

**CITY OF
ARROYO GRANDE**

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**AGENDA
PLANNING COMMISSION
CITY COUNCIL CHAMBERS, 215 EAST BRANCH STREET
TUESDAY, AUGUST 3, 2010
6:00 P.M.**

ROLL CALL:

PLEDGE OF ALLEGIANCE*:

ANNOUNCEMENT:

AGENDA REVIEW: The Commission may revise the order of items depending on public interest and/or agenda overload (inadequate time per item).

APPROVAL OF MINUTES: JULY 20, 2010

I.

A. ORAL COMMUNICATIONS:

Persons in the audience may discuss business not scheduled on this agenda for any item of interest within the jurisdiction of the Planning Commission. The Commission requests that such presentations be limited to three (3) minutes and be accompanied by voluntary submittal of a "speaker slip" to facilitate meeting organization and preparation of the minutes.

B. WRITTEN COMMUNICATIONS:

Correspondence for the Planning Commission received after Agenda preparation. In compliance with the Brown Act, the Commission will not take action on communication items that are not listed on the agenda, but may schedule such matters for discussion or hearing as part of future agenda consideration.

II. PUBLIC HEARING ITEM:

- A. CONTINUED PUBLIC HEARING FROM JULY 20, 2010 VESTING TENTATIVE PARCEL MAP 09-001 AND PLANNED UNIT DEVELOPMENT 09-001; 379 ALDER STREET; APPLICANT – KORNREICH ARCHITECTS.** Staff report prepared by Planner Kelly Heffernon. The Planning Commission will consider a vesting tentative parcel map and planned unit development to subdivide a 0.40-acre parcel into four (4) lots, remove existing structures and construct four (4) single-family residential units in a planned unit development configuration.
- B. VESTING TENTATIVE PARCEL MAP CASE NO. 10-002 CONDITIONAL USE PERMIT CASE NO. 10-002; APPLICANT – NKT COMMERCIAL C/O NICK TOMPKINS; LOCATION – CORNER OF SHORT STREET AND EAST BRANCH STREET.** Staff report prepared by Planning Manager Jim Bergman. The Planning Commission will consider making a recommendation to the City Council regarding the final design review of the full architectural, site, floor, and landscaping plans of the

approved commercial building, the formal land division of the new development, and landscape improvements of the locally listed resource known as the "Public Works Building or Conrad House" in accordance with the Purchase and Sale and Improvement Agreement entered into by the City Council on February 23, 2010 (Resolution 4262).

III. NON-PUBLIC HEARING ITEMS: None

IV. REFERRAL ITEMS FOR COMMISSION ACTION/NOTICES OF ADMINISTRATIVE DECISIONS SINCE JULY 20, 2010:

Case No.	App.	Address	Description	Action	Planner
1. VSR 10-003	Bob Black	1460 Sierra Drive	Addition of a 140 square foot bathroom and 157 square foot second story roof deck with total height of 15' 3".	A.	D. Mimick
2. TUP 10-011	Michelle Muller	995 East Grand Avenue	Placement of balloons and pennants on the building for pre-determined sales events.	A.	D. Mimick
3. PPR 10-010	Debbie Bailey	129 N. Halcyon Road	Conversion of a medical space to a Therapeutic Body Center.	A.	D. Mimick
4. ARCH 10-001	Paul Poirier and Associates	905 Rancho Parkway, Pad "I" of the Five Cities Shopping Center (Phase II)	Review of proposed changes to approved commercial shell building (Building I-1).	A.	K. Heffernon
5. DR 10-002	Mangano Homes	Royal Oaks Planned Development – Grace Lane	Design Review for approved nineteen (19) lot residential subdivision.	A.	K. Heffernon

V. DISCUSSION ITEMS:

A. Second utility connections for second residential dwellings

VI. PLANNING COMMISSION ITEMS AND COMMENTS:

VII. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND FOLLOW-UP:

VIII. ADJOURNMENT:

Planning Commission meetings are cablecast live and videotaped for replay on Arroyo Grande's Government Access Channel 20. The rebroadcast schedule is published at www.slo-span.org

The Planning Commission may act upon any item (s) not appearing on the posted agenda only if it is determined by a two-thirds vote of the full commission that there is an urgent need to take action and that the need for action came to the attention of the commission after the agenda was posted.

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All staff reports or other written documentation, including any supplemental material distributed to a majority of the Planning Commission within 72 hours of a regular meeting, relating to each item of business on the agenda are available for public inspection during regular business hours in the Community Development office, 214 E. Branch Street, Arroyo Grande. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by the Americans with Disabilities Act. To make a request for disability-related modification or accommodation, contact the Community Development Department as soon as possible and at least 48 hours prior to the meeting date.

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