

**ACTION MINUTES  
MEETING OF THE PLANNING COMMISSION  
TUESDAY, FEBRUARY 19, 2019  
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, Andrea Montes, Jamie Maraviglia, Ken Sage, and Chair Glenn Martin were present.

Staff Present: Community Development Director Teresa McClish, Planning Manager Matt Downing, City Engineer Robin Dickerson, and Permit Technician Patrick Holub were present.

**3. FLAG SALUTE**

Commissioner Maraviglia 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 February 19, 2019 from Planning Manager Downing regarding public comment related to Agenda Item 8.a.
2. Memo dated February 19, 2019 from Planning Manager Downing regarding public comment related to Agenda Item 8.b.

**7. CONSENT AGENDA**

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

**Recommended Action:** Approve the minutes of the February 5, 2019 Regular Planning Commission Meeting.

**Action:** Commissioner Montes moved to approve the consent agenda with a correction made to the spelling of Commissioner names in Section 2 of Page 1. Commissioner Schiro seconded and the motion passed on the following roll call vote:

**AYES:** Montes, Schiro, Sage, Maraviglia and Martin

**NOES:** None

**ABSENT:** None

**8. PUBLIC HEARINGS**

- 8.a CONSIDERATION OF AMENDED PLANNED UNIT DEVELOPMENT NO. 18-001 AND ADDENDUM TO THE PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT; REVISIONS TO A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT TO ALLOW EIGHT (8) ADDITIONAL HOUSING UNITS; LOCATION – 415 EAST BRANCH STREET; APPLICANT – DB&M, LLC; REPRESENTATIVE – MW ARCHITECTS (Downing)**

Commissioner Schiro announced he would recuse himself and step down for this item due to his ownership of a business in close proximity to the project.

Planning Manager Downing presented the staff report and responded to Commission questions regarding ownership of the quadplexes, architectural styles, and the Environmental Impact Report.

Duane Deblauw, applicant, spoke about phasing, the project's history, and the intention to add additional rental units.

Michael Peachey, representative, spoke in support of the project and spoke about the community's need for affordable rental units.

Chair Martin opened the public comment period.

Heather Jensen, Arroyo Grande, spoke in support of the project, mentioning that the owner has been a good steward of the community on previous projects.

Mike Hicks, 655 Le Point Street, spoke against the project, citing safety concerns for the students at Paulding Middle School and traffic congestion in the neighborhood.

Tim Harris, Le Point Street, spoke against the project, citing traffic and flooding concerns.

Colleen Skelly, Crown Hill, spoke against the project, citing safety concerns for the students.

Laura Mullen, 435 Le Point, spoke against the project, citing traffic and safety concerns.

Dale Liscombe, 531 May Street, spoke against the project, citing safety concerns for the students.

Nicholas Meades, AG, spoke in support of the project.

Cammie Griffin, 514 May Street, spoke against the project, citing concerns about the revised phasing and traffic congestion.

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

**Action:** Chair Martin moved to adopt a Resolution entitled, "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING AN ADDENDUM TO THE CREEKSIDE CENTER ENVIRONMENTAL IMPACT REPORT AND PLANNED UNIT DEVELOPMENT CASE NO. 18-001; APPLICANT – DB&M PROPERTIES, LLC; LOCATION – 415 EAST BRANCH STREET (THE CREEKSIDE PROJECT)**" with the following modification: 1) the applicant shall install curb, gutter, and sidewalk along Crown Terrace from Le Point Street to Crown Hill Street during construction of Phase 3. Commissioner Sage seconded the motion.

Discussion on the motion ensued, with Commissioner Sage explaining his support for the project and Commissioner Montes explaining her hesitation supporting the project.

The motion passed on the following roll call vote.

**AYES:** Martin, Sage, Maraviglia  
**NOES:** Montes

**ABSENT:** Schiro (recused)

Commissioner Schiro called for a recess at 7:16. The Commission reconvened at 7:22 to consider all remaining items on the Planning Commission Agenda.

**8.b CONSIDERATION OF PLANNED SIGN PROGRAM 18-002; SIGN PROGRAM FOR TENANT WALL SIGNAGE AND TWENTY FOOT (20') TALL FREEWAY SIGN; LOCATION – 1570 WEST BRANCH STREET; APPLICANT – PETER ORRADRE; REPRESENTATIVE – RRM DESIGN GROUP (Downing)**

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. Commissioner Schiro took over the role of chairing the meeting.

Planning Manager Downing presented the staff report and responded to Commissioner questions regarding shopping center landscaping, sign colors, and square footage of tenant signage.

Pam Ricci, representative, spoke in support of the project and stated that the applicant team has reviewed the draft Conditions of Approval and is support of each of them.

Commissioner Schiro opened the public hearing.

Cindy Jones, The Quarterdeck, spoke in support of the project and asked about renovating the existing shopping center signage to match the newly proposed freeway sign.

Tai Martin, leasing agent, spoke in support of the project and mentioned that the amount of signage per tenant is appropriate for the building.

Hearing no further public comment, Commissioner Schiro closed the public hearing.

**Action:** Commissioner Montes moved to adopt a Resolution entitled, “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING PLANNED SIGN PROGRAM 18-002; LOCATED AT – 1570 WEST BRANCH STREET; APPLIED FOR BY PETER ORRADRE.**”

Commissioner Sage seconded, and the motion passed on the following roll call vote:

**AYES:** Montes, Sage, Maraviglia, Schiro

**NOES:** None

**ABSENT:** Martin (recused)

**9. NON-PUBLIC HEARINGS**

None.

**10. ADMINISTRATIVE DECISIONS SINCE FEBRUARY 5, 2019**

<b>Case No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Description</b>	<b>Action</b>	<b>Planner</b>
PPR19-003	Judy Gardner	606 Harrison Street.	Establishment of a vacation rental in the SF district	A	A. Perez

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<b>Case No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Description</b>	<b>Action</b>	<b>Planner</b>
PPR19-004	Michael Peachey	330 S. Halcyon Road	Conversion of existing garage to detached bedroom for existing multi-family unit	A	A. Perez

**11. COMMISSION COMMUNICATIONS**

Chair Martin welcomed Commissioner Sage to the Commission.

**12. STAFF COMMUNICATIONS**

Director McClish gave a brief overview of items for upcoming Planning Commission meetings.

**13. ADJOURNMENT**

The meeting adjourned at 7:52 p.m.

**ATTEST:**

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**PATRICK HOLUB**  
**PERMIT TECHNICIAN**  
**(Approved at PC Meeting \_\_\_\_\_)**

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**GLENN MARTIN, CHAIR**