

**ACTION MINUTES  
MEETING OF THE PLANNING COMMISSION  
TUESDAY, FEBRUARY 5, 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, Andrew Montes, Jaime Maraviglia, and Chair Glenn Martin were present.

Staff Present: Community Development Director Teresa McClish, Planning Manager Matt Downing, and Assistant Planner Andrew Perez were present.

**3. FLAG SALUTE**

Commissioner Schiro led the flag salute.

**4. AGENDA REVIEW**

None.

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

Heather Carden, 847 Todd Lane, voiced concern about the increase in the amount of cars that use Todd Lane to avoid the Fair Oaks Avenue and Halcyon Road intersection congestion, and suggested that one side of Todd Lane should be closed or the speed limit on Fair Oaks reduced to minimize potential for traffic incidents.

**6. WRITTEN COMMUNICATIONS**

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

1. Memo dated February 5, 2019 from Planning Manager Downing regarding Agenda Item 8.a. outlining a request by the applicant to postpone the item to a future hearing.
2. Memo dated February 4, 2019 from Planning Manager Downing regarding public comment related to Agenda Item 8.a.
3. Memo dated February 5, 2019 from Planning Manager Downing regarding public comment related to Agenda Item 8.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 Schiro moved to approve the consent agenda. Chair Martin seconded and the motion passed on the following roll call vote:

**AYES:** Schiro, Martin, Maraviglia, Montes  
**NOES:** None  
**ABSENT:** None

**8. PUBLIC HEARINGS**

**8.a 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 (Downing)**

Planning Manager Downing announced the applicant's request to postpone the item to allow for a fifth Planning Commissioner to be appointed by the City Council, recommended that the Commission receive public comment on the item, and continue the public hearing to a date unknown.

Chair Martin opened the public comment period. Speaking from the public were: Linda Busek, 240 Aspen Street, spoke in opposition to the project, stating that it is too dense of a project with insufficient parking that will exacerbate traffic congestion at the Fair Oaks Avenue and Halcyon Road intersection; Ericka Horn, 431 Woodland Drive, spoke in opposition to the project, stating that the project does not meet General Plan objectives and will result in unsafe turning movements; Betty Johnson, 839 Fair Oaks Avenue, spoke in opposition to the project, stating it will increase traffic and create conflicts with emergency personnel at the hospital; Bob Merrick, 906 Fair Oaks Avenue, spoke in opposition to the project, stating concerns with light trespass, impacts from the trash enclosure adjacent to his property, and impacts to traffic; Karen White, spoke in opposition to the project, stating impacts to traffic, and concern that the development will use "Halcyon" in the title which will be misleading because it is not in the Village of Halcyon. Jim DeCecco, 140 Vista Del Mar, spoke in opposition to the project, stating concerns with its compatibility with the Halcyon Complete Streets Plan project; Tracy Scovil, 909 Cameron Court, spoke in opposition to the project, stating concerns with the cumulative traffic impacts of the development and the recently completed medical building; Ed Cox, 867 Todd Lane, spoke in opposition to the project, stating concerns with the amount of proposed parking, and the likelihood of cars from this development parking on the street. Tori Perkins, spoke in opposition to the project, stating concerns with the traffic impacts to an already congested intersection at Fair Oaks Avenue and Halcyon Road. Sharon Height, spoke in opposition to the project, stating concerns with the traffic impacts to both streets that serve as thoroughfares, and the cumulative impacts of the development and the recently completed medical building. Gary Reinhart, 301 Creekview Court, spoke in opposition to the project, stating concerns with traffic because the traffic study does not take into account the medical building fully operational, and this location is not appropriate for this type of development. Hearing no further public comments, Chair Martin closed the public hearing.

**Action:** Chair Martin moved to continue the item to a date uncertain.

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

**AYES:** Martin, Schiro, Montes, Maraviglia  
**NOES:** None  
**ABSENT:** None

**9. NON-PUBLIC HEARINGS**

None.

**10. ADMINISTRATIVE DECISIONS SINCE JANUARY 1, 2019**

Case No.	Applicant	Address	Description	Action	Planner
PPR18-028	Tiffany & Mitch Brewer	644 Garfield Place	Establishment of a vacation rental in the SF district	A	A. Perez

PPR 19-002	Brad Wrage	544 May Street	Establishment of a vacation rental in the SF district	A	A. Perez
------------	------------	----------------	---	---	----------

**11. COMMISSION COMMUNICATIONS**

Chair Martin and Commissioner Schiro welcomed Commissioners Montes and Commissioner Maraviglia to the Commission.

Commissioner Montes thanked the public for their input and comments regarding the item on agenda.

**12. STAFF COMMUNICATIONS**

Director McClish announced the League of California Cities Planning Commissioners Academy will be held on soon and more information is available for Commissioners that are interested.

Planning Manager Downing introduced Assistant Planner Perez to the Commission.

**13. ADJOURNMENT**

The meeting adjourned at 6:45 p.m.

**ATTEST:**

\_\_\_\_\_  
**ANDREW PEREZ**  
**ASSISTANT PLANNER**  
(Approved at PC Meeting \_\_\_\_\_)

\_\_\_\_\_  
**GLENN MARTIN, CHAIR**

