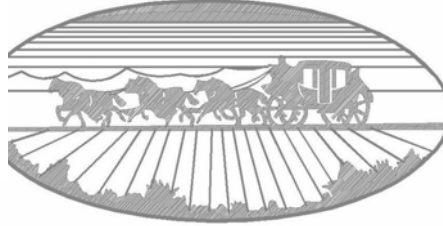


**CITY OF
ARROYO GRANDE**

COMMISSION MEMBERS

Caren Ray Chair
John Keen* Vice Chair
Kristen Barneich Commissioner
Richard Marshall Commissioner
Doug Tait Commissioner



Steven Adams City Manager
Timothy J. Carmel City Attorney
Rob Strong CDD Director
Phone: (805) 473-5420
Website: www.arroyogrande.org

**AGENDA
PLANNING COMMISSION
CITY COUNCIL CHAMBERS
215 EAST BRANCH STREET
TUESDAY, MARCH 18, 2008
6:00 P.M. – 10:00 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: Minutes of February 19, 2008.

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.

C. NOMINATION OF CHAIR AND VICE CHAIR

At it's second regular meeting in March members of the Planning Commission will elect a Chair and a Vice-chair, who shall hold office for one year.

II. PUBLIC HEARING ITEMS:

A. DEVELOPMENT CODE AMENDMENT CASE NO. 08-001(B); APPLICANT – CITY OF ARROYO GRANDE; LOCATION – CITYWIDE (Continued from March 4, 2008 meeting). Staff report prepared and presented by Associate Planner, Teresa McClish.

The Planning Commission will review amendments to the Municipal Code Section 16.24.020 (The Zoning Map) to change nine (9) properties on Whitely Street between Allen Street and the Arroyo Grande Creek within the Historic Character Overlay District (D-2.4), from Single Family (SF D-2.4) to Village Residential (VR D-2.4). (Exhibit "A" also includes amendments to Municipal Code Chapter 16.56 Parking and Loading Requirements, including parking standards for barber shops and beauty salons within the Village Core Downtown (VC) and Village Mixed Use (VMU) districts.)

B. DEVELOPMENT CODE AMENDMENT CASE NO. 07-001, AMENDMENTS TO TITLE 16 OF THE CITY OF ARROYO GRANDE MUNICIPAL CODE PERTAINING TO UNDERGROUND UTILITIES; APPLICANT – CITY OF ARROYO GRANDE; LOCATION – CITY WIDE. Staff report prepared and presented by Assistant Planner, Jim Bergman.

The Planning Commission will consider staff recommended changes to section 16.68.050 of the Municipal Code related to requirements for placement of utilities underground or the payment of in-lieu fees.

III. NON-PUBLIC HEARING ITEMS: None.

IV. REFERRAL ITEMS FOR COMMISSION ACTION/

NOTICES OF ADMINISTRATIVE DECISIONS: SINCE MARCH 4, 2008:

| Case No. | App. | Address | Description | Action | Planner |
|------------|------------------------------|----------------|--|--------|--------------|
| ASP 08-006 | Sara Vandenburg Signworks | 1590 W. Branch | Proposed new sign for Carl's Jnr. Drive-thru Restaurant | A | K. Heffernon |

V. DISCUSSION ITEMS:

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.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting, please contact the Director of Administrative Service's Office (805) 473-5414 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting.