

**ACTION MINUTES
MEETING OF THE PLANNING COMMISSION
TUESDAY, AUGUST 17, 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 6:00 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

Vice Chair Schiro 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 August 3, 2021 Regular Planning Commission meeting.

Action: Vice Chair Schiro moved and Commissioner Maraviglia seconded the motion to approve the minutes of August 3, 2021.

The motion passed on the following roll-call vote:

AYES: Schiro, Maraviglia, Buchanan, Guthrie and Martin

NOES: None

ABSENT: None

8. PUBLIC HEARINGS

8.a. CONSIDERATION OF AMENDED CONDITIONAL USE PERMIT 21-002; REVISION TO A CONDITION OF APPROVAL REGARDING PARKING FOR CONDITIONAL USE PERMIT 18-005; LOCATION – 995 E. GRAND AVE; APPLICANT: GRACE CENTRAL COAST; REPRESENTATIVE – EMILY EWER, OASIS ASSOCIATES

Recommended Action: It is recommended that the Planning Commission adopt a Resolution approving Amended Conditional Use Permit 21-002.

Associate Planner Perez presented the staff report and responded to Commissioner questions regarding shared parking reductions and the process by which they are approved.

Carol Florence, representative, spoke in favor of the project and responded to Commissioner questions regarding completion of the tenant space, future parking plans and the amount of parking reduction sought.

Chair Martin opened the public hearing. Seeing no public comments, Chair Martin closed the public hearing.

Action: Commissioner Guthrie moved and Commissioner Maraviglia seconded the motion to adopt the prepared Resolution approving Amended Conditional Use Permit 21-002 with the following amendments:

1. Increase the parking reduction to a twenty percent (20%) parking reduction; and
2. Strike Condition of Approval number 30.

The motion passed on the following roll-call vote:

AYES: Guthrie, Maraviglia, Buchanan, Schiro and Martin
NOES: None
ABSENT: None

8.b. CONSIDERATION OF 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 adopt a Resolution recommending the City Council adopt amendments to the accessory dwelling unit ordinance.

Associate Planner Perez presented the staff report and responded to Commissioner questions regarding deck sizing and how the maximum square footages were determined.

Chair Martin opened the public hearing.

Joe Pollan, Central Coast Tiny Homes, thanked the Commission for the changes made to the draft Ordinance and spoke about the 3rd party inspection requirements for tiny homes.

Ariel Edgerton asked the Commission to define “by right” ADUs.

Seeing no further public comment, Chair Martin closed the public hearing.

Action: Commissioner Guthrie moved and Commissioner Maraviglia seconded the motion to adopt the prepared Resolution recommending that the City Council adopt amendments to the accessory dwelling unit ordinance with the following amendments:

1. Include language permitting extension on Tiny Homes on Wheels that allow roof pitches of 1:12; and
2. Recommend that all ADUs be ineligible to be Short Term Rentals.

After the motion received a second, the Commission discussed amending the maximum size of decks built in conjunction with tiny homes. Chair Martin suggested that decks be allowed up to 100% of the size of the tiny homes. The motion maker and the second accepted the following addition to their motion:

3. The maximum deck size for decks built around ADUs shall be no larger than 100% of the size of the tiny home.

**PLANNING COMMISSION
MINUTES
AUGUST 17, 2021**

The motion passed on the following roll-call vote:

AYES: Guthrie, Maraviglia, Schiro and Martin

NOES: Buchanan

ABSENT: None

9. NON-PUBLIC HEARINGS

None.

10. ADMINISTRATIVE DECISIONS SINCE AUGUST 3, 2021

Case No.	Applicant	Address	Description	Action	Appeal Deadline
PPR21-010	Stephanie Burkard	117 Poole St	Establishment of a Vacation Rental and establishment of a Single Family use in an existing structure	A	8/18/21
PPR21-016	Shane Bogle	912 Dodson	Establishment of a Vacation Rental in an existing Single Family Residence	A	8/23/21
PPR21-025	Charles and Claudia Limpic	439 E Branch Street	Establishment of a Vacation Rental in an existing Single Family Residence.	A	8/23/21

Chair Martin inquired about the total number of approved short term rentals. Associate Planner Perez responded that there are approximately 73 vacation rentals and 37 homestays and that 24 applications had been received in 2021. Commissioner Buchanan spoke about the increase of vacation rental applications and that it is likely due to the increase in housing prices. Vice Chair Schiro concurred.

11. COMMISSION COMMUNICATIONS

Commissioner Buchanan thanked Chair Martin for allowing his participation in the meeting.

12. STAFF COMMUNICATIONS

Community Development Director Pedrotti informed the Commission:

1. About the Downtown Parking Advisory Board meeting that happened on August 11, 2021.
2. That the regional ADU stock plans are underway and a consultant was chosen.

13. ADJOURNMENT

The meeting adjourned at 7:33 p.m.

ATTEST:

PATRICK HOLUB
ASSISTANT PLANNER
(Approved at PC Meeting _____)

GLENN MARTIN, CHAIR