

**ACTION MINUTES  
MEETING OF THE PLANNING COMMISSION  
TUESDAY, AUGUST 21, 2018  
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 6:01 p.m.

**2. ROLL CALL**

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

Staff Present: Community Development Director Teresa McClish, Planning Manager Matt Downing and Senior Office Assistant Patrick Holub were present.

**3. FLAG SALUTE**

Commissioner Mack led the flag salute.

**4. AGENDA REVIEW**

None.

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

None.

**6. WRITTEN COMMUNICATIONS**

None.

**7. CONSENT AGENDA**

**7.a. CONSIDERATION OF APPROVAL OF MINUTES**

**Recommended Action:** Approve the minutes of the August 7, 2018 Regular Planning Commission Meeting.

**7.b. CONSIDERATION TIME EXTENSION 18-004; 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**

**Recommended Action:** It is recommended that the Planning Commission adopt a Resolution approving Time Extension 18-004 and Planned Unit Development 04-001.

**Action:** Vice Chair George moved to approve the consent agenda. Commissioner Fowler-Payne seconded, and the motion passed on the following roll call vote:

**AYES:** George, Fowler-Payne, Mack, Martin

**NOES:** None

**ABSENT:** Schiro

**8. PUBLIC HEARINGS**

**8.a. CONSIDERATION OF TENTATIVE TRACT MAP 18-003 AND PLANNED UNIT DEVELOPMENT 18-001; CONSTRUCTION OF EIGHT (8) ATTACHED SINGLE-FAMILY HOMES; LOCATION 184 BRISCO ROAD; APPLICANT – HABTAT FOR HUMANITY FOR SAN LUIS OBISPO COUNTY (HFHSLOCO)**

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Planning Manager Downing presented the staff report and responded to questions regarding garbage collection, parking, and ADA accessibility.

Will Ruoff, architect, and Julia Ogden, CEO, Habitat for Humanity for San Luis Obispo County (HFHSLOCO), spoke in support of the project and responded to questions regarding photovoltaics, HFHSLOCO policies, and maintenance responsibilities.

Chair Martin opened the meeting for public comment.

Johnny Walker, Brisco Road, spoke against the project, stating the need for a retaining wall between his property and the project and expressed his concerns regarding parking, traffic, and sight lines.

Lori Hanson, 185 Brisco Road, spoke against the project, stating that the project will impact traffic circulation, property values, and parking availability.

Joan Henry, 182 Brisco Road, spoke against the project, stating that her main concerns were parking, traffic, and property values.

Tina McLane, Brisco Road, spoke against the project, stating the project would have negative impacts on property values, parking, and traffic.

Seeing no further public comment, Chair Martin closed the public comment period.

The Commission asked questions of staff and the applicant resulting from public comment.

**Action:** Vice Chair George moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING TENTATIVE TRACT MAP 18-003 AND PLANNED UNIT DEVELOPMENT 18-001; APPLIED FOR BY HABITAT FOR HUMANITY FOR SAN LUIS OBISPO COUNTY; LOCATION – 184 BRISCO ROAD**" as modified: 1) The retaining wall at the northeastern property line shall be waterproofed; 2) South County Sanitary shall re-evaluate the trash plan for the project to provide dumpsters; and 3) The applicant shall reassign one (1) parking space for turnaround and access purposes. Commissioner Fowler-Payne seconded the motion. The motion passed on the following roll call vote:

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

**9. NON-PUBLIC HEARINGS**

None.

**10. ADMINISTRATIVE DECISIONS SINCE AUGUST 7, 2018**

<b>Case No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Description</b>	<b>Action</b>	<b>Planner</b>
PPR 18-023	Clayton & Jimela Bewley	552 Paseo Street	Establishment of a new vacation rental	A	M. Downing

**11. COMMISSION COMMUNICATIONS**

Commissioner George stated that the Five Cities Babe Ruth 13U team won the Babe Ruth World Series in Mountain Home, AR, and that a motorcade honoring the players and their families will be held August 22<sup>nd</sup> in the Village.

**12. STAFF COMMUNICATIONS**

Community Development Director McClish stated that the Brisco Interchange Project is progressing and the Council will consider the project in the near future.

**13. ADJOURNMENT**

The meeting adjourned at 7:43 p.m.

**ATTEST:**

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**PATRICK HOLUB**  
**SENIOR OFFICE ASSISTANT**  
(Approved at PC Meeting \_\_\_\_\_)

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**GLENN MARTIN, CHAIR**

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