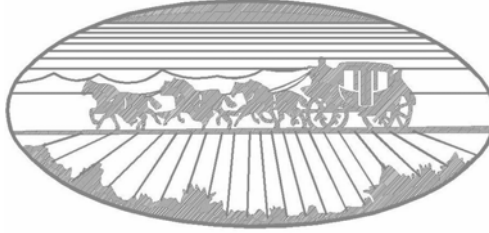


**CITY OF  
ARROYO GRANDE**

**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

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**AGENDA  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
215 EAST BRANCH STREET  
TUESDAY, MAY 20, 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 May 6, 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.

**II. PUBLIC HEARING ITEMS:**

**A. 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 (*Continued from April 15, 2008 meeting.*)** 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:**

**A. STAFF PROJECT CASE NO. 08-005 SCALE, BULK, AND MASS OF RESIDENTIAL HOMES IN THE VILLAGE; APPLICANT – CITY OF ARROYO GRANDE; LOCATION – THE VILLAGE D-2.4 HISTORIC CHARACTER OVERLAY DISTRICT.** Staff report prepared and presented by Planning Intern, Jimmy Paulding.

The Planning Commission will consider staff recommended alternatives for Development Code amendments or amendments to The Design Guidelines and Standards for Historic Districts to address the issue of scale, bulk, mass and character of residential homes in the Village D-2.4 Historic Character Overlay District.

**IV. REFERRAL ITEMS FOR COMMISSION ACTION/  
NOTICES OF ADMINISTRATIVE DECISIONS SINCE MAY 6, 2008:**

Case No.	App.	Address	Description	Action	Planner
1. VSR 08-002	Bill Love	275 Hillcrest Ave	Construction of a two-story 1,883 sq. ft. house.	A.	J. Bergman
2. ARCH 08-002	Gennaro Rosato	132 Bridge Street	New decorative wall with stone and wrought iron.	A.	J. Bergman
3. TUP 08-009	Gospel Lighthouse Church	Huasna Rd/E Grand/W. Branch	Fundraiser Cherry Sales	A.	J. Bergman
4. VSR 08-004	Steve & Terri Davis	469 Campana Pl	Modification and expansion of existing decks	A.	J. Bergman

**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](http://www.slo-span.org)*

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*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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*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.*