish mentioned that the new Post Construction Stormwater Requirements are available, and a public presentation will be made on Thursday, January 23, 2014 at 6:00 p.m. An invitation was mailed to all contractors, architects, and engineers who do business within the City to meet and go over the new regulations. An ordinance will come to the Planning Commission within the next month.

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Community Development Director McClish wished Commissioner Russom a happy birthday.

**13. ADJOURNMENT**

On motion by Commissioner Goss, seconded by Commissioner Keen, and unanimously carried, the meeting was adjourned at 6:40 p.m.

**ATTEST:**

**JANE COVERT-LANNON  
OFFICE ASSISTANT II**

**LISA SPEROW, VICE CHAIR**

(Approved at PC Mtg \_\_\_\_\_)