

**ACTION MINUTES  
REGULAR MEETING OF THE PLANNING COMMISSION  
TUESDAY, MARCH 18, 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, Lisa Sperow and Chair Jennifer Martin were present.

Staff Present: Community Development Director Teresa McClish, Assistant Planner Matt Downing, Assistant Planner Aileen Nygaard, and Secretary Debbie Weichinger were present.

**3. FLAG SALUTE**

Commissioner Sperow 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. A Landscape and Lighting Plan for the Arroyo Grande Shopping Center, Item 9.a., received on March 17, 2014.
2. An email from Susan Thompson dated March 18, 2014, concerning Item 8.b.

**7. CONSENT AGENDA**

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

**AYES:** Keen, Sperow, Goss, Russom, Martin

**NOES:** None

**ABSENT:** None

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

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

**8. PUBLIC HEARINGS**

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

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

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

**8.b. CONTINUED 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 homestays.

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

Chair Martin opened the public hearing.

Donald Scott, Pacific Pointe, spoke in support of allowing vacation rentals and homestays.

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

The Commission provided the following comments: are in support of the Minor Use Permit process for vacation rentals and homestays; likes the definition of Bed and Breakfast; in favor of utilizing existing methods for permit revocation if issues arise from specific operators; is not in favor of an annual notification as renewal of the business license will allow opportunity to update contact information; and is in support of the proposed fee.

Action: Commissioner Russom moved to adopt a resolution entitled: ***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING DEVELOPMENT CODE AMENDMENT NO. 14-002 REGARDING VACATION RENTALS; CITYWIDE”***, with the following modifications, in Exhibit ‘A’. under SECTION 16.52.230 – VACATION RENTALS, C.6. strike “the operator of the vacation rental shall annually” and add that the Community Development Department shall be notified annually of any changes to the contact information”; add a condition that individual guest stays shall be limited to fourteen (14) days within a seven day stay period; and a modification to the definition of Bed and Breakfast Inn to three bedrooms or site signage. Commissioner Keen seconded, and the motion passed on the following roll call vote:

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

**9. NON-PUBLIC HEARING ITEM**

**9.a. REVIEW OF LANDSCAPE AND LIGHTING PLANS FOR CONDITIONAL USE PERMIT CASE NO. 12-010; ARROYO GRANDE SHOPPING CENTER RENOVATION; APPLICANT - PHIL FONTES, GRAND AND ELM PROPERTIES; LOCATION – 1205 EAST GRAND AVENUE (AT SOUTH ELM STREET)**

Assistant Planner Nygaard presented the staff report recommending that the Planning Commission approve the landscape and lighting plans.

Assistant Planner Nygaard responded to questions from the Commission regarding the proposed project.

Chair Martin invited public comment. Phil Fontes, applicant, indicated he is available to answer Commission questions on the proposed project. Upon hearing no further comments, Chair Martin closed public comment.

**Action:** Commissioner Goss moved, and Commissioner Russom seconded the motion to approve the Landscape and Lighting Plans for Conditional Use Permit Case No. 12-010; Arroyo Grande Shopping Center Renovation; Location - 1205 East Grand Avenue. The motion passed on the following roll call vote:

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

**9.b. ELECTION OF OFFICERS**

Chair Martin presented the staff report and recommended that the Planning Commission elect a Chair and Vice Chair to hold office effective its first meeting in April 2014, and continuing until its second regular meeting in March 2015.

Commissioner Keen nominated Jennifer Martin as Chair.

**Action:** Upon hearing no further nominations, Commissioner Keen moved to close the nominations. Commissioner Martin was elected as Chair upon the following roll call vote:

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

Commissioner Keen nominated Lisa Sperow as Vice Chair.

**Action:** Upon hearing no further nominations, Commissioner Keen moved to close nominations. Commissioner Sperow was elected as Vice Chair upon the following roll call vote:

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

**10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE MARCH 4, 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.

<b>Case No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Description</b>	<b>Action</b>	<b>Planner</b>
ARCH14-001	Rita Belluz-Sias	543 Crown Hill	Façade Renovations	A	A.Nygaard

**11. COMMISSION COMMUNICATIONS**

Commissioner Martin stated at the March 17<sup>th</sup> Architectural Review Committee meeting, the Committee discussed landscape for projects in general due to the water drought.

**12. STAFF COMMUNICATIONS**

None

**13. ADJOURNMENT**

On motion by Commissioner Keen, seconded by Chair Martin and unanimously carried, the meeting adjourned at 7:13 p.m.

**ATTEST:**

**DEBBIE WEICHINGER  
SECRETARY TO THE PLANNING COMMISSION**

**JENNIFER MARTIN, CHAIR**

(Approved at PC Mtg \_\_\_\_\_)