

**ACTION MINUTES
MEETING OF THE PLANNING COMMISSION
TUESDAY, SEPTEMBER 4, 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 6:00 p.m.

2. ROLL CALL

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

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

3. FLAG SALUTE

Commissioner Schiro 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 September 4, 2018 from Planning Manager Downing regarding Agenda Item 8.a.

7. CONSENT AGENDA

7.a. CONSIDERATION OF APPROVAL OF MINUTES

Recommended Action: Approve the minutes of the August 21, 2018 Regular Planning Commission Meeting.

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, Schiro, Fowler-Payne, Mack, Martin

NOES: None

ABSENT: None

ABSTAIN: Schiro

8. PUBLIC HEARINGS

8.a. CONSIDERATION OF CONDITIONAL USE PERMIT 18-004 AND PLANNED SIGN PROGRAM 18-002; 4,500 SQUARE FOOT COMMERCIAL ADDITION, DIVISION OF COMMERCIAL BUILDING INTO RETAIL, GROCERY STORE WITH ALCOHOLIC BEVERAGE SALES, AND 24-HOUR FITNESS FACILITY, AND CONSTRUCTION OF A FIFTY FOOT (50') FREEWAY SIGN; LOCATION - 1570 W. BRANCH STREET; APPLICANT - PETER ORRADRE; REPRESENTATIVE - RRM DESIGN GROUP

Chair Martin announced he would recuse himself and step down for this item due to a conflict of interest resulting from his position as property manager of an adjacent parcel within the Oak Park

Plaza. Chair Martin left the meeting at 6:03 pm. Vice Chair George took over roll of chairing the meeting.

Planning Manager Downing presented the staff report and recommended the Commission adopt a Resolution approving Conditional Use Permit 18-004 and Planned Sign Program 18-002. Planning Manager Downing responded to questions regarding sign lighting, existing signage at the center, and fire sprinklers.

Pam Ricci and Pat Blote, representatives, RRM Design Group, spoke in support of the project and addressed commissioner questions regarding landscaping, cart corrals, and building height.

Vice Chair George opened the public hearing.

Michelle Fletcher spoke against the project mentioning that larger corporations are not as willing to contribute to local organizations and that market saturation will impact the existing businesses in the City.

Laura Sheehan spoke against the project, stating the fifty-foot sign is too tall and that she is concerned about the number of gyms in the City.

Mark Pazell spoke against the project, stating that the proposed uses do not generate enough tax revenue for the City and that he is worried out-of-area developers will change the community.

Joy Danley spoke against the project, stating that there is already a gym within close proximity.

Linda Busek spoke in favor of the project, stating that she is delighted to have new tenants in the space, but that she is not in favor of the fifty-foot sign because it would affect the neighbors.

Patty Welsh spoke against the project, stating that there was not enough information presented on the sign and that this would establish a bad precedent for the City.

John Keen, 298 N. Elm, spoke against the project, stating that the sign does not keep the rural character of the City.

Shae Klimesmith spoke against the project, stating that the City does not need another gym.

Tai Martin, leasing agent, spoke in favor of the project, stating how difficult it is to find local tenants for spaces so large.

Pam Ricci, representative, stated that the applicant would be willing to reduce the height of the proposed sign to forty-feet (40') and turn off internal illumination at 10 or 11 o'clock at night.

Hearing no further public comment, Vice Chair George closed the public hearing.

Action: Commissioner Mack moved to adopt a Resolution entitled ***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT 18-004; LOCATED AT 1570 W. BRANCH STREET; APPLIED FOR BY PETER ORRADRE”*** as modified: 1) The final landscape plan, including building landscaping included in plan renderings, shall be submitted for Architectural Review Committee reconsideration; 2) The site plan shall be updated to include the locations of trash enclosures and cart corrals and shall be reviewed by the Architectural Review Committee; 3) Parking totals shall be recomputed for an

accurate parking reduction; 4) Four (4) Electric Vehicle Charging spaces shall be added to the project; and 5) the Planned Sign Program is continued and notification of future public hearings shall be provided to residences within three hundred feet (300') of the freeway across from the sign. Vice Chair George seconded the motion. The motion passed on the following roll call vote:

AYES: Mack, George, Fowler-Payne, Schiro

NOES: None

ABSENT: Martin (recused)

9. NON-PUBLIC HEARINGS

None.

10. ADMINISTRATIVE DECISIONS SINCE AUGUST 21, 2018

None.

11. COMMISSION COMMUNICATIONS

Commissioner Schiro thanked Vice Chair George for mentioning the victory by the Five Cities 13U Babe Ruth All Star Team at the Babe Ruth World Series in Mountain Home, AR.

Commissioner Mack mentioned the need for more complete plans so that Commissioners are able to make more informed decisions.

12. STAFF COMMUNICATIONS

None.

13. ADJOURNMENT

The meeting adjourned at 8:06 p.m.

ATTEST:

PATRICK HOLUB
SENIOR OFFICE ASSISTANT
(Approved at PC Meeting _____)

GLENN MARTIN, CHAIR