

**ACTION MINUTES  
MEETING OF THE PLANNING COMMISSION  
TUESDAY, AUGUST 1, 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, Frank Schiro, John Mack, and Glenn Martin were present. Commission Lan George was absent.

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

**3. FLAG SALUTE**

Commissioner Mack led the flag salute.

**4. AGENDA REVIEW**

Randy Russom, representative for Item 8.a. asked that said item be heard at this time as he is requesting this item be continued.

**Action:** Commissioner Schiro moved that Item 8.a., be heard before Item 5. Commissioner Mack seconded, and the motion passed on the following roll call vote:

**AYES:** Schiro, Mack, Martin

**NOES:** Fowler-Payne

**ABSENT:** George

Chair Martin recused himself from the dais due to a conflict.

**8.a. CONTINUED 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 KATY REDMOND; REPRESENTATIVE – RRM DESIGN GROUP**

Associate Planner Heffernon stated the applicant is requesting that this item be continued to a date certain of September 5, 2017. It was the consensus of the Commission that the public hearing be opened.

Vice-Chair Mack opened the meeting to the public:

Ian Johnson said this is not the location for the large structure and is opposed to the project.

Christina Slimack expressed concern with having public events in the home; security; safety; parking issues, excessive noise, lighting; feels this is more appropriate on five acres; and said if this is approved this may set a precedent.

Daryl Berg stated the EIR for the subdivision is being ignored; homes in the area are between 3,000 – 5,000 square feet; expressed concern with flooding/infrastructure; and said the drainage basins are not big enough.

Mike Daley attested to the flooding; is opposed to the project; expressed concern with traffic flow around the high school; the venue appears to be for entertaining a lot of people; and is not appropriate for this neighborhood.

Jason Blankenship, representing the developer, said these are custom home lots and spoke in support of the project.

George Beckey expressed concern with noise from use of proposed recreational facilities and noise during construction; is opposed to the project; said this will change the character of the existing neighborhood; traffic in the neighborhood; this structure will not look like a single family home and will look like a commercial structure.

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

In response to Commissioner Fowler-Payne, Planning Manager Downing stated that a public notification will be sent to adjacent neighborhoods that this item is continued to September 5, 2017, at the developer's expense. The same expanded notification list will be used.

**Action:** Commissioner Schiro moved to continue the 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 to a date certain of the September 5, 2017 Planning Commission meeting. Commissioner Fowler-Payne seconded, and the motion passed on the following roll call vote:

**AYES:** Schiro, Fowler-Payne, Mack

**NOES:** None

**ABSENT:** George and Martin

Chair Martin returned to the dais.

## **5. COMMUNITY COMMENTS AND SUGGESTIONS**

John Wysong, complained about the existing median island in front of Sesloc on East Grand Avenue and water going to the ocean that could be used as recycled water. Chair Martin said his concerns will be passed on to the appropriate staff.

## **6. WRITTEN COMMUNICATIONS**

The Commission received the following material after preparation of the agenda:

1. Two Memos dated August 1, 2017 from Associate Planner Kelly Heffernon regarding Agenda Item 8.a. and a copy of Tract Map 3048.

**7. CONSENT AGENDA**

**Action:** Commissioner Schiro moved, and Commissioner Mack seconded the motion to approved Consent Agenda items 7.a. and 7.b., with the recommended courses of action. The motion passed on the following roll call vote:

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

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

**Action:** Approved the minutes of the Regular Planning Commission Meeting of July 18, 2017, as submitted.

**7.b. Consideration Of Time Extension 17-004; One Year Time Extension For Vesting Tentative Tract Map 04-004 And Planned Unit Development 04-001 (Tract 3086 – Creekside Complex) In Accordance With The Subdivision Map Act; Location – Adjacent To 415 East Branch Street; Applicant – DB&M Properties, LLC.**

**Action:** Adopted a Resolution entitled *“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING A ONE-YEAR TIME EXTENSION (TIME EXTENSION 17-004) FOR VESTING TENTATIVE TRACT MAP 04-004 AND PLANNED UNIT DEVELOPMENT 04-001 (TRACT 3086 – CREEKSIDE COMPLEX); APPLIED FOR BY DB&M PROPERTIES, LLC; LOCATION – ADJACENT TO 415 E. BRANCH STREET”*.

**8. PUBLIC HEARINGS**

**8.b. CONSIDERATION OF DEVELOPMENT CODE AMENDMENT 17-002; AMENDMENTS TO TITLE 16 OF THE ARROYO GRANDE MUNICIPAL CODE REGARDING ROOFTOP DECKS, ACCESSORY DWELLING UNITS, AND UNDERGROUNDING OF UTILITIES; LOCATION – CITYWIDE; APPLICANT – CITY OF ARROYO GRANDE**

Planning Technician Anderson presented the staff report and recommended that the Planning Commission adopt a Resolution recommending the City Council adopt the proposed Ordinance regarding rooftop decks, accessory dwelling units, and undergrounding of utilities. Chair Martin suggested addressing each item separately.

**Accessory Dwelling Units (ADUs)** – staff responded to Commission questions/comments regarding language on restricting vacation rentals for the ADUs; clarified homestays; ADUs to be used as affordable housing; the number of homestays allowed per block/City; enforcement of vacation rental and homestays; deed restrictions; the State mandates a large portion of the Ordinance; mechanism for bringing main home up to code when building ADUs; and parking requirements for ADUs.

Chair Martin opened the public hearing for public comment.

Linda Keating said the proposal did not include Junior ADUs (JADUS) and stated the State’s intent is to provide low cost housing, which the City is in need of.

Randy Russom, representing American Institute of Architects California Central Coast, (AIA), spoke in support of the ordinance and volunteered to meet with staff to share information.

Hearing no further comments, Chair Martin closed the public comment period.

**Rooftop Decks** – the Commission stated the process will be simplified and spoke in support of the proposal for rooftop decks.

**Undergrounding of Utilities** – staff responded to Commission questions/comments including increasing the minimum square footage from 300 to 500 in order to require placement of the power pole/service drops underground.

**Action:** Chair Martin moved to adopt a **RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING DEVELOPMENT CODE AMENDMENT NO. 17-002; AMENDING TITLE 16 OF THE ARROYO GRANDE MUNICIPAL CODE REGARDING ROOFTOP DECKS, ACCESSORY DWELLING UNITS, AND UNDERGROUND UTILITIES; LOCATION – CITYWIDE**, as modified under B.1.a. of Subsection 16.68.050 “All projects (discretionary or ministerial) that involve the addition of over five hundred (500) square feet of habitable space shall be required to place service connections underground.” Motion died due to lack of a second.

Commissioner Mack suggested to pull the ADUs from the Resolution in order to discuss the JADU and stated he would also like to invite AIA’s input.

**Action** Commissioner Martin moved to adopt the above Resolution and staff meet independently with AIA to improve or bolster the ordinance on ADUs. Commissioner Fowler-Payne seconded the motion.

Planning Manager Downing recommended Planning Commission move forward with the resolution as the JADU has been reviewed, that it is important to bring the City’s existing Code into compliance with the State, and direct staff to meet independently with the AIA for consistency with the Five Cities.

**Action** Commissioner Martin moved to adopt the above Resolution and staff meet independently with AIA to improve or bolster the ordinance on ADUs. Commissioner Schiro seconded, and the motion passed on the following roll call vote:

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

**9. NON-PUBLIC HEARING ITEM**

None

**10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE JULY 18, 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.

<b>Case No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Description</b>	<b>Action</b>	<b>Planner</b>
ARCH 17-005	The Heights at Vista Del Mar Group, LLC	831 Castillo Del Mar (Lot 3 of Tract	New 4,252 square foot single family primary residence and a 1,199	A	K. Heffernon

		3048)	square foot second residence		
TUP 17-013	Barbara Finn	900 W. Branch Street	Annual Obon Festival	A	S. Anderson
TUP 17-012	St. Patrick School	900 W. Branch Street	St. Patrick School Annual Barbecue and Auction	A	C. Turner

In response to Commissioner Fowler-Payne's question, Associate Planner Heffernon stated the plans have been reviewed and meets the height limit.

**11. COMMISSION COMMUNICATIONS**

Commissioner Mack stated he would like the median island issue referred to the Public Works Department. Director McClish stated the median was approved by City Council and the City of Pismo Beach is working on the recycle water. The Draft Recycle Water Facilities Planning Study can be viewed on the City's website at [www.arroyogrande.org](http://www.arroyogrande.org).

**12. STAFF COMMUNICATIONS**

Director McClish gave an update on the Bridge Street Bridge and the East Grand Avenue Master Plan.

**13. ADJOURNMENT**

The meeting was adjourned at 7:55 p.m.

**ATTEST:**

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**DEBBIE WEICHINGER**  
**SECRETARY TO THE PLANNING COMMISSION**  
(Approved at PC Meeting \_\_\_\_\_)

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**GLENN MARTIN, CHAIR**