

**ACTION MINUTES
MEETING OF THE PLANNING COMMISSION
TUESDAY, JANUARY 15, 2019
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 and Glenn Martin were present.

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

3. FLAG SALUTE

Commissioner Martin led the flag salute.

4. AGENDA REVIEW

None.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

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

1. Memo dated January 15, 2019 from Planning Manager Downing regarding Agenda Item 9.a.

7. CONSENT AGENDA

7.a. CONSIDERATION OF APPROVAL OF MINUTES

Recommended Action: Approve the minutes of the December 18, 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, Martin

NOES: None

ABSENT: None

8. PUBLIC HEARINGS

None.

9. NON-PUBLIC HEARINGS

9.a. CONSIDERATION OF STAFF PROJECT 19-001; RECOMMENDATION FOR ADOPTION OF AN ADDENDUM TO AN ADOPTED MITIGATED NEGATIVE DECLARATION AND APPROVING THE 2019 JAMES WAY HABITAT TRAIL ADDITION PROJECT; APPLICANT – CENTRAL COAST CONCERNED MOUNTAIN BIKERS

Planning Manager Downing presented the staff report and recommended that the Planning Commission adopt a Resolution recommending the City Council adopt a Resolution: 1) Adopting an

Addendum to an adopted Mitigated Negative Declaration (MND); and 2) Approving the 2019 James Way Habitat Trail Addition Project. Planning Manager Downing responded to Commissioner questions regarding the Open Space Agreement, trail constructability and privacy concerns.

Eric Nelson, representing Central Coast Concerned Mountain Bikers, applicant, spoke in support of the project and mentioned the need for additional trails in the community.

Chair Martin opened the public comment period.

Steve McBeth, 120 Refugio Place, spoke against the project, stating that the condition of the James Way Habitat has deteriorated over the years and needs more maintenance.

Kathleen Yorba, 130 Refugio Place, spoke against the project, stating that wildlife has become more scarce since the addition of the trails during the 2017 James Way Habitat Trail Extension.

Cissie Pace, 140 Refugio Place, spoke against the project, mentioning a lack of parking and security concerns.

Scott Pace, 140 Refugio Place, spoke against the project, mentioning that the existing signage is illegible and it would be a better idea to refurbish the existing signage and install new kiosks at each trailhead.

Myra McBeth, 120 Refugio Place, spoke against the project, mentioning that she is concerned the area will turn into an unofficial dog park.

Patricia O'Lear, 180 Refugio Place, spoke against the project, stating various safety concerns.

Ken Blasingham spoke against the project and asked who will pay for the increased maintenance of the new trails.

Joel Heinrichs, 664 Matthew Way, presented a letter to the Commission and spoke in support of the project, stating that he uses the trails almost daily and that the maintenance of the trails has not been an issue.

Diane Brand, 521 Calle Cuervo, spoke against the project and thanked the other homeowners for voicing their concerns and stated her concerns regarding soil erosion.

Aileen Loe, Crown Hill, spoke in support of the project and spoke about the importance of healthy, active communities.

Jim Bognuda, 522 Calle Cuervo, spoke against the project, stating concerns for safety of the residents.

Gary Swan, 750 Via Las Aguilas, spoke against the project, asking for more information before the Planning Commission makes a decision.

Glenn Prinic, spoke against the project, stating concerns for the wildlife.

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

Action: Chair Martin moved to not adopt a Resolution entitled, and asked that the following items be addressed prior to reconsideration of the project:

1. Further legal clarification of the Open Space Agreement;
2. More detailed plans be submitted, including elevations and the distance between the proposed trail and neighboring properties;
3. Examples of proposed trail improvements;
4. More background on the shared maintenance responsibility between the City and volunteers;
5. A Sign Program to allow the installation of new signage and the refurbishment of existing signage; and
6. Trash receptacles placed at each trailhead.

Commissioner Schiro seconded and the motion passed on the following roll call vote.

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

10. ADMINISTRATIVE DECISIONS SINCE JANUARY 1, 2019

| Case No. | Applicant | Address | Description | Action | Planner |
|-----------------|------------------|------------------------|---|---------------|----------------|
| MEX 18-005 | Hank Owens | 266 W. Branch St. | Permit existing detached accessory dwelling unit on small lot | A | A. Perez |
| PPR 18-024 | Michael Mier | 508 Cornwall Ave | Establishment of a vacation rental in the SF district | A | A. Perez |

11. COMMISSION COMMUNICATIONS

The Commission congratulated former Commissioner Lan George on her appointment to the City Council.

12. STAFF COMMUNICATIONS

Director McClish thanked each of the Commissioners for their past and future service and invited each of them to attend the Volunteer Appreciation Dinner on January 25, 2019.

13. ADJOURNMENT

The meeting adjourned at 8:13 p.m.

ATTEST:

PATRICK HOLUB
PERMIT TECHNICIAN
(Approved at PC Meeting _____)

GLENN MARTIN, CHAIR