

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, MAY 6, 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, Deputy City Attorney Jon Ansolabehere, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Keen 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 memo dated May 6, 2014 from Community Development Director McClish regarding Item 8.b. Consideration of Conditional Use Permit Case No. 13-006.

7. CONSENT AGENDA

Action: Commissioner Goss moved, and Commissioner Keen seconded the motion to approve Consent Agenda Item 7.a., April 15, 2014 minutes, as submitted. The motion passed on the following roll call vote:

AYES: Goss, Keen, Russom, Sperow, Martin

NOES: None

ABSENT: None

7.a. Consideration of Approval of Minutes

Action: Approved the minutes of the Regular Planning Commission meeting of April 15, 2014 as presented.

8. PUBLIC HEARINGS

- 8.a. **CONTINUED CONSIDERATION OF CONDITIONAL USE PERMIT 14-005 AND PLANNED SIGN PROGRAM CASE NO. 14-001; LOCATION 1462 EAST GRAND AVENUE; APPLICANT – FIGUEROA MOUNTAIN ENTERTAINMENT, LLC.; REPRESENTATIVE – TED MOORE, E.F. MOORE & CO.**

Commissioner Russom recused himself from this item and stepped down from the podium. Assistant Planner Downing presented the staff report recommending the Planning Commission review the proposed project and adopt a resolution approving Conditional Use Permit Case No. 14-005 and Planned Sign Program Case No. 14-001.

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

Ted Moore, representative, gave a brief description of the proposed project and responded to questions from the Commission.

Chair Martin opened the public hearing.

John Mack, neighbor of Berry Gardens, expressed concern with the water usage, process of how grain will be filled in the silo and combustion concerns with the gas station; and disposal of high concentrates of ph into the sewer system.

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

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

Action: Commissioner Sperow moved to adopt a resolution entitled ***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT CASE NO. 14-005; AND PLANNED SIGN PROGRAM 14-001; LOCATED AT 1462 E. GRAND AVENUE; APPLIED FOR BY FIGUEROA MOUNTAIN ENTERTAINMENT, LLC, as modified to add a Condition of Approval that the electrical panel box be screened to the satisfaction of the community Development Director.”***
Commissioner Goss seconded.

Discussion on the motion included additional clarification of conditions for the brewery operation.

Action: Commissioner Sperow amended the motion to adopt a resolution entitled ***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT CASE NO. 14-005; AND PLANNED SIGN PROGRAM 14-001; LOCATED AT 1462 E. GRAND AVENUE; APPLIED FOR BY FIGUEROA MOUNTAIN ENTERTAINMENT, LLC, as modified to add Conditions of Approval that the electrical panel box be screened to the satisfaction of the Community Development Director and clarify that the “brewery operation” odor control measures shall be included in the project, subject to the approval of the Community Development Director.”***
Commissioner Goss seconded, and the motion passed on the following roll call vote:

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

Commissioner Russom returned to the podium.

8.b. CONSIDERATION OF CONDITIONAL USE PERMIT 13-006; CONSTRUCTION OF A NEW 2,330 SQ. FT. SPANISH ECLECTIC MIXED-USE RESIDENCE/OFFICE; LOCATION – 228 LE POINT STREET, APPLICANT- ANGELA PLUMMER

Assistant Planner Downing presented the staff report recommending the Planning Commission consider the proposed project and adopt a resolution approving Conditional Use Permit Case No. 13-006.

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

Chair Martin open the public hearing.

Angela Plummer, applicant, gave the background of the proposed project and responded to questions from the Commission.

The following people spoke in support of the project: Marsha Blackburn, South Mason Street, Judy Zwarg, Le Point Street, Paul Filice, East Cherry Avenue, Kay Kertis, Remax Realty, John Gutierrez, Branch Street Deli (East Branch Street), and Brian Cadil.

Assistant Planner Downing responded to questions from the residents regarding the proposed project.

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

Community Development Director McClish responded to questions from the Commission regarding the proposed project.

Action: Commissioner Goss moved to adopt a resolution entitled **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT CASE NO. 13-006; LOCATED AT 228 LE POINT STREET; APPLIED FOR BY ANGELA PLUMMER”**. Commissioner Sperow seconded, and the motion passed on the following roll call vote:

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

9. NON-PUBLIC HEARING ITEM

9.a. CONSIDERATION OF PLOT PLAN REVIEW CASE NO. 14-003; MODIFICATION OF EXISTING OPEN-SPACE EASEMENT; LOCATION – 465 CANYON WAY; APPLICANT – TED MALLEY

Chair Martin recused herself from this item and stepped down from the podium. Assistant Planner Downing presented the staff report recommending the Planning Commission adopt a Resolution recommending the City Council approve Plot Plan Review Case No. 14-003 and accept a modified Open Space Easement at 465 Canyon Way.

Deputy City Attorney Jon Ansolabehere and Assistant Planner Downing responded to questions from the Commission regarding the proposed project. Mr. Ansolabehere stated that the pedestrian easement is landlocked at this time.

Vice Chair Sperow invited public comment on the non-public hearing item.

Harry Hamilton, Above Grade Engineering, stated that the current document has an error in it and City staff asked for the pedestrian easement.

Hearing no further comments, Vice Chair Sperow closed the non-public hearing item.

Action: Commissioner Keen moved to adopt a resolution entitled **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE CITY COUNCIL APPROVE PLOT PLAN REVIEW CASE NO. 14-003; LOCATED AT 465 CANYON WAY (LOT 40 OF TRACT 2265); APPLIED FOR BY TED MALLEY”**. Commissioner Russom seconded, and the motion passed on the following roll call vote:

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

Chair Martin returned to the podium.

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE APRIL 15, 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
DR 14-002 and MEX 14-002	J.B. Ventures	308 Stillwell Dr.	Front setback reduction to save trees for new single family residence.	A	A. Nygaard

11. COMMISSION COMMUNICATIONS

None

12. STAFF COMMUNICATIONS

Community Development Director McClish reported on the following projects: staff prepared a Negative Declaration for Well No. 11; the Bridge Street Bridge project will be deferred to City Council for up to two months, staff has found another similar bridge project and is investigating additional information; and staff had considerable discussion of the art mural at 303 East Branch Street and the Art panel approved the project.

13. ADJOURNMENT

On motion by Commissioner Keen, seconded by Commissioner Goss and unanimously carried, the meeting adjourned at 7:35 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

JENNIFER MARTIN, CHAIR

(Approved at PC Mtg _____)