

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, SEPTEMBER 1, 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, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Mack

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 August 18, 2015, as submitted

Action: Commissioner Mack moved to approve the minutes of the Regular Planning Commission Meeting of August 18, 2015, as amended. Commissioner Martin seconded, and the motion passed on the following roll call vote:

AYES: Mack, Martin, Fowler-Payne, George

NOES: None

ABSENT: Keen

8. PUBLIC HEARINGS

None

9. NON-PUBLIC HEARING ITEM

- 9.a. **CONSIDERATION OF A RESOLUTION RECOMMENDING THE CITY COUNCIL DENY 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 adopt a resolution recommending the City Council deny General Plan Amendment 14-002, Specific Plan Amendment 14-001, Conditional Use Permit 14-009, and Vesting Tentative Tract Map 14-001 and Development Agreement 15-002.

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

Chair George opened the hearing. There were no comments received and the hearing was closed.

Action: Commissioner George moved to adopt a resolution entitled “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE CITY COUNCIL DENY GENERAL PLAN AMENDMENT 14-002, SPECIFIC PLAN AMENDMENT 14-001, VESTING TENTATIVE TRACT MAP 14-001, CONDITIONAL USE PERMIT 14-009, AND; DEVELOPMENT AGREEMENT 15-002; LOCATED AT THE SOUTHWEST CORNER OF EAST GRAND AVENUE AND SOUTH COURTLAND STREET; APPLIED FOR BY NKT COMMERCIAL**”, as modified with the following changes: 1) General Plan Finding Number 1. add “there is potential deterioration of the commercial corridor” and 2) Conditional Use Permit Finding Number 3. add “is not consistent with the East Grand Avenue Enhancement Plan”. Commissioner Mack seconded and the motion passed on the following roll call vote:

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

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE AUGUST 18, 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
VSR 15-004	Timothy Stewart	509 Allen	New second story addition	A	S. Anderson
VSR 15-005	Jim Lamar	109 Le Point	New master bedroom addition	A	S. Anderson
PPR 15-012	Michael Chaney	709 Mustang Circle	New home stay establishment	A	S. Anderson
PPR 15-007	Jeff Gultinan	1305 Newport Avenue	Establishment of a four-room vacation rental	A Appealed 8/28/15	M. Downing

11. COMMISSION COMMUNICATIONS

In respond to Commissioner Fowler- Payne, Community Development Director McClish stated staff will provide information to the Commissioner that will attend future ARC and HRC meetings.

Commissioner Mack commented that being invited to attend the Bridge Street Bridge Stakeholders meeting was very helpful. He also said it may be helpful to have a representative from ARC, HRC and PC at SAC to help the developer/applicant.

12. STAFF COMMUNICATIONS

Community Development Director McClish stated she was glad Commissioner Mack mentioned the Bridge Street Stakeholders meeting. She stated she would like an opportunity to use the format for other large projects. Staff put out a Request for Proposal for the East Grand Avenue Master Plan and did not receive a good response. The proposal will go out again and this would be a good time to resolve parking and circulation. Also there will be Request for Proposals for East Branch Streetscape between Mason to Paulding Circle, and staff is working on one for the Halcyon Road from Highway One to Highway 101, which will be in partnership with a Caltrans Sustainable Grant.

13. ADJOURNMENT

The Commission meeting adjourned at 6:35 pm.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

LAN GEORGE, CHAIR

(Approved _____)