

**ACTION MINUTES
MEETING OF THE PLANNING COMMISSION
TUESDAY, APRIL 18, 2017
ARROYO GRANDE COUNCIL CHAMBERS
215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

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

2. ROLL CALL

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

Staff Present:

Community Development Director Teresa McClish, Planning Manager Matt Downing, Associate Planner Kelly Heffernon, Public Works Director Christopher Magdosku, City Arborist Pete McClure and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Vice Chair Mack led the flag salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

None

6. WRITTEN COMMUNICATIONS

None

7. CONSENT AGENDA

7.a. Consideration of Approval of Minutes

Recommended Action: Approve the minutes of the Planning Commission Meeting of March 21, 2017 as submitted.

Action: Commissioner Mack moved to approve the minutes of the Planning Commission Meeting of March 21, 2017. Commissioner Schiro seconded, and the motion passed on the following roll call vote:

AYES: Mack, Schiro, Fowler-Payne

NOES: None

ABSENT: Martin, George

8. PUBLIC HEARINGS

None

9. NON-PUBLIC HEARING ITEM

9.a. CONSIDERATION OF REVISED PLANS FOR PRE-APPLICATION NO. 16-002; LOCATION – 207 PILGRIM WAY; APPLICANT – FIRST ASSEMBLY OF GOD CHURCH; REPRESENTATIVE – HAMRICK ASSOCIATES, INC.

Associate Planner Heffernon presented the staff report recommending the Planning Commission review the revised conceptual plans and provide comments to the applicant. Ms. Heffernon and Director McClish responded to questions from the Commission regarding what the process is if the future use changes due to market demands; parking for the sports field; the drainage basin; traffic circulation; type of stadium lights; parking agreements; and the number of bedrooms for the assisted living facility.

Pastor Kevin Gotchal, applicant, presented the proposed project and responded to questions from the Commission regarding the drainage basin; traffic circulation; turf/water usage for the sports field; lights; and hours of operation.

Warren Hamrick, representative, responded to questions from the Commission regarding projected rent for the affordable housing units; fencing; access to the soccer field; how the facility will be secured; storage area; and if adjacent residents were notified about the project. Mr. Hamrick stated he has been in contact with Mr. Stenson/Lucia Mar Unified School District and the District is in support of the changes to this proposed project, but remains concerned regarding parking.

Vice Chair Mack invited public comment. Upon hearing no comments, Vice Chair Mack closed the public comment period.

Commissioner Schiro spoke in support of the changes to the proposed project; would like to see a field for baseball only; said there are grants available if the field is baseball only; and feels the traffic can be worked out.

Vice Chair Mack stated the proposed project meets the needs of the community; is in support of a workshop with the neighbors; prefers the two story building to the previous three story building; and the use/change is a vast improvement.

Commissioner Fowler-Payne questioned if artificial turf will work in the basin.

No formal action was taken by the Commission.

9.b. CONSIDERATION OF AMENDMENTS TO CHAPTER 12.16 OF TITLE 12 OF THE ARROYO GRANDE MUNICIPAL CODE (COMMUNITY TREE PROGRAM)

Public Works Director Magdosku presented the staff report and recommended that the Planning Commission review the proposed amendments to Chapter 12.16 of Title 12 of the Arroyo Grande Municipal Code regarding the Community Tree Program and make a recommendation to the City Council for approval of the amendments.

Commissioner Fowler-Payne suggested the arborist attend the pre-construction meetings. Commissioner Schiro would like a bond required at all times.

Vice Chair Mack invited public comment.

Art Madison, Alder Street, asked if the proposed amendments apply to new development. Planning Manager Downing stated that the changes will apply to any regulated tree.

City Arborist McClure said he would meet with Mr. Madison and his neighbor regarding their tree issue.

Upon hearing no further comments, Vice Chair Mack closed the public comment period.

The Commission spoke in support of the changes to the Municipal Code (Community Tree Program) and stated staff did a great job.

The following Commission comments were made to the proposed Code: in support of the bonding requirements; comment no. 7 replace “maybe” with “shall”; the replacement tree should satisfy what was done with the existing tree (i.e. replace with box oak and not seeding); and continue to the next meeting to get the absent Commissioners’ input.

City Arborist McClure suggested making it clear at the pre-construction meeting where the protective fencing shall be placed.

It was the consensus of the Commission to modify Comment No. 7 to add the word security; construction notes be required on the plans; replace the word “maybe” with “shall” regarding landmark trees; define the drip line of the tree prior to any work happening to the tree; and would like this item to come back before the Commission to allow full Commission participation.

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE APRIL 4, 2017

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
PPR 17-004	Erika Boos	1231 East Grand Avenue	New hair salon	A	S. Anderson
PPR 17-005	Jay & Ronda LaPalm	1231 Russ Court	New homestay	A	S. Anderson
VSR 17-003	Juanita Holler	341 Zogata Way	335 sq. ft. second story deck addition	A	S. Anderson

In answer to Commissioner Fowler-Payne, Mr. Downing stated the view corridor for VSR 17-003 will not be affected. In answer to Commissioner Mack’s question, Mr. Downing gave the definition of a “homestay”.

11. COMMISSION COMMUNICATIONS

Commissioner Fowler-Payne said she attended the Architectural Review Committee meeting and said the Viewshed Review was recommended for denial due to the impact the proposed project would have upon the views of the neighboring property.

12. STAFF COMMUNICATIONS

Director McClish said there was a Halcyon Road Complete Streets meeting; attendance was good; this item will be forthcoming to the Commission; encouraged public comment on the project; the alternatives will be posted on the City's website at www.halcyoncompletestreets.com.

Director McClish thanked Mr. Magdosku for attending the Commission meeting and wished Geoff English farewell.

In answer to Commissioner Mack, Ms. McClish stated an update of the parking study will be presented at the next meeting.

13. ADJOURNMENT

On motion by Vice Chair Mack, seconded by Commissioner Schiro and unanimously carried, the meeting adjourned at 7:49 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

GLENN MARTIN, CHAIR

(Approved at PC Meeting _____)