

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, JULY 7, 2015
COUNCIL CHAMBERS, 215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

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

2. ROLL CALL

Planning Commission: Commissioners Lan George, Terry Fowler-Payne, John Keen, and Glenn Martin were present. Commissioner John Mack was absent.

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

3. FLAG SALUTE

Commissioner 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 Regular Planning Commission Meeting of June 16, 2015, as submitted.

Action: It was the consensus of the Commission to continue this item to the next meeting due lack of a quorum from the June 16, 2015 meeting.

8. PUBLIC HEARINGS

8.a. CONSIDERATION OF APPEAL OF DETERMINATION RELATING TO A VACATION RENTAL, PLOT PLAN REVIEW CASE NO. 15-010; LOCATION – 230 OLD RANCH ROAD; APPELLANT – EDWIN & PATRICIA FICHTNER

Assistant Planner Downing presented the staff report and recommended that the Planning Commission adopt a resolution denying Appeal Case No. 15-002 and approving Plot Plan Review Case No. 15-010.

Assistant Planner Downing responded to questions from the Commission on the proposed project.

Edwin Fichtner, appellant, Old Ranch Road, read a letter dated July 07, 2015 to the Commission in opposition to the Plot Plan Review for the vacation rental and asked the Commission to deny the project.

Nina Reinacher, applicant, owner of 320 Old Ranch Road, stated she meets all the qualifications for the vacation rental and asked the Commission to deny the appeal.

Katherine Neie, applicant, owner of 320 Old Ranch Road, stated if the permit is not granted, the house will be rented and asked the Commission to approve the Plot Plan Review.

Chair George opened the public hearing.

The following people spoke in favor of approving Appeal Case No. 15-002 and denying Plot Plan Review Case No. 15-010 for a vacation rental, located at 320 Old Ranch Road:

- | | |
|-----------------------------------|----------------------------------|
| -Thomas Wooldridge, Mercedes Lane | -Phil Lozano, Mercedes Lane |
| -Allan Mainous, Mercedes Lane | -Mary Young, Mercedes Lane |
| -Kathy Clerkin, Old Ranch Road | -Chintana Mainous, Mercedes Lane |
| -Lori Wooldridge, Mercedes Lane | -Ed Clerkin, Old Ranch Road |

Jeff Gultinan, Oakhill Court, stated that the rules are fair for all involved and spoke in favor of approving the plot plan review for a vacation rental.

Hearing no further comments, Chair George closed the public hearing.

Action: Commissioner Martin, moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE DENYING APPEAL CASE NO. 15-002 AND APPROVING PLOT PLAN REVIEW CASE NO. 15-010; LOCATED AT 320 OLD RANCH ROAD; APPLIED FOR BY NINA REINACHER AND KATHERINE NEIE; APPEALED BY EDWIN AND PATRICIA FICHTNER**". Commissioner Keen seconded and the motion passed on the following roll call vote:

AYES: Martin, Keen, Fowler-Payne, George
NOES: None
ABSENT: Mack

The Commission took a break at 7:08 p.m. and reconvened at 7:12 pm.

9. NON-PUBLIC HEARING ITEM

9.a. CONSIDERATION OF GENERAL PLAN CONFORMITY FOR THE DISPOSITION OF PROPERTY

Community Development Director McClish presented the staff report and is recommending the Planning Commission adopt a resolution finding that the disposition of real property located on Faeh Avenue and real property located on Pearwood Avenue is consistent with the General Plan.

Action: Commissioner Martin, moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE FINDING THAT THE DISPOSITION OF REAL PROPERTY LOCATED ON FAEH AVENUE AND REAL PROPERTY LOCATED ON PEARWOOD AVENUE (TRACT 3017) IS CONSISTENT WITH THE GENERAL PLAN**". Commissioner George seconded and the motion passed on the following roll call vote:

AYES: Martin, George, Keen, Fowler-Payne
NOES: None

ABSENT: Mack

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE JUNE 16, 2015

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
ARCH 15-005 MEX 15-005	Paul & Rene Macie	304 S. Mason Street	New one-room secondary dwelling unit	A	M. Downing
PPR 15-009 ASP 15- 005	Tara Joaquin	426 Traffic Way	New dessert bakery business and new wall sign	A	H. King
ARCH 15-001	James Murphy	221 East Branch Street	Landscape renovation- planting, lighting, and utility screen	A	A. Nygaard
ARCH 15-002	Coastal Community Builders	1051 Huasna Road	Developed design for 11 new residences on Lots 1-10 and 12	A	A. Nygaard

11. COMMISSION COMMUNICATIONS

None

12. STAFF COMMUNICATIONS

None

13. ADJOURNMENT

The meeting adjourned 7:19 p.m.

ATTEST:

DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION

LAN GEORGE, CHAIR

(Approved _____)