

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, AUGUST 18, 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 Terry Fowler-Payne, John Mack, Glenn Martin, and Lan George were present. Commissioner John Keen was absent.

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

3. FLAG SALUTE

Commissioner Fowler-Payne led the Flag Salute.

4. AGENDA REVIEW

It was the consensus of the Commission that Item 8.b. Consideration of Conditional Use Permit 15-005 and Vesting Tentative Parcel Map 15-001 be heard before 8.a.

5. COMMUNITY COMMENTS AND SUGGESTIONS

Linda Drummy, Blackberry Avenue, complained about the notification process to the residents and asked the Commission to continue item 8.a. to a later date.

Patty Welsh, Pradera Court, stated she would like to see Item 8.a. 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. An email dated August 18, 2015 from John D Lovern regarding concerns about Item 8.a.

7. CONSENT AGENDA

7.a. Consideration of Approval of Minutes.

Recommended Action: Approve the minutes of the Regular Planning Commission Meeting of August 4, 2015, as submitted.

Action: Commissioner Mack moved to approve the minutes of the Regular Planning Commission Meeting of August 4, 2015, as submitted. Commissioner Martin seconded, and the motion passed on the following roll call vote:

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

8. PUBLIC HEARINGS

8.b. CONSIDERATION OF CONDITIONAL USE PERMIT 15-005 AND VESTING TENTATIVE PARCEL MAP 15-001; SUBDIVISION OF ONE (1) MIXED-USE PARCEL INTO FOUR (4) PARCELS FOR A MULTI-FAMILY HOUSING PROJECT; LOCATION – NORTHWEST CORNER OF BENNETT STREET AND LINDA DRIVE; APPLICANT – BURKE LIVING TRUST; REPRESENTATIVE – MARK VASQUEZ

Associate Planner Downing presented the staff report and recommended that the Planning Commission adopt a resolution approving Conditional Use Permit 15-005 and Vesting Tentative Parcel Map 15-001.

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

Mark Vasquez, applicant representative, presented the proposed project; gave the history and asked that the Commission vote in favor of the project.

Chair George opened the public hearing.

Jeff Metcalfe, Linda Drive, expressed concern with traffic circulation, water resources, and play area for the children.

Tim Brown, Allen Street, stated the proposed project is not Mixed-Use. He cautioned the Planning Commission to provide an explanation of why the project should be allowed to be full residential.

Mr. Barera, Linda Drive, expressed concern with the shortage of water, project being low income rentals, a lack of parking, and excessive traffic.

Patty Welsh, Pradera Court, expressed her concern with the shortage of water.

Cindy Verdin, Linda Drive, expressed concern with the shortage of water, parking, and asked if there was a traffic study done for the proposed project.

Mark Vasquez, applicant representative, addressed concerns stating that the project provides private yards, parking is contained on-site, some of the red curbing will be removed so it will allow on-street parking, the use is allowed, will use low flow fixtures, and landscape will be drought tolerant.

Commissioner Fowler-Payne and Director McClish explained the General Plan build-out projections with regard to water.

Commissioner Mack stated the project needs to be commercial, expressed concern with traffic, and would like to see a Mixed Use project.

Commissioner Martin stated he does not see a natural fit for commercial, the design was well thought out, and stated traffic is an ongoing issue.

Commissioner George spoke in support of the project.

Action: Commissioner Martin, moved to adopt a resolution entitled “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING VESTING TENTATIVE PARCEL MAP 15-001 AND CONDITIONAL USE PERMIT NO. 15-005; LOCATED AT THE NORTHWEST CORNER OF BENNETT STREET AND LINDA DRIVE; APPLIED FOR BY**

THE BURKE FAMILY TRUST". Commissioner Fowler-Payne seconded and the motion passed on the following roll call vote:

AYES: Martin, Fowler-Payne, George
NOES: Mack
ABSENT: Keen

8.a. CONTINUED CONSIDERATION OF GENERAL PLAN AMENDMENT 14-002, SPECIFIC PLAN AMENDMENT 14-001, CONDITIONAL USE PERMIT 14-009, VESTING TENTATIVE TRACT MAP 14-001, AND DEVELOPMENT AGREEMENT 15-002; SUBDIVISION OF TWO (2) COMMERCIAL PARCELS INTO THIRTY-EIGHT (38) RESIDENTIAL LOTS, ONE (1) COMMON AREA LOT, AND THREE (3) COMMERCIAL LOTS; LOCATION – SOUTHWEST CORNER OF EAST GRAND AVENUE AND SOUTH COURTLAND STREET; APPLICANT – NKT COMMERCIAL; REPRESENTATIVE – RRM DESIGN GROUP

Associate Planner Downing presented the staff report and recommended that the Planning Commission review the proposed project and adopt a resolution recommending that the City Council consider the Mitigated Negative Declaration; Adopt a resolution certifying the Mitigated Negative Declaration and approving General Plan Amendment 14-002, Specific Plan Amendment 14-001, Conditional Use Permit 14-009, and Vesting Tentative Tract Map 14-001 and adopt an ordinance approving Development Agreement 15-002.

Associate Planner Downing and Community Development Director McClish responded to questions from the Commission on the proposed project.

Debbie Rudd, RRM Design Group, applicant representative, presented the proposed project.

Nick Tompkins, applicant, stated that the macro market for retail has changed and responded to questions from the Commission.

Darin Cabral and Scott Martin, RRM Design Group, applicant representatives, responded to question/concerns from the Commission.

Chair George opened the public hearing.

The following people spoke against the proposed project and provided the following comments:

- Patty Welsh, Pradera Court, stated the print was too small to read on the posted signs; would like the item to be continued to a date when there is a full Commission; traffic will increase; and asked that the proposed project be denied.
- April McLaughlin, questioned where delivery trucks will go; doesn't think delivery trucks can make the turn from Courtland; and concern with parking.
- Beatrice Spencer, Collado Corte, presented to the Commission a copy of an excerpt from Berry Gardens Specific Plan, stated the commercial use has decreased; concerned with large trucks; stated parking will be a problem; and the proposal is too dense.
- Aaron Henkel, South Alpine, stated parking is a problem; would like to see street cross sections; does not see template for trucks; worried about the developer completing the commercial site; did not see a traffic study; and would like to see this item continued to get clarification.

- Linda Drummy, Blackberry, concern with traffic circulation; suggested a designated right hand turn lane from Courtland onto East Grand Avenue; concern with creating low end/low rent housing; not appropriate for this neighborhood; does not want a fast food restaurant or smoke shop; suggested a water moratorium; and asked that the proposed project be denied.
- Mary Beedle, Blackberry Avenue, the homes do not fit the extension of Berry Gardens; stated the homes are not appropriate for young families; perimeter elevations are unattractive; does not want to see the high density homes in this area; and she does not have a problem with the commercial.
- Lloyd Gilmore expressed his concern with density and vehicle parking.

Additional comments from the public included:

Jim Hill, referred to the February 10, 2015 Memorandum of Understanding (MOU), between the City and NKT Commercial, LLC, and made a point of clarification regarding the amount of commercial development under one of the options.

Terry Berkeley, Cedar Street, expressed his concern with traffic flow of the project; need turn lanes; need street parking on the north side; bike lanes are required on the right side of the road, either eliminate or have on both sides of the road; vehicles will park in the bike lane; concern with commercial traffic; concern with oversize of delivery trucks; and Courtland Street should be posted "No Commercial" traffic south of the project.

Michael Omorrow, Raspberry Avenue, stated traffic has increased on Courtland Street; objects large trucks from commercial; he is in favor of the proposed changes; and supports the project.

Nick Tompkins, applicant, stated he knows some functional specifics need to be worked out; explained financial reasons why if more commercial is wanted the project will not work; this is the lowest impact for traffic; would install all the improvements starting with East Grand Avenue first; and added he is committed to making sure the commercial is done.

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

Commissioner Mack stated he likes the commercial architecture; the massing of the building; the Commission has to make sure there is parking; did not see on site queuing in the Omni-Means Traffic Study; parking is necessary for a successful restaurant; concern with residential with commercial wrapped around it; concern with parking; handicap needs to be accommodated; needs to see cross sections of buildings and fences; need to evaluate the enhancement plan; and the General Plan needs to be about the impacts over the City.

Commissioner Fowler-Payne suggested a senior housing project and said parking is an issue.

Commissioner Martin stated he likes the commercial; concern with parking; the parking requirements and standards in the Municipal Code are inadequate; the density of residential is not functional; and not enough parking for the residential; cannot support the project as it is, could support 28 units instead of 38 units; trash pick up needs to be addressed; and design details need to be worked out.

**PLANNING COMMISSION
MINUTES
AUGUST 18, 2015**

Commissioner George stated she would like to see more commercial like Ember and Figueroa Mountain; the City is growing in commercial; concern about trucks; commercial vehicles; the City needs housing; questioned if the proposed homes are affordable; would like to see less than the 38 units and would like to see Option One and Two from the MOU.

Action: Commissioner Martin moved to deny the 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 DEVELOPMENT AGREEMENT 15-002, 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 NKT COMMERCIAL**” due to lack of residential parking, the parking needs to be more evenly distributed; circulation, queuing at the corner, the lack of turn lanes, location of trash pickup, and would like to review and comment on the wall designs. Commissioner Mack seconded and the motion passed on the following roll call vote:

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

9. NON-PUBLIC HEARING ITEM

None

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE AUGUST 4, 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
TUP 15-013	St Patrick School	900 W Branch	Use of parking lot for annual St. Patrick School BBQ	A	S. Anderson
TUP 15-014	Donna's Interiors	1069 E Grand	Temporary placement and use of a tent 30' x 50' for annual labor day sale	A	S. Anderson

11. COMMISSION COMMUNICATIONS

Commissioner Payne reported she attended ARC and HRC meetings.

12. STAFF COMMUNICATIONS

None

13. ADJOURNMENT

On motion by Commissioner Mack, seconded by Commissioner Martin and unanimously carried, the meeting adjourned 9:59 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

LAN GEORGE, CHAIR

(Approved _____)