



## MEMORANDUM

**TO: PLANNING COMMISSION**

**FROM: MATTHEW DOWNING, PLANNING MANAGER**

**SUBJECT: SUPPLEMENTAL INFORMATION FOR AGENDA ITEM 8.a. – FEBRUARY 5, 2019 PLANNING COMMISSION MEETING: CONSIDERATION OF VESTING TENTATIVE TRACT MAP 16-002, CONDITIONAL USE PERMIT 16-007, AND MITIGATED NEGATIVE DECLARATION; SUBDIVISION AND CONSTRUCTION OF TWENTY-THREE (23) RESIDENTIAL UNITS AND A 506 SQUARE FOOT NEIGHBORHOOD COFFEE SHOP; LOCATION – 362-382 S. HALCYON ROAD; APPLICANT – STACY BROMLEY; REPRESENTATIVE – STEVEN PUGLISI ARCHITECTS**

**DATE: FEBRUARY 4, 2019**

An error was made regarding parking for the subject project. The original staff report indicated that the proposed project required a parking reduction for shared uses. This was based on a previous site plan and is not accurate. Below is revised parking information for the subject project and should be substituted in its entirety.

Additionally, attached are comments received after agenda preparation regarding the proposed project.

### Parking

A total of 62 parking spaces are required of the proposed project. These requirements are broken down in Table 6 below. While Development Code Section 16.56.050 (Common Parking Facilities) allows the total parking requirement to be reduced by 20% for shared uses, the proposed project exceeds required parking by one (1) additional space without any shared use parking reduction. This includes an additional accessible space on site as conditioned by the Architectural Review Committee. The open parking spaces must include the provision of joint use by a proper legal agreement approved by the City Attorney, which must then be recorded with the County Recorder. This will be accomplished through the CC&Rs that will be required of the project.

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**SUPPLEMENTAL INFORMATION FOR AGENDA ITEM 8.a. – FEBRUARY 5, 2019  
PLANNING COMMISSION MEETING**

**Table 6: Parking Calculations**

|                                      | <b>Residential Parking</b>  | <b>Commercial Parking</b>   | <b>Total</b>     |
|--------------------------------------|---|---|------------------|
| <b>Development Code Requirements</b> | Studio: 1 space/unit (1 space)  | One space per 100 sq. ft. of public area:<br><ul style="list-style-type: none"> <li>• Interior: 350 sq. ft. (3.5 spaces)</li> <li>• Patio: 161 sq. ft. (1.5 spaces)</li> <li>• Total: 511 sq. ft. (5 spaces)</li> </ul> |                  |
|                                      | 2+ bedroom: 2 spaces/unit (44 spaces)                                 |   |                  |
|                                      | Guest parking: 0.5 space/unit (11.5 spaces)                           |   |                  |
| <b>Total:</b>                        | 56.5 spaces   | 5 spaces  | <b>62 spaces</b> |
| <b>Proposed Parking</b>              | 2+ bedroom units: 44 spaces<br>19 open spaces (includes 2 ADA spaces) |   | <b>63 spaces</b> |

Attachment:

1. Additional correspondence received after agenda preparation

cc: Community Development Director  
Public Review Binder

**Matt Downing**

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**From:** Robert Merrick [REDACTED]  
**Sent:** Thursday, January 31, 2019 2:40 PM  
**To:** Matt Downing  
**Subject:** Proposed Development at Fair Oaks Avenue and Halycon

January 31, 2019

Mr. Matthew Downing,  
Planning Manager  
City of Arroyo Grande, California

Dear Matt

It's Bob Merrick and Barbara Finn, 906 Fair Oaks Avenue, in Arroyo Grande.

Barbara and I very much appreciate the time you took to review and discuss the plans for the development of the project at Fair Oaks and Halycon way back in October. We have delayed writing you until there was a time specific for the planning meeting, thinking that our concerns for the project would be fresh in your mind receiving them shortly before the public meeting.

Our conversation with you was most informative and gave us a better understanding of the scope of the project and how it might affect us at 906 Fair Oaks Avenue. Our current home has been in our family since 1952 and the family has witnessed many transitions in the neighborhood over those sixty plus years.

Certainly the condition of the property adjacent to us and slated for development, is as your report rightly notes "blighted." The renderings that we have seen, one via a short local television spot and the other the plans that you reviewed with us, will certainly remediate the present condition of this seemingly forgotten corner, but they also raise some serious concerns on our part.

The first of these concerns pertains to those areas where our property (906 Fair Oaks Avenue) and the planned development are contiguous. The plans we reviewed with you, indicated that the builder proposes to construct parking, mailboxes, and trash/garbage receptacles along the east border of our property. The east side of our home is the location of three bedrooms. We could not tell from the drawings the final positioning of the trash area and how it would be enclosed or what kind of lighting was planned and the positioning of same for the parking area. No one wants a trash collection area near a bedroom window! Or to have to find themselves staring at lighting that might be on 24-7 or cars parking a few feet from their bedroom windows. As for the North side of our property, it was not clear to us how the builder proposed to landscape and finish these areas. So, our concerns are the impact of light, sound, and the exact proximity of of the above to our property. We assume that our concerns will be available to the builders and hope that they will be addressed at the meeting planned for February 5, 2019.

Second, falls into traffic concerns. As you realize, traffic challenges will be most acute during the school year, Monday through Friday, and then in the mornings and afternoon. At present our traffic is a combination of school drop-offs and pick ups and commuters. Adding the proposed development's residential and commercial traffic to the normal flow appears problematic to us, especially with a two lane exit/entrance on Fair Oaks, and seems to have the potential to become a bottleneck of sorts and just plain dangerous. Neither of us claims to know much about planning for traffic flow; however, we do have no small amount of experience navigating in and out of our driveway, and can only conclude from experience that the Fair Oaks exit/entrance may well present very significant challenges both to those who will do the planning and those who will work to pilot their vehicles in and out of the proposed entrance. What do you think? We look forward to hearing the thinking of the city and its planning for the increased traffic in this area.

In summary, traffic and our adjacent areas to the proposed project are the focal points of our concerns. Thank you so much for listening and walking us through the proposed plans.

Sincerely,

Bob Merrick  
Barbara Finn  
906 Fair Oaks Avenue

## Matt Downing

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**From:** Arthur Madson [REDACTED]  
**Sent:** Sunday, February 03, 2019 8:46 PM  
**To:** Matt Downing  
**Subject:** Fair Oaks/Halcyon Mixed Use Project

RE: Planning Commission meeting to be held on February 5, 2019  
23 Residential Units and Neighborhood Coffee Shop

Please take into consideration the impacts of a development of this size on not only the neighbors in the area, but also the traffic congestion, street parking (or lack of), safety issues of the school children and also the overall picture with the upcoming planned projects.

In my opinion, after seeing what goes on first hand, day after day here for 44 years, this project is way out of proportion for this busy corner. I realize there is a need for improvement of some degree here, but please consider scaling it down to at least half as many homes, and get rid of the coffee shop idea (which will only mean *more* traffic throughout the entire day).

**Again**, as I mentioned in my letter to the Community Development Department, dated September 17, 2018 (in preparation for the Planning Commission meeting of September 18, 2018), please scale this project down to something our part of Arroyo Grande can realistically accommodate.

Respectfully,  
Nellie Madson  
404 Alder (one block from Halcyon/Fair Oaks intersection)

Sent from my IPAD