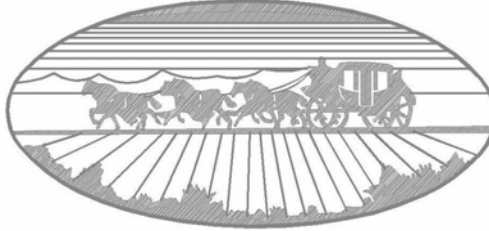


**CITY OF  
ARROYO GRANDE**

**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 6, 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:** None.

**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. TENTATIVE PARCEL MAP CASE NO. 08-003; APPLICANT – ARROYO HOTEL LLC/GARY WHITE/STEPHEN COOL; LOCATION – 1400 WEST BRANCH STREET.** Staff report prepared and presented by Community Development Director, Rob Strong.

The Planning Commission will consider an application to divide an approximately 2.68 acre site into two parcels of 2.21 acres and 0.47 acre associated with the previously approved Hampton Inn/Restaurant project.

**B. VARIANCE CASE NO. 08-001; APPLICANT – BILL & VIOLA COCKSHOTT; LOCATION – SOUTHEAST CORNER OF WHITELEY AND IDE STREETS.** Staff report prepared and presented by Associate Planner, Ryan Foster.  
The Planning Commission will consider an application for a variance to reduce the required street side setback from 15 to 10 feet for a new single-family home in the Single-Family (SF) zoning district within the D-2.4 Overlay (Village).

**C. TENTATIVE TRACT MAP & PLANNED UNIT DEVELOPMENT CASE NO. 01-001; APPLICANT CASTLEROCK DEVELOPMENT; LOCATION - NORTHEAST CORNER OF THE INTERSECTION OF JAMES WAY AND LA CANADA.** Staff report prepared and presented by Associate Planner, Teresa McClish.  
The Planning Commission will consider a revised application to subdivide a 26.9 acre parcel in the Rancho Grande Planned Development District into 15 clustered single-family residential lots and one 22-acre permanently preserved open space parcel.

**III. NON-PUBLIC HEARING ITEMS:**

**A. TIME EXTENSION CASE NO. 08-003; APPLICANT - G. & C. SUGARMAN; LOCATION – 1136 EAST GRAND AVENUE.** Staff report prepared and presented by Associate Planner, Ryan Foster.  
The Planning Commission will consider a request for a one-year time extension for Tentative Tract Map 06-001 and Planned Unit Development 05-010.

**IV. REFERRAL ITEMS FOR COMMISSION ACTION/  
NOTICES OF ADMINISTRATIVE DECISIONS SINCE APRIL 15, 2008:**

Case No.	App.	Address	Description	Action	Planner
PPR 08-002	Spyco Construction	201 Brisco Rd	Structure for vehicle cover at San Luis Ambulance	A.	J. Bergman
PPR 08-003	S. Earth Recycling	1562 W. Branch St	A CRV recycling center	A.	J. Bergman
PPR 08-004	Scott Trees	871 E. Cherry Ave	Construction of a greenhouse	A.	J. Bergman
MEX 08-003	Arnold Garcia	472 Golden West Pl	1% deviation from lot coverage allowance to add 23 sq ft room addition to primary dwelling	A.	J. Paulding
MEX 08-004	Frank Alvarado	341 Walnut St	Partial conversion of two-car garage	A.	R. Foster
ASPR 08-001	Ladera Plaza/Mark London	1200 E. Grand Ave	Illuminated signage using goose neck fixtures.	A.	K. Heffernon
TUP 08-007	Euphoria Flowers	601 E. Grand Ave	Set up to sell roses for Mother's Day on 5/10 & 11.	A.	K. Heffernon
VSR 08-003	Thomas Korman	1400 Blueberry	Addition to existing second story over garage	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](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.*