

**ACTION MINUTES
MEETING OF THE PLANNING COMMISSION
TUESDAY, JULY 18, 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 6:00 p.m.

2. ROLL CALL

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

Staff Present: Planning Manager Matt Downing, Planning Technician Sam Anderson, Public Works Director Chris Magdosku, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Chair Martin led the flag salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

Christine Slimack spoke in opposition of the proposed Lot Merger and Architectural Review of Lots 6 and 7 at Heights at Vista Del Mar, due to the large house and sports facilities. Ms. Slimack presented her July 17, 2017 letter to the Commission stating same.

6. WRITTEN COMMUNICATIONS

None

7. CONSENT AGENDA

7.a. Consideration of Approval of Minutes

Recommended Action: Approve the minutes of the Meeting of June 20, 2017 Planning Commission and Parks and Recreation Commission Special Joint Meeting/Study Session and the June 20, 2017 Regular Planning Commission meeting as submitted.

Action: Commissioner Mack moved to approve the minutes of the June 20, 2017 Regular Planning Commission meeting with the following modification: under the motion on Item 9.a. switch Fowler-Payne and Mack (Mack voted no). and approve Planning Commission and Parks and Recreation Commission Special Joint Meeting/Study Session as submitted. Commissioner Fowler-Payne seconded, and the motion passed on the following roll call vote:

AYES: Mack, Fowler-Payne, Martin

NOES: None

ABSENT: George, Schiro

7.b. Consideration of Time Extension 17-003; One Year Time Extension for Tentative Parcel Map 07-002 & Planned Unit Development 07-002 in Accordance with the Subdivision Map Act; Location – 166 Pine Street; Applicant – John Dollinger

Recommended Action: Adopt a Resolution approving a time extension for Tentative Parcel Map 07-002 and Planned Unit Development 07-002 located at 166 Pine Street.

Action: Commissioner Mack moved to adopt a Resolution approving Time Extension 17-003 for Tentative Parcel Map 07-002 and Planned Unit Development 07-002 located at 166 Pine Street. Commissioner Fowler-Payne seconded, and the motion passed on the following roll call vote:

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

8. PUBLIC HEARINGS

8.a. CONSIDERATION OF CONDITIONAL USE PERMIT 17-004; ESTABLISHMENT OF A NEW WINE TASTING ROOM; LOCATION – 134 WEST BRANCH STREET; APPLICANT – TRUE WINES, INC. REPRESENTATIVE - LOUISA SAWYER LINDQUIST

Planning Technician Anderson presented the staff report and recommended that the Planning Commission adopt a Resolution approving Conditional Use Permit 17-004 and responded to questions from the Commission including area calculation for the outdoor seating; background on seating/parking for the original development plan; and the number of wine tasting rooms in the Village today.

Kevin Bates, Architect, said with regard to the planters, Alcohol Beverage Control (ABC) requires the barrier; and confirmed there would be signage stating “No Alcohol Consumption Beyond This Point”.

Louisa Sawyer-Lindquist, applicant, responded to questions regarding how many different wines will be featured at the business and if food will be served.

Chair Martin opened the public hearing. Upon hearing no public comments, the public hearing was closed.

The Commission spoke in support of the proposed project.

Action: Commissioner Mack moved to adopt a resolution entitled “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT 17-004; ESTABLISHMENT OF A WINE TASTING ROOM IN AN EXISTING COMMERCIAL STRUCTURE; LOCATED AT 134 WEST BRANCH STREET; APPLIED FOR BY TRUE WINES, INC.**” Commissioner Fowler-Payne seconded the motion. The motion passed on the following roll call vote:

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

9. NON-PUBLIC HEARING ITEM

9.a. CONSIDERATION OF DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE JAMES WAY OAK HABITAT AND WILDLIFE PRESERVE TRAIL ADDITION

Public Works Director Magdosku presented the staff report and recommended the Planning Commission review the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed James Way Oak Habitat and Wildlife Preserve Trail Addition and make a recommendation to the City Council to adopt the MND, instruct the City Clerk to file a Notice of Determination (NOD), and approve the trail design improvements.

Cindy Cleveland, biologist under contract by the City, spoke briefly about the trail and presented a drone fly-over of the walking path.

Director Magdosku responded to questions from the Commission including bicyclist use of the trail; the cost of the trail; what is the Commission approving; who will use the trail; and the width of the trail.

Cindy Cleveland responded to the Commission questions regarding the proposed project.

Action: Commissioner Martin made a motion that the Planning Commission recommend the City Council adopt the Mitigated Negative Declaration, instruct the City Clerk to file a Notice of Determination and approve the conceptual trail design, with the additional recommendation that bicycles be restricted from the trail and that distance signage be included. Commissioner Mack seconded the motion. The motion passed on the following roll call vote:

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

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE JUNE 20, 2017

None

11. COMMISSION COMMUNICATIONS

In response to Commissioner Mack's and Martin's suggestion, Planning Manager Downing indicated staff placed a public notice in the newspaper regarding Lot Merger and ARCH for Lots 7 and 8 at Heights at Vista Del Mar and will be mailing out notices to the residents in the area.

In response to Commissioner Fowler-Payne's question, Planning Manager Downing reported on the July 14, 2017 Historical Resources Committee meeting.

In response to Commissioner Mack's question, Planning Manager Downing reported the parking study is going to the City Council as part of the East Grand Avenue Master Plan for award of contract and will report back to the Commission of the Council's action.

12. STAFF COMMUNICATIONS

Planning Manager Downing reported that Lot Merger and Architectural Review for Lots 6 and 7, Heights at Vista Del Mar and the Development Code Amendment regarding rooftop decks, accessory dwelling units, and undergrounding of utilities are tentatively scheduled for the next

Commission meeting. Planning Manager Downing and Public Works Director Magdosku reported on the recent utility work on Fair Oaks Avenue.

13. ADJOURNMENT

The meeting was adjourned at 7:13 p.m.

ATTEST:

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

GLENN MARTIN, CHAIR

DRAFT