



**AGENDA SUMMARY  
PLANNING COMMISSION MEETING  
TUESDAY, SEPTEMBER 7, 2021  
6:00 P.M.  
ZOOM WEBINAR**

Please click the link below to join the Zoom Meeting:

<https://us02web.zoom.us/j/89129208197>

Webinar ID: 891 2920 8197

Or by Telephone: 1-669-900-6833; 1-346-248-7799; 1-253-215-8782

In compliance with the State and County Public Health Orders, and pursuant to the Governor's Executive Order N-29-20, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act, Planning Commission meetings will be conducted by video and teleconferencing through Zoom webinar until further notice. Meetings can be viewed on Channel 20 and are live-streamed on the City's [website](#) and on [www.slo-span.org](http://www.slo-span.org). Members of the public may provide public comment during the meeting by joining the Zoom meeting or by submitting written public comments to the Clerk of the Commission at [pc-publiccomment@arroyogrande.org](mailto:pc-publiccomment@arroyogrande.org).

**1. CALL TO ORDER:**

**2. ROLL CALL**

**3. FLAG SALUTE:**

Commissioner Maraviglia

**4. AGENDA REVIEW:**

The Commission may revise the order of agenda items depending on public interest and/or special presentations.

**5. COMMUNITY COMMENTS AND SUGGESTIONS:**

This public comment period is an invitation to members of the community to present issues, thoughts, or suggestions on matters not scheduled on this agenda. Comments should be limited to those matters that are within the jurisdiction of the Planning Commission. Members of the public may provide public comment remotely by joining the Zoom meeting utilizing one of the methods provided below. Please use the "raise hand" feature to indicate your desire to provide public comment.

Click the link below to join the webinar:

•<https://us02web.zoom.us/j/89129208197>; Webinar ID: 891 2920 8197

•Or Telephone Attendee: 1-669-900-6833; 1-346-248-7799; 1-253-215-8782; Press \* 9 to "raise hand" for public comment

The Brown Act restricts the Commission from taking formal action on matters not

published on the agenda. In response to your comments, the Chair or presiding official may:

- Direct City staff to assist or coordinate with you.
- A Commissioner may state a desire to meet with you.
- It may be the desire of the Commission to place your issue or matter on a future agenda.

Please adhere to the following procedures when addressing the Commission:

- Comments should be limited to 3 minutes or less.
- Your comments should be directed to the Commission as a whole and not directed to an individual Commissioner.
- Slanderous, profane or personal remarks against any Commissioner or member of the audience shall not be permitted.

#### **6. WRITTEN COMMUNICATIONS:**

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

Documents:

[2021-09-07\\_Written Communication- Gibson.pdf](#)

#### **7. CONSENT AGENDA:**

##### **7.a. CONSIDERATION OF APPROVAL OF MINUTES**

Recommended Action: Approve the minutes of the August 17, 2021 Regular Planning Commission meeting.

Documents:

[2021-09-07\\_7a Minutes for Approval.pdf](#)

##### **7.b. CONSIDERATION OF LOT LINE ADJUSTMENT NO. 21-003; LOCATION – 1200 EAST GRAND AVENUE; APPLICANT – JAMES MOTTER; REPRESENTATIVE – JAMES COOPER, GARING, TAYLOR AND ASSOCIATES**

Recommended Action: It is recommended that the Planning Commission adopt a Resolution approving Lot Line Adjustment No. 21-003.

Documents:

**8. PUBLIC HEARINGS:**

- 8.a. **CONSIDERATION OF CONDITIONAL USE PERMIT 21-006; ESTABLISHMENT OF A FITNESS FACILITY IN AN EXISTING COMMERCIAL SPACE; LOCATION – 134 NELSON STREET; APPLICANT – TARA WARWICK, TARAFIED FITNESS, LLC**

Recommended Action: It is recommended that the Planning Commission adopt a Resolution approving the project.

Documents:

[2021-09-07\\_8a 134 Nelson.pdf](#)

- 8.b. **CONSIDERATION OF CONDITIONAL USE PERMIT 21-005; ADDITION TO AN EXISTING COMMERCIAL STRUCTURE AND ESTABLISHMENT OF AN ART GALLERY AND WINE TASTING COLLECTIVE; LOCATION – 211 E. BRANCH ST.; APPLICANT –ERIC AND GILLIAN VON BERG; REPRESENTATIVE – JENNIFER MARTIN, JENNIFER MARTIN ARCHITECTURE AND DESIGN**

It is recommended that the Planning Commission adopt the prepared Resolution approving the project.

Documents:

[2021-09-07\\_8B\\_211 E Branch CUP.pdf](#)  
[2021-09-07 Supplemental Memo -Item 8.b.pdf](#)

- 8.c. **CONSIDERATION OF APPEAL TO PLANNING COMMISSION CASE 21-002; APPEAL OF PLOT PLAN REVIEW 21-018 FOR THE ESTABLISHMENT OF A VACATION RENTAL; LOCATION – 1170 LINDA DRIVE; APPELLANTS – MICHELLE CHARITON AND JAMI FORDYCE**

**Recommended Action:** It is recommended that the Planning Commission adopt a Resolution denying Appeal Case No. 21-002 and approving Plot Plan Review 21-018

Documents:

[2021-09-07\\_8c\\_redacted.pdf](#)  
[Supplemental Memo1-2\\_Redacted.pdf](#)  
[Supplemental Memo 3\\_Redacted.pdf](#)

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

None.

**10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE AUGUST 17, 2021**

Documents:

[2021-09-07 Administrative Decisions.pdf](#)

**11. COMMISSION COMMUNICATIONS:**

Correspondence/Comments as presented by the Planning Commission.

**12. STAFF COMMUNICATIONS:**

Correspondence/Comments as presented by the City Manager.

**13. ADJOURNMENT**

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 Department, 300 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 Legislative and Information Services Department at 805-473-5414 as soon as possible and at least 48 hours prior to the meeting date.

\*\*\*\*\*

This agenda was prepared and posted pursuant to Government Code Section 54954.2. Agenda reports can be accessed and downloaded from the City's website at [www.arroyogrande.org](http://www.arroyogrande.org). If you would like to subscribe to receive email or text message notifications when agendas are posted, you can sign up online through our [Notify Me](#) feature.

\*\*\*\*\*

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).