

**ACTION MINUTES
MEETING OF THE PLANNING COMMISSION
TUESDAY, AUGUST 20, 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 Jamie Maraviglia, Ken Sage, and Vice Chair Frank Schiro and Chair Glenn Martin were present. Commissioner Andrea Montes was absent.

Staff Present: Planning Manager Matt Downing, City Engineer Robin Dickerson, Assistant Planner Andrew Perez, and Permit Technician Patrick Holub were present.

3. FLAG SALUTE

Vice Chair 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 August 6, 2019 Regular Planning Commission Meeting.

7.b. CONSIDERATION OF LOT LINE ADJUSTMENT NO. 18-002; LOCATION – 207 PILGRIM WAY (AT ORCHARD AVENUE); APPLICANT – LEAHA MAGEE, MBS LAND SURVEYS

Recommended Action: It is recommended that the Planning Commission adopt a Resolution approving Lot Line Adjustment 18-002.

Action: Commissioner Sage moved to approve the consent agenda as submitted. Vice Chair Schiro seconded and the motion passed on the following voice vote:

AYES: Sage, Schiro, Maraviglia, and Martin
NOES: None
ABSENT: Montes

8. PUBLIC HEARINGS

8.a. CONTINUED CONSIDERATION OF APPEAL TO PLANNING COMMISSION CASE 19-002; APPEAL OF PLOT PLAN REVIEW 19-012 FOR THE ESTABLISHMENT OF A VACATION RENTAL; LOCATION – 233 STAGECOACH ROAD; APPELLANT – DAVID & JOAN ANDREWS, ET. AL. (Perez)

Recommended Action: It is recommended that the Planning Commission adopt a Resolution denying Appeal 19-002 and approving Plot Plan Review 19-012.

Assistant Planner Perez presented the staff report and responded to Commissioner questions regarding parking, noise, and local contact for the neighbors.

Joan and Dave Andrews, appellants, spoke about their concerns regarding noise, response times and traffic.

Chair Martin opened the public hearing.

Sofiaan Fraval, 241 Stagecoach, spoke against the project stating that there are safety concerns for his family.

Stuart Styles, applicant, spoke about the history of the property and stated that he will let prospective tenants know about the need to respect the neighbors.

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

Action: Chair Martin moved to adopt a Resolution entitled, "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE DENYING APPEAL CASE NO. 19-002 AND APPROVING PLOT PLAN REVIEW 19-012; LOCATED AT 233 STAGECOACH ROAD; APPLIED FOR BY STUART AND MARCY STYLES; APPEALED BY DAVID AND JOAN ANDREWS, ET. AL.,**" with the following changes:

1. Condition number 13 modified to read "Guests shall be required to park on-site."

Vice Chair Schiro seconded and the motion passed on the following roll call vote:

AYES: Martin, Schiro, Maraviglia and Sage
NOES: None
ABSENT: Montes

8.b. CONSIDERATION OF APPEAL TO PLANNING COMMISSION CASE 19-003; PLOT PLAN REVIEW 19-016 FOR THE ESTABLISHMENT OF A VACATION RENTAL; LOCATION – 648 PASEO STREET; APPELLANT – MARY HELEN SWEET, ET AL. (Perez)

Recommended Action: It is recommended that the Planning Commission adopt a Resolution denying Appeal 19-003 and approving Plot Plan Review 19-016.

Assistant Planner Perez presented the staff report and responded to Commissioner questions regarding parking and the private nature of Paseo Street.

Mary Helen Sweet, appellant, spoke against the project, mentioning parking, access and noise issues.

Gail Kemble, applicant representative, spoke in favor of the project and mentioned that they will carefully select applicants and remind all of them that there is no on-street parking available.

Chair Martin opened the public hearing.

Jan Treat, Paseo Street, spoke about the history of Paseo Street and mentioned the parking and noise issues.

Suzie Zambo, 690 Paseo Street, spoke against the project and stated that she has concerns regarding parking and safety.

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

Action: Chair Martin moved to adopt a Resolution entitled, "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE DENYING APPEAL CASE NO. 19-003 AND APPROVING PLOT PLAN REVIEW 19-016; LOCATED AT 648 PASEO STREET; APPLIED FOR BY MIKE AND CAROL EVANS; APPEALED BY DEL AND MARY HELEN SWEET, ET. AL.,**" with the following changes:

1. Add to condition number 13: "Maintenance staff shall be informed of the limited parking situation and shall comply with said parking limitations."

Vice Chair Schiro seconded and the motion passed on the following roll call vote:

AYES: Martin, Schiro Maraviglia, and Sage
NOES: None
ABSENT: Montes

Chair Martin called for a recess at 7:31. The Commission reconvened at 7:36 to consider all remaining items on the Planning Commission Agenda.

8.c. CONSIDERATION OF CONDITIONAL USE PERMIT 19-001; NEW SMALL CELL TELECOMMUNICATION FACILITY ON PRIVATE PROPERTY; LOCATION – 119 E. BRANCH STREET; APPLICANT – VERIZON WIRELESS; REPRESENTATIVE – TRICIA KNIGHT (Downing)

Recommended Action: It is recommended that the Planning Commission adopt a Resolution approving Conditional Use Permit 19-001.

Planning Manager Downing presented the staff report and responded to Commissioner questions regarding property ownership and easements.

Tricia Knight, representative, spoke in support of the project and mentioned that testing was conducted to verify that the proposed materials would be suitable for use to screen the equipment from view.

Chair Martin opened the public hearing.

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

Action: Vice Chair Schiro moved to adopt a Resolution entitled, "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING**

CONDITIONAL USE PERMIT 18-001; LOCATED AT 121 EAST BRANCH STREET; APPLIED FOR BY VERIZON WIRELESS with the following condition:

1. An appropriate legal instrument shall be recorded to accommodate the conduit proposed to cross the property lines between 119 and 121 E. Branch Street.

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

AYES: Schiro, Sage, Maraviglia, and Martin
NOES: None
ABSENT: Montes

9. NON-PUBLIC HEARINGS

None.

10. ADMINISTRATIVE DECISIONS SINCE AUGUST 6, 2019

Case No.	Applicant	Address	Description	Action	Planner
PPR19-018	Karin Young	306 Short Street	Establishment of a homestay in an existing single family residence.	A	A. Perez
PPR19-021	Andrew Kauth	621 E. Grand Ave.	Establishment of a new photography studio in an existing commercial space.	A	A. Perez
PPR19-022	Paul Dabdoub	270 Hillcrest	Establishment of a homestay in an existing single family residence.	A	A. Perez

11. COMMISSION COMMUNICATIONS

Vice Chair Schiro reminded the public that the Arroyo Grande Beer Feast event, which will raise funds for Meals on Wheels, will be held on October 12, 2019.

12. STAFF COMMUNICATIONS

Planning Manager Downing alerted the Commission that Channel 20 is experiencing technical issues and is temporarily non-functional, that a review of the ADU and Short Term Rental Ordinances would be brought before the Commission in early September, that the September 17th Planning Commission meeting is to be cancelled due to not having a quorum, and asked the Commissioners for feedback on items they would like to see presented during the report on short term rentals.

13. ADJOURNMENT

The meeting adjourned at 8:00 p.m.

ATTEST:

PATRICK HOLUB
PERMIT TECHNICIAN
(Approved at PC Meeting _____)

GLENN MARTIN, CHAIR