

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, DECEMBER 2, 2014
COUNCIL CHAMBERS, 215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

Vice Chair Sperow called the Regular Planning Commission meeting to order at 6:00 p.m.

2. ROLL CALL

Planning Commission: Commissioners Lan George, John Keen, Randy Russom, and Vice Chair Lisa Sperow were present.

Staff Present: Community Development Director Teresa McClish, Assistant Planner Mathew Downing; City Engineer Matt Horn and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Sperow led the Flag Salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

None

6. WRITTEN COMMUNICATIONS

The Commission received the following material after preparation of the agenda:

1. A memo from Assistant Planner Matt Downing to the Planning Commission, dated December 1, 2014 regarding Item 8.b. information about San Luis Obispo County affordable and workforce housing requirements.

7. CONSENT AGENDA

Action: Commissioner Keen moved, and Commissioner Russom seconded the motion to approve the November 18, 2014 minutes, as submitted. The motion passed on the following roll call vote:

AYES: Keen, Russom, George, Sperow

NOES: None

ABSENT: None

7.a. Consideration of Approval of Minutes

Action: Approved the minutes of the Regular Planning Commission meeting of November 18, 2014, as submitted.

8. PUBLIC HEARINGS

- 8.a. **CONTINUED CONSIDERATION OF AN ORDINANCE ADDING CHAPTER 16.86 TO TITLE 16 OF THE ARROYO GRANDE MUNICIPAL CODE RELATING TO PERFORMANCE STANDARDS FOR DEEMED APPROVED ALCOHOLIC BEVERAGE COMMERCIAL SALES**

Director McClish stated staff would like to amend the recommendation and continue to a date uncertain an ordinance adding Chapter 16.86 to Title 16 of the Arroyo Grande Municipal Code relating to performance standards for deemed approved alcoholic beverage commercial sales.

Action: Commissioner Keen moved to continue this item to a date uncertain. Commissioner Sperow seconded, and the motion passed on the following roll call vote:

AYES: Keen, Sperow, George, Russom
NOES: None
ABSENT: None

Commissioner Russom recused himself from Item 8.b. due to having a conflict of interest and stepped down from the dais.

8.b. CONTINUED CONSIDERATION OF GENERAL PLAN AMENDMENT 14-002, SPECIFIC PLAN AMENDMENT 14-001, CONDITIONAL USE PERMIT CASE NO. 14-009, AND VESTING TENTATIVE TRACT MAP 14-001; SUBDIVISION OF TWO (2) COMMERCIAL PARCELS INTO FORTY-ONE (41) RESIDENTIAL LOTS, ONE (1) COMMON AREA LOT, AND TWO (2) COMMERCIAL LOTS; LOCATION – SOUTHWEST CORNER OF EAST GRAND AVENUE AND SOUTH COURTLAND STREET; APPLICANTS – MFI LIMITED AND NKT COMMERCIAL; REPRESENTATIVE – RRM DESIGN GROUP

Assistant Planner Downing addressed the Commission's concerns from the November 18th Planning Commission meeting and stated the Architectural Review Committee recommends the Planning Commission review the proposed project and make a recommendation to the City Council.

Assistant Planner Downing and Director McClish responded to questions from the Commission regarding the proposed project.

Debbie Rudd, representative, RRM Design Group, addressed the Commission's concerns from the November 18th Planning Commission meeting.

Joshua Roberts, Project Civil Engineer, responded to questions from the Commission regarding the proposed project.

Vice Chair Sperow open the public hearing.

Aaron Henkel, South Alpine Street, expressed the following concerns/comments: the ingress/egress is too close to the traffic signal; the applicant should issue a template for semi-trucks in and around without blocking traffic; feels most traffic will exit on East Grand Avenue and drivers desiring to go west on East Grand Avenue will have to make a u-turn; the traffic lanes are narrow for the housing project; there is lack of parking for the residents and guests; and would like to see cross section at Courtland Street/East Grand Avenue to make sure it will fit everything .

LeAnn Akins, Cornwall Avenue, stated she is against the project; feels people will buy homes for vacation homes; and indicated there are 30 vacant commercial buildings on East Grand Avenue.

Vice Chair Sperow closed the public hearing.

Individual Commissioners provided the following: make sure delivery truck radius are correct; there should be a crosswalk for pedestrians walking on South Courtland Street; eliminate parking on Courtland up to East Grand Avenue; ensure use of LED lighting; in favor of alternative 2 with center driveway ingress and western driveway egress; the commercial property is very well designed; tenant improvements are expensive elsewhere on East Grand Avenue; in favor the of the plaza option; and concern with the amount of parking.

Scott Martin, architect, RRM Design Group, stated the residential entrance may be moved to add additional guest parking.

Action: Commissioner Sperow moved to adopt a resolution entitled **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND APPROVE GENERAL PLAN AMENDMENT 14-002, SPECIFIC PLAN AMENDMENT 14-001; CONDITIONAL USE PERMIT 14-009, AND VESTING TENTATIVE TRACT MAP 14-001; LOCATED AT THE SOUTHWEST CORNER OF EAST GRAND AVENUE AND SOUTH COURTLAND STREET; APPLIED FOR BY MFI LIMITED AND NKT COMMERCIAL”** as modified to include a crosswalk across Courtland Street; use of LED lighting; and commercial driveway alternative 2 be considered. Commissioner Keen seconded the motion.

After Commission discussion, Commissioner Sperow amended the motion to include restricting commercial vehicles from exiting through the East Grand Avenue entrance. Commissioner George seconded the motion. The motion passed on the following roll call vote:

AYES: Sperow, George, Keen
NOES: None
ABSENT: Russom

9. NON-PUBLIC HEARING ITEM None

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE NOVEMBER 18, 2014

This is a notice of administrative decision for Minor Use Permits, including any approvals, denials or referrals by the Community Development Director. An administrative decision must be appealed or called up for review by the Planning Commission by a majority vote.

Case No.	Applicant	Address	Description	Action	Planner
TUP 14-027	Hopper Family Christmas Trees	1587 El Camino Real	Christmas Tree Lot	A	H. King

11. COMMISSION COMMUNICATIONS

None

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None

12. STAFF COMMUNICATIONS

Community Developer Director McClish stated that it appears that there are no items for the December 16, 2014 Commission meeting. Therefore, the meeting may be cancelled.

13. ADJOURNMENT

On motion by Commissioner Keen, seconded by Commissioner George and unanimously carried, the meeting adjourned 7:00 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION
(Approved at PC Mtg _____)**

LISA SPEROW, VICE CHAIR