

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, JUNE 3, 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: Associate Planner Kelly Heffernon, Deputy City Attorney Jon Ansolabehere, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Chair Martin 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 20, 2014 minutes, as submitted. 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 20, 2014 as submitted.

8. PUBLIC HEARINGS

8.a. CONTINUED 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 responded to questions from the Commission regarding the proposed project.

Chair Martin opened the public hearing.

Emily Ewer, Oasis Associates, representative, stated the duplex was built in 1970; talked about the density; and responded to questions from the Commission.

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

Associate Planner Heffernon responded to additional questions from the Commission regarding the proposed project.

Deputy City Attorney Jon Ansolabehere, suggested modifying Condition No. 6 to state “any residential use must be clearly subordinate, incidental and accessory to the principal commercial use.”

Action: Commissioner Russom moved to adopt a resolution entitled “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING VESTING TENTATIVE PARCEL MAP NO. 14-001 AND PLANNED UNIT DEVELOPMENT NO. 14-001; 1450 CHILTON STREET; APPLIED FOR BY PATRICK KIMBELL & CARLOS CASTANEDA,** as modified in Conditions of Approval No. 6. “Future development of Parcel 1 shall primarily be commercial use (as allowed in the Office Mixed Use (OMU) zoning district). Any residential use must be clearly subordinate, incidental and accessory to the principal commercial use. Any residential development shall not exceed 50% of the entire project square footage. Development shall be limited to the area within the delineated building envelop shown on the Tentative Parcel Map.” Commissioner Keen seconded.

AYES: Russom, Keen, Goss, Sperow, Martin

NOES: None

ABSENT: None

Carol Florence, Oasis Associates, thanked the Commission for their time on the project.

9. NON-PUBLIC HEARING ITEM None

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE MAY 20, 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 |
|-----------------|--------------------|--------------------|---|---------------|----------------|
| MEX 14-003 | Bill and Zoe Burke | 203 Oro Drive | Reduction of front yard setback by 2.5 feet for a new attached secondary dwelling unit. | A | R. Grothe |
| PPR 14-004 | Jeannine Evans | 535 E. Branch St. | New porch construction | A | A. Nygaard |
| PPR 14-002 | Bob Dias | 1203 E. Grand Ave. | Renovation of Existing Car Wash | A | A. Nygaard |

Commissioner Goss inquired if the description reported under **ADMINISTRATIVE ITEMS for PLOT PLAN REVIEW 14-004** distributed with the agenda packet is correct. Associate Planner Heffernon stated there is a typographical error on the list of administrative items but the

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description is correct on the agenda - "New porch construction".

11. COMMISSION COMMUNICATIONS

None

12. STAFF COMMUNICATIONS

None

13. ADJOURNMENT

On motion by Commissioner Keen, seconded by Commissioner Martin and unanimously carried , the meeting adjourned at 6:41 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

JENNIFER MARTIN, CHAIR

(Approved at PC Mtg _____)