

**ACTION MINUTES  
MEETING OF THE PLANNING COMMISSION  
TUESDAY, DECEMBER 18, 2018  
ARROYO GRANDE COUNCIL CHAMBERS  
215 EAST BRANCH STREET  
ARROYO GRANDE, CALIFORNIA**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

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

Staff Present: Community Development Director Teresa McClish, Planning Manager Matt Downing, City Engineer Robin Dickerson and Permit Technician Patrick Holub were present.

**3. FLAG SALUTE**

Commissioner Schiro 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 November 6, 2018 Regular Planning Commission Meeting.

**Action:** Commissioner Mack moved to approve the consent agenda. Commissioner Schiro seconded and the motion passed on the following roll call vote:

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

**NOES:** None

**ABSENT:** None

**8. PUBLIC HEARINGS**

- 8.a. CONSIDERATION OF CONDITIONAL USE PERMIT 18-003 AND ADDENDUM TO THE PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT; PHASED COMMERCIAL DEVELOPMENT OF APPROXIMATELY 28,000 SQUARE FEET OF OFFICE, WAREHOUSE AND CAFÉ; LOCATION – SUBAREA 1 – EAST CHERRY AVENUE SPECIFIC PLAN; APPLICANT – GREG COTTRELL, RUGGED RADIOS; REPRESENTATIVE – STEVEN PUGLISI ARCHITECTS**  
Planning Manager Downing presented the staff report and recommended the Commission adopt a Resolution approving Conditional Use Permit 18-003. Planning Manager Downing responded to Commissioner questions regarding parking, landscaping, and building phasing.

Michael Dammeyer, representative, spoke in support of the project.

Greg Cottrell, applicant, spoke in support of the project and gave a background on the business's history and current operations.

Steve Bechard spoke in support of the project and shared his history working with the company.

Lance Mitchell spoke in support of the project.

Steve Gonzalez spoke in support of the project.

Mel Cottrell spoke in support of the project.

Bill Grider spoke in support of the project.

Anne Bohken spoke against the project, noting existing traffic issues in the neighborhood and hesitation with new growth.

Hearing no further public comment, Chair Martin closed the public hearing.

**Action:** Vice Chair George moved to adopt a Resolution entitled, "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING AN ADDENDUM TO THE EAST CHERRY AVENUE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT AND CONDITIONAL USE PERMIT 18-003; LOCATED AT 501 TRAFFIC WAY, SUBAREA 1 OF THE EAST CHERRY AVENUE SPECIFIC PLAN; APPLIED FOR BY GREG COTTRELL.**" Commissioner Mack seconded and the motion passed on the following roll call vote.

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

### **9. NON-PUBLIC HEARINGS**

#### **9.a. CONSIDERATION OF PLANNING COMMISSION APPOINTMENT TO THE JIM GUTHRIE COMMUNITY SERVICE GRANT PANEL**

Planning Manager Downing presented the item, requesting the Planning Commission appoint a representative and an alternate to the Jim Guthrie Community Service Grant Panel.

The Commission unanimously nominated Commissioner Schiro to represent the Planning Commission on the Jim Guthrie Community Service Grant Panel.

The Commission unanimously nominated Vice Chair George to be the Planning Commission alternate on the Jim Guthrie Community Service Grant Panel.

### **10. ADMINISTRATIVE DECISIONS SINCE DECEMBER 4, 2018**

<b>Case No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Description</b>	<b>Action</b>	<b>Planner</b>
PPR18-029	Rita Smith	338 Walnut Street Unit A	Proposal to convert ADU to vacation rental.	D	A. Perez

### **11. COMMISSION COMMUNICATIONS**

None.

**12. STAFF COMMUNICATIONS**

Director McClish informed the Commissioners of the upcoming Volunteer appreciation dinner at the end of January.

**13. ADJOURNMENT**

The meeting adjourned at 7:40 p.m.

**ATTEST:**

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**PATRICK HOLUB**  
**PERMIT TECHNICIAN**  
(Approved at PC Meeting \_\_\_\_\_)

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**GLENN MARTIN, CHAIR**

DRAFT