

**ACTION MINUTES
MEETING OF THE PLANNING COMMISSION
TUESDAY, JUNE 20, 2017
ARROYO GRANDE COUNCIL CHAMBERS
215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

Chair Martin called the Planning Commission meeting to order at 6:53 p.m.

2. ROLL CALL

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

Staff Present: Community Development Director Teresa McClish, Planning Manager Matt Downing, Associate Planner Kelly Heffernon, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Fowler-Payne 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 June 6, 2017 as submitted.

Action: Commissioner George moved to approve the minutes of the Planning Commission Meeting of June 6, 2017. Commissioner Schiro seconded, and the motion passed on the following roll call vote:

AYES: George, Fowler-Payne, Mack, Martin
NOES: None
ABSTAIN: Schiro

8. PUBLIC HEARINGS

None

9. NON-PUBLIC HEARING ITEM

- 9.a. **CONSIDERATION OF LOT MERGER 17-003 AND ARCHITECTURAL REVIEW 16-009; MERGER OF TWO (2) LOTS AND CONSTRUCTION OF A NEW 12,730 SQUARE FOOT SINGLE FAMILY HOME; LOCATION – 779 AND 759 CASTILLO DEL MAR (TRACT 3048 –**

**HEIGHTS AT VISTA DEL MAR); APPLICANT – JAMES AND KATHY REDMOND;
REPRESENTATIVE – RRM DESIGN GROUP**

Associate Planner Heffernon presented the staff report and stated the Architectural Review Committee recommended the Planning Commission adopt a Resolution denying Architectural Review 16-009 and take no action on Lot Merger 17-003. In response to Chair Martin's question, Director McClish clarified to the Commission what actions were available to be taken.

Kathy Redmond, property owner, presented her proposed project to the Commission,

Randy Russom, architect, presented the proposed project to the Commission and stated the Architectural Review Committee (ARC) was in support of the architecture. Mr. Russom responded to questions, including the use of the basketball court, the overall length of the building, and if the owners are flexible to building changes.

In response to Commissioner Schiro's question, Director McClish stated the Development Code does not limit the square footage of a home beyond being required to meet site development standards.

Associate Planner Heffernon responded to questions on the proposed project, including setbacks; and stated the CC&R's refer to the Design Guidelines.

Randy Russom, architect, responded to further questions on the proposed project.

Chair Martin opened the meeting for public comment:

Daryl Berg, spoke against the project due to concerns regarding drainage.

John Cramer, Vista Del Mar, spoke against the project due to the size of the house.

Dr. James Redmond stated the proposal is a family project and not intended for public use.

Mr. Russom stated a storm water plan is required; no water will leave the site; and the house is not visible from Highway 101.

Chair Martin closed the public comment period.

Planning Manager Downing stated that ARC supported the massing of the home but had concerns regarding its length.

Commissioner Schiro spoke in support of the proposed project and stated that the rules for the developers need to be clear up front.

Commissioner George spoke in support of the project; stated the house will not be seen; and she believes that General Plan Policy LU12 does not apply to this project.

Commissioner Fowler-Payne asked if there was consideration of putting the basketball court underneath the house; the house will be visible from many vantage points; questioned what will be done to keep the noise down from the basketball court and the pool; stated the project looks

commercial; expressed concern with the basin; and concern that there is no privacy for the pool.

Commissioner Mack spoke in opposition of the project, agreed with ARC members' comments and concerns; questioned what will happen to this large space in the future; would like to see a deed restriction that restricts the use; and would like the neighborhood notified.

Chair Martin spoke in support of the project, stated the project is consistent with the lots below in Vista Del Mar; the home is in scale and scope with the neighborhood; the pool and decking will be high enough for privacy; and the visibility is not an issue.

Action: Commissioner George made a motion directing staff to prepare a Resolution approving Lot Merger 17-003 and Architectural Review 16-009 and return to Planning Commission at a future meeting following notification of the neighborhood. Director McClish stated there will be a courtesy notice mailed to the neighborhood. Commissioner Schiro seconded the motion and the motion passed on the following roll call vote:

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

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE JUNE 6, 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
ARCH 17-002	David Iwerks	504 Ide Street	New 496 square foot accessory dwelling unit	A	S. Anderson
PPR 17-008	Michelle & Vern Hoffecker	225 Stanley Avenue	New Homestay	A	S. Anderson
PPR 17-009	Ken & Pam Taylor	144 Deer Trail Circle	New Homestay	A	S. Anderson
ARCH 17-003	Anil & Kamina Panchal	704 Castillo Del Mar	New 5,962 square foot single-family residence	A	K. Heffernon

In response to Commissioner George's question regarding ARCH 17-003, Associate Planner Heffernon stated permits are not being issued until drainage concerns are resolved.

11. COMMISSION COMMUNICATIONS

In response to Commissioner Martin's question, Community Development Director McClish said there is underground utility pole work being done on the Fair Oaks Medical office site.

12. STAFF COMMUNICATIONS

Director McClish stated there will be no Planning Commission meeting on July 4, 2017.

13. ADJOURNMENT

The meeting was adjourned at 8:44 p.m.

ATTEST:

DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION
(Approved at PC Meeting _____)

GLENN MARTIN, CHAIR

DRAFT