

**ACTION MINUTES  
MEETING OF THE PLANNING COMMISSION  
TUESDAY, AUGUST 3, 2021  
ARROYO GRANDE COUNCIL CHAMBERS  
215 EAST BRANCH STREET  
ARROYO GRANDE, CALIFORNIA**

**1. CALL TO ORDER**

Chair Martin called the Planning Commission meeting to order at 6:04 p.m.

**2. ROLL CALL**

Planning Commission: Commissioners Kevin Buchanan, Jim Guthrie, Jamie Maraviglia, Vice Chair Frank Schiro and Chair Glenn Martin were present.

Staff Present: Community Development Director Brian Pedrotti, Associate Planner Andrew Perez and Assistant Planner Patrick Holub were present.

**3. FLAG SALUTE**

Chair Martin led the flag salute.

**4. AGENDA REVIEW**

None.

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

None.

**6. WRITTEN COMMUNICATIONS**

None.

**7. CONSENT AGENDA**

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

**Recommended Action:** Approve the minutes of the June 15, 2021 Regular Planning Commission meeting.

**Action:** Commissioner Maraviglia moved and Commissioner Guthrie seconded the motion to approve the minutes of June 15, 2021.

The motion passed on the following roll-call vote:

**AYES:** Maraviglia, Guthrie and Martin

**NOES:** None

**ABSENT:** None

**ABSTAIN:** Buchanan and Schiro

**8. PUBLIC HEARINGS**

None.

**9. NON-PUBLIC HEARINGS**

**9.a STUDY SESSION FOR THE PLANNING COMMISSION TO REVIEW, RECEIVE COMMENT AND PROVIDE DIRECTION ON AMENDMENTS TO TITLE 16 OF THE ARROYO GRANDE MUNICIPAL CODE (AGMC) REGARDING ACCESSORY DWELLING UNITS AND TINY HOMES ON WHEELS; DEVELOPMENT CODE AMENDMENT 20-001; LOCATION – CITYWIDE**

**Recommended Action:** It is recommended that the Planning Commission review the proposed amendments, take public comment, and direct staff to return to the Commission for a recommendation hearing.

Associate Planner Perez presented the staff report and highlighted areas of the ADU ordinance that are proposed to be amended in response to changes to state law. He also responded to questions from the Commission.

Chair Martin opened the public comment.

Joe Dollan spoke in favor of adding provisions to regulate tiny homes on wheels and offered suggestions to the draft ordinance that would make installation of tiny home easier.

Chair Martin closed the public comment.

The Commission was supportive of the proposed amendments, but wanted the architectural compatibility standards in the draft ordinance revised to be more permissive of pre-fabricated units. The Commission also encouraged staff to revise the design standards for tiny homes to allow for flexibility in designs that provide light and air for occupants.

Commissioner Guthrie made a motion to direct staff to make revisions to the draft ordinance in response to comments from the Commission and the public. The motion was unanimously supported.

**10. ADMINISTRATIVE DECISIONS SINCE JULY 20, 2021**

<b>Case No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Description</b>	<b>Action</b>	<b>Appeal Deadline</b>
PPR21-021	Verizon Wireless	459 Puesta del Sol	Upgrade of existing wireless communications facility located at City Reservoir 5	A	8/9/21
PPR21-022	Verizon Wireless	1275 Ash Street	Modifications to an existing wireless telecommunication facility	A	8/4/21

**11. COMMISSION COMMUNICATIONS**

Members of the Planning Commission welcomed Commissioner Buchanan.

**12. STAFF COMMUNICATIONS**

Community Development Director Pedrotti informed the Commission of the Downtown Parking Advisory Board meeting on August 12, 2021 where the Board would discuss parklets in the Village as well as limited time parking signage and curb painting.

**13. ADJOURNMENT**

The meeting adjourned at 7:25 p.m.

**ATTEST:**

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**PATRICK HOLUB  
ASSISTANT PLANNER**

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**GLENN MARTIN, CHAIR**

(Approved at PC Meeting \_\_\_\_\_)

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