



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: MATTHEW DOWNING, PLANNING MANAGER

SUBJECT: CONSIDERATION OF A RESOLUTION APPROVING STREET NAMES FOR SUBAREA 2 OF THE EAST CHERRY SPECIFIC PLAN; LOCATION – EAST CHERRY AVENUE; APPLICANT – WATHEN CASTANOS HOMES

DATE: SEPTEMBER 5, 2017

RECOMMENDATION:

It is recommended the Planning Commission adopt a Resolution approving the street names for Subarea 2 of the East Cherry Specific Plan.

SUMMARY OF ACTION:

Approve street names for Subarea 2 of the East Cherry Specific Plan.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

No impact on financial or personnel resources identified.

BACKGROUND:

On January 24, 2017, the City Council approved a mixed-use development at the southeast corner of East Cherry Avenue and Traffic Way. At that time, street names for the residential portion of the project had not been selected. The developer requests to designate the streets Rainier Place, Larian Court, Brooks Court, and Lambert Place for Subarea 2 of the East Cherry Specific Plan (Attachment 1).

Staff Advisory Committee

The Staff Advisory Committee (SAC) considered the street name request at a meeting on August 9, 2017, in accordance with the requirements of the Arroyo Grande Municipal Code (AGMC). Members of the SAC were in support of naming the streets as requested by the developer due to the proposal not creating conflicts with other existing streets in the City.

ANALYSIS OF ISSUES:

Procedures for naming of streets are outlined in AGMC Section 12.04.050. Designation of Street A and Street D are determined based upon the streets being short or discontinuous streets and generally laid out in a north to south orientation, which the AGMC dictates to be designated as Place. Designation for Street B and Street C are determined based upon the streets being short or discontinuous, generally laid out in an east to west orientation, which the AGMC dictates to be designated as Court.

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Therefore, the request to name the streets as follows meets the procedures of the AGMC:

- Street A – Rainier Place
- Street B – Larian Court
- Street C – Brooks Court
- Street D – Lambert Place

It should be noted that the preferred street names are different varieties of cherries.

ALTERNATIVES:

The following alternatives have been identified for the Commission's consideration:

1. Adopt the attached Resolution approving the use of Rainier Place, Larian Court, Brooks Court, and Lambert Place for Subarea 2 of the East Cherry Specific Plan; or
2. Provide direction to staff.

ADVANTAGES:

Approving the proposed street names is consistent with the AGMC and allows the final subdivision map to continue forward.

DISADVANTAGES:

None identified.

ENVIRONMENTAL REVIEW:

The project has been reviewed in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Procedures for the Implementation of CEQA and was determined to be exempt per Sections 15060(c)(2) and 15061(b)(3) of the CEQA Guidelines, as naming the street will not cause any direct or indirect physical environmental impacts.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2. At the time of report publication, no comments had been received.

Attachments:

1. Location map

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING STREET NAMES FOR SUBAREA 2 OF THE EAST CHERRY AVENUE SPECIFIC PLAN AS RAINIER PLACE, LARIAN COURT, BROOKS COURT, AND LAMBERT PLACE

WHEREAS, the City Council approved the East Cherry Avenue Specific Plan on January 24, 2017; and

WHEREAS, the streets in Subarea 2 of the Specific Plan were not given names at the time of approval; and

WHEREAS, the developer has requested to name the streets in Subarea 2 as Rainier Place, Larian Court, Brooks Court, and Lambert Place; and

WHEREAS, the City's Staff Advisory Committee support the proposed street names; and

WHEREAS, the Planning Commission has reviewed this project in compliance with the California Environmental Quality Act (CEQA) and has determined that the project is Exempt per Sections 15060(c)(2) and 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, the Planning Commission finds after due study and deliberation, that naming the streets in Subarea 2 of the Specific Plan as Rainier Place, Larian Court, Brooks Court, and Lambert Place is acceptable.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby approves naming the streets in Subarea 2 of the East Cherry Avenue Specific Plan as Rainier Place, Larian Court, Brooks Court, and Lambert Place, as shown in Exhibit "A", attached hereto and incorporated herein by this reference.

On motion by Commissioner _____, seconded by Commissioner _____, and by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

the foregoing Resolution was adopted this 5th day of September, 2017.

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GLENN MARTIN, CHAIR

ATTEST:

DEBBIE WEICHINGER
SECRETARY TO THE COMMISSION

AS TO CONTENT:

TERESA McCLISH
COMMUNITY DEVELOPMENT DIRECTOR

EXHIBIT "A"
STREET NAMES FOR SUBAREA 2 OF THE EAST CHERRY AVENUE SPECIFIC PLAN



