

**ACTION MINUTES  
REGULAR MEETING OF THE PLANNING COMMISSION  
TUESDAY, AUGUST 4, 2015  
COUNCIL CHAMBERS, 215 EAST BRANCH STREET  
ARROYO GRANDE, CALIFORNIA**

**1. CALL TO ORDER**

Commissioner Martin volunteered to Chair the meeting in absence of Chair George and Vice Chair Keen. It was moved by Commissioner Mack, seconded by Commissioner Fowler-Payne and unanimously carried that Commissioner Martin chair the meeting.

Commissioner Martin called the Regular Planning Commission meeting to order at 6:02 p.m.

**2. ROLL CALL**

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

Staff Present: Community Development Director Teresa McClish, Associate Planner Kelly Heffernon, City Engineer Matt Horn, and Secretary Debbie Weichinger were present.

**3. FLAG SALUTE**

Commissioner Martin led the Flag Salute.

**4. AGENDA REVIEW**

It was the consensus of the Commission that Item 8.b. be addressed at this time.

Community Development Director McClish stated staff is recommending that item 8.b. be continued to a date certain of August 18, 2015, to ensure proper notification in accordance with Department Policy regarding onsite posting.

Action: Commissioner Mack moved to continue this matter to a date certain of August 18, 2015. Commissioner Fowler-Payne seconded, and the motion passed on the following roll vote:

**AYES:** Mack, Fowler-Payne, Martin

**NOES:** None

**ABSENT:** Keen, George

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

Patty Welsh, Pradera Court, stated she would like to see Item 8.b. continued to a date when Commissioner Keen is present at the meeting due to his knowledge of the site.

**6. WRITTEN COMMUNICATIONS**

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

1. A memo dated August 4, 2015 from Community Development Director McClish to the Planning Commission recommending that Item 8.b. be continued to a date certain of August 18, 2015.

**7. CONSENT AGENDA**

**7.a. Consideration of Approval of Minutes.**

**Recommended Action:** Approve the minutes of the Regular Planning Commission Meeting of July 7, 2015, as submitted.

**Action:** Commissioner Mack moved to approve the minutes of the Regular Planning Commission Meeting of July 7, 2015, as submitted. Commissioner Fowler-Payne seconded, and the motion passed on the following roll call vote:

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

**8. PUBLIC HEARINGS**

**8.a. CONSIDERATION OF CONDITIONAL USE PERMIT 15-001 TO IMPLEMENT A STREAM GAUGE FISH PASSAGE IMPROVEMENT PROJECT; LOCATION – ARROYO GRANDE CREEK IN PROXIMITY TO CLARENCE AVENUE AND MYRTLE DRIVE; APPLICANT – CENTRAL COAST SALMON ENHANCEMENT, INC. (CCSE)**

Associate Planner Heffernon presented the staff report and recommended that the Planning Commission adopt a resolution approving Conditional Use Permit 15-001.

Associate Planner Heffernon responded to questions from the Commission on the proposed project.

Alexsandra Wyzdga, Water Projects Lead Scientist, Central Coast Salmon Enhancement, presented the project and responded to questions from the Commission on the proposed project. Ms. Wyzdga agreed to include in the notice to the residents the date of construction and staging area for the equipment.

Commissioner Martin opened the public hearing. There were no comments received and the public hearing was closed.

**Action:** Commissioner Mack, moved to adopt a resolution entitled “***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT NO. 15-001 TO IMPLEMENT A STREAM GAUGE FISH PASSAGE IMPROVEMENT PROJECT FOR PROPERTY LOCATED WITHIN ARROYO GRANDE CREEK IN PROXIMITY TO CLARENCE AVENUE AND MYRTLE DRIVE (APN 007-572-029 AND 007-572-031), APPLIED FOR BY CENTRAL COAST SALMON ENHANCEMENT, INC. (CCSE)***”. Commissioner Fowler-Payne seconded and the motion passed on the following roll call vote:

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

**9. NON-PUBLIC HEARING ITEM**

None

**10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE JULY 21, 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 15-006	David Iwerks	504 Ide Street	Façade renovation to allow conversion of an attic to habitable space	A	A. Nygaard

**11. COMMISSION COMMUNICATIONS**

In response to Commissioner Mack, Community Developer Director McClish stated that parking standards will be reviewed along with the East Grand Avenue Request for proposal.

Commissioner Mack said he has been contacted by residents concerned with the City allowing more homes to be built during the drought. Director McClish explained the General Plan build-out projections with regard to water and updated the Commission on the City's water conservation efforts.

Commissioner Martin expressed his concern with not having enough residential on-street parking in the dense developments in the City.

Commissioner Mack stated that residents from the Peoples' Self-Help Housing complex on Courtland are parking in front of residents in adjacent neighborhoods. He suggested requiring applicants to do a parking survey. Director McClish indicated she would take this under advisement.

**12. STAFF COMMUNICATIONS**

None

**13. ADJOURNMENT**

The meeting adjourned 6:46 p.m.

**ATTEST:**

\_\_\_\_\_  
**DEBBIE WEICHINGER  
SECRETARY TO THE PLANNING COMMISSION**

\_\_\_\_\_  
**GLENN MARTIN, COMMISSIONER**

(Approved \_\_\_\_\_)