

**ACTION MINUTES
MEETING OF THE PLANNING COMMISSION
TUESDAY, NOVEMBER 6, 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 Permit Technician 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 October 2, 2018 Regular Planning Commission Meeting.

Action: Commissioner Mack moved to approve the consent agenda. Commissioner Schiro seconded, and the motion passed on the following roll call vote:

AYES: Mack, Schiro, Fowler-Payne, Martin

NOES: None

ABSTAIN: George

8. PUBLIC HEARINGS

8.a. CONSIDERATION OF CONDITIONAL USE PERMIT 18-005; ESTABLISHMENT OF A RELIGIOUS FACILITY, NEIGHBORHOOD COFFEE SHOP, AND COMMERCIAL LEASE SPACE IN AN EXISTING COMMERCIAL BUILDING; LOCATION – 995 EAST GRAND AVENUE; APPLICANT – GRACE CENTRAL COAST; REPRESENTATIVE – OASIS ASSOCIATES, INC.

Planning Manager Downing presented the staff report and recommended the Commission adopt a Resolution approving Conditional Use Permit 18-005. Planning Manager Downing responded to Commissioner questions regarding criteria for reduced parking, letters of intent for parking agreements, and pedestrian connectivity.

Emily Ewer, representative, spoke in support of the project, introduced the applicant team, and thanked staff for their work on this project.

Jeff Martin, applicant, spoke in support of the project and gave a background on the church's ministry.

Ben Collins, applicant, spoke in support of the project and outlined the church's planned activities.

Chair Martin opened the public hearing.

James Snyder, Principal at Grover Beach Elementary, spoke about Grace Central Coast's commitment to school clean-ups over the past four years.

Todd Talley spoke in support of the project.

Lorene Collins spoke in support of the project.

Nathan Phillips spoke in support of the project.

Piper Adelman spoke in support of the project.

Kevin Gotchal, spoke in support of the project.

Larry Garner, 958 East Grand, spoke in opposition to the project, citing traffic concerns in the neighborhood.

Martin Smith, 1007 East Grand, spoke in opposition to the project, citing parking concerns.

Greg Cottrel, 951 East Grand, mentioned that he and the applicant will need to have a discussion regarding the Letter of Intent previously signed in order to address additional parking concerns.

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

Action: Vice Chair George moved to adopt a Resolution entitled, **"A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT 18-005; LOCATED AT 995 EAST GRAND AVENUE; APPLIED FOR BY GRACE CENTRAL COAST"** with the following modifications: 1) The legality of the egress easement out to Halcyon shall be confirmed; 2) A pedestrian connectivity plan shall be submitted along with the executed parking agreements; and 3) The applicant shall provide 33 parking spaces for weekday uses and 88 parking spaces for Sunday uses. Commissioner Schiro seconded the motion. The motion passed on the following roll call vote.

AYES: George, Schiro, Fowler-Payne, Mack, and Martin

NOES: None

ABSENT: None

9. NON-PUBLIC HEARINGS

None.

10. ADMINISTRATIVE DECISIONS SINCE OCTOBER 16, 2018

Case No.	Applicant	Address	Description	Action	Planner
ARC18-002	Jerome Herrera	135 Bridge Street	Alterations to existing nonresidential building.	A	A. Perez

11. COMMISSION COMMUNICATIONS

Vice Chair George congratulated Commissioners Fowler-Payne and Mack for well-run City Council campaigns.

12. STAFF COMMUNICATIONS

None.

13. ADJOURNMENT

The meeting adjourned at 8:27 p.m.

ATTEST:

PATRICK HOLUB
PERMIT TECHNICIAN
(Approved at PC Meeting _____)

GLENN MARTIN, CHAIR

DRAFT