

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, MAY 20, 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, Associate Planner Kelly Heffernon, Associate Planner Aileen Nygaard, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Russom led the Flag Salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

None

6. WRITTEN COMMUNICATIONS

None

7. CONSENT AGENDA

Action: Commissioner Sperow moved, and Commissioner Keen seconded the motion to approve Consent Agenda Item 7.a., May 6, 2014 minutes, as modified on PAGE 2, move “Ted Moore, representative,....” after “Chair Martin opened the public hearing.” The motion passed on the following roll call vote:

AYES: Sperow, Keen, 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 May 6, 2014 as modified.

8. PUBLIC HEARINGS

8.a. CONSIDERATION OF VESTING TENTATIVE PARCEL MAP NO. 14-001 AND PLANNED UNIT DEVELOPMENT NO. 14-001; LOCATION – 1450 CHILTON STREET; APPLICANT - PATRICK KIMBELL & CARLOS CASTANEDA; REPRESENTATIVE – OASIS ASSOCIATES

Associate Planner Heffernon presented the staff report recommending the Planning Commission adopt a Resolution approving Vesting Tentative Parcel Map No. 14-001 and Planned Unit Development No. 14-001.

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

Chair Martin opened the public hearing.

Emily Ewer, Oasis Associates, representative, gave a description of the proposed project, asked that Conditions of Approval 6 and 7 be deleted from the resolution; and responded to questions from the Commission.

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

Emily Ewer, Oasis Associates, representative, suggested that residential development be allowed on Parcel 1, subordinate to any commercial development.

The Commission provided the following comments/concerns: not in favor of putting single family houses on Parcel 1, the goal was to have office type projects on El Camino Real; the existing duplex affects the project description; inquired if the existing duplex is permitted; would like to see a Mixed-Use commercial/office; do not want to see several small buildings on Parcel 1; would be ok with a couple of units on top of a commercial building; would be in favor of some residential but not in favor of crafting the condition; would like more information on this item and recommended to continue the item and come back with more information.

Emily Ewer, Oasis Associates, representative, said they are agreeable to the Air Pollution Control District health risk assessment requirement for any residential development on Parcel 1.

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

Action: Commissioner Keen moved to continue this item to a date certain of June 3, 2014. Commissioner Goss seconded.

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

Carol Florence, Oasis, thanked the Commission for working with her new employee Emily Ewer.

9. NON-PUBLIC HEARING ITEM

9.a. REVIEW OF CERTIFICATE OF COMPLIANCE 14-001; LOCATION 1177 ASH STREET; APPLICANT – THOMAS FRANCK

Associate Planner Nygaard presented the staff report recommending the Planning Commission review the proposed project and adopt a Resolution approving Certificate of Compliance 14-001.

Chair Martin invited public comment. No public comments were received.

Action: Commissioner Goss moved to adopt a resolution entitled **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CERTIFICATE OF COMPLIANCE NO. 14-001; LOCATION – 1177 ASH STREET; APPLICANT – THOMAS FRANCK”**. Commissioner Keen seconded, and the motion passed on the following roll call vote:

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

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE MAY 6, 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
TUP 14-009	DPAC Dancers	1229 E. Grand Ave.	Parking lot rummage sale to benefit dancers of DPAC Dance Studio.	A	R. Grothe
VSR 14-002	Bryce Engstrom	226 Miller Circle	Expansion of existing multi story home by 108 sq. ft. of living space and an addition of a 1,042 sq. ft. second-story deck.	A	R. Grothe

11. COMMISSION COMMUNICATIONS

Commissioner Keen said he was surprised that a number of houses do not have addresses clearly visible.

12. STAFF COMMUNICATIONS

None

13. ADJOURNMENT

On motion by Commissioner Keen, seconded by Commissioner Goss and unanimously carried, the meeting adjourned at 6:57 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

JENNIFER MARTIN, CHAIR

(Approved at PC Mtg _____)