

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, MARCH 4, 2014
COUNCIL CHAMBERS, 215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

Chair Martin called the Regular Planning Commission meeting to order at 6:00 p.m.

2. ROLL CALL

Planning Commission: Commissioners John Keen, Tom Goss, Randy Russom, and Lisa Sperow and Chair Jennifer Martin were present.

Staff Present: Community Development Director Teresa McClish, Assistant Planner Matt Downing, Deputy City Attorney Jon Ansolabehere, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Martin led the Flag Salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

None

6. WRITTEN COMMUNICATIONS

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

1. Memo dated March 4, 2014 addressed to the Planning Commission from Teresa McClish, Community Development Director concerning Item 8.b. Development Code Amendment regarding vacation rentals, which included an email with attachments from Susan Thompson.

7. CONSENT AGENDA

Action: Commissioner Russom moved, and Commissioner Goss seconded the motion to approve Consent Agenda Item 7.a., February 4, 2014 minutes, as submitted. The motion passed on the following roll call vote:

AYES: Russom, Goss, Keen, Martin
NOES: None
ABSENT: None
ABSTAIN: Sperow

7.a. Consideration of Approval of Minutes

Action: Approved the minutes of the Regular Planning Commission meeting of February 4, 2014 as presented.

8. PUBLIC HEARINGS

8.a. VESTING TENTATIVE PARCEL MAP NO. 14-001 AND VARIANCE NO. 14-001; LOCATION – 1450 CHILTON STREET; APPLICANT – PATRICK KIMBELL AND CARLOS CASTANEDA

Action: Commissioner Keen moved to continue the Public Hearing to a date certain of March 18, 2014. Commissioner Sperow seconded, and the motion passed on the following roll call vote:

AYES: Keen, Sperow, Goss, Russom, Martin
NOES: None
ABSENT: None

8.b. CONSIDERATION OF DEVELOPMENT CODE AMENDMENT 14-002 REGARDING VACATION RENTALS; LOCATION - CITYWIDE; APPLICANT – CITY OF ARROYO GRANDE

Assistant Planner Downing presented the staff report recommending the Planning Commission adopt a resolution recommending the City Council approve the proposed ordinance regulating vacation rentals and provide feedback to staff regarding proposed vacation rental and homestay regulations and entitlement process, including the appropriate level of processing and associated fees.

Assistant Planner Downing and Community Development Director McClish responded to questions from the Commission regarding the proposed project.

Chair Martin opened the public hearing.

Aaron Thompson, Crown Hill, Gay Groomes, Robin Circle, Terry Fibich, Emerald Bay Drive, Robin Rinzler, Gaynfair Terrace, spoke in support of allowing vacation rentals and homestays through an administrative permitting process instead of requiring a Conditional Use Permit.

Ms. Groomes presented to the Commission a chart showing the potential Transient Occupancy Tax revenue generated to Arroyo Grande from five hosts.

Michael Howard, opposed allowing homestays in the City.

Hearing no further comments, Chair Martin closed the public hearing.

It was the consensus of the Commission that no changes be made to the Bed and Breakfast process and that staff address the following in the proposed ordinance: establish a application fee for a homestay; establish an administrative approval process; up to two bedrooms be allowed for homestays; and require neighbor noticing for vacation rentals.

Action: Commissioner Sperow moved to continue the public hearing to a date certain of March 18, 2014. Commissioner Russom seconded, and the motion passed on the following roll call vote:

AYES: Sperow, Russom, Goss, Keen, Martin
NOES: None
ABSENT: None

9. NON-PUBLIC HEARING ITEM

None

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE FEBRUARY 18, 2014

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
HRD13-001	Carrol Pruett	756 Myrtle Street	Local Historical Designation of the Rice (Vandever) House	A	A.Nygaard

11. COMMISSION COMMUNICATIONS

None

12. STAFF COMMUNICATIONS

Community Development Director McClish reported that staff has been working on the City's website and there will be a link to the Bridge Street Bridge Project, as well as other projects going on in the City.

13. ADJOURNMENT

On motion by Commissioner Keen, seconded by Commissioner Goss and unanimously carried, the meeting adjourned at 7:40 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

JENNIFER MARTIN, CHAIR

(Approved at PC Mtg _____)