

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, JUNE 16, 2015
COUNCIL CHAMBERS, 215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

Vice-Chair Keen called the Regular Planning Commission meeting to order at 6:00 p.m.

2. ROLL CALL

Planning Commission: Commissioners Terry Fowler-Payne, John Keen, and John Mack were present. Commissioner Glenn Martin and Chair Lan George were absent.

Staff Present: Community Development Director Teresa McClish, Associate Planner Kelly Heffernon, Assistant Planner Matt Downing, City Engineer Matt Horn, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Mack led the Flag Salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

Robert Johnson, East Cherry Avenue, presented a letter dated June 16, 2015 to the Commission regarding the proposed Specific Plan for East Cherry Avenue referencing the widening of East Cherry Avenue between Traffic Way and Pacific Coast Railway and preservation of the village neighborhood character.

Linda Osty, East Cherry Avenue, expressed her concern with the proposed Specific Plan for East Cherry Avenue. Vice-Chair Keen informed Ms. Osty that when this project comes before the Commission, she can present her comments.

6. WRITTEN COMMUNICATIONS

None

7. CONSENT AGENDA

7.a. Consideration of Approval of Minutes.

Recommended Action: Approve the minutes of the Regular Planning Commission Meeting of June 2, 2015, as submitted.

Action: Commissioner Mack moved and Commissioner Keen seconded the motion to approve the minutes of the Regular Planning Commission Meeting of June 2, 2015, as submitted. The motion passed with a 3 – 0 voice vote.

8. PUBLIC HEARINGS

8.a. **CONSIDERATION OF AMENDED CONDITIONAL USE PERMIT NO. 15-002; LOCATION – 200 HILLCREST DRIVE; APPLICANT – SPRINT; REPRESENTATIVE – TRICIA KNIGHT**

Associate Planner Heffernon presented the staff report, recommended that the Planning Commission adopt a Resolution approving Amended Conditional Use Permit No. 15-002, and responded to questions from the Commission.

Vice-Chair Keen opened the public hearing.

Tricia Knight, applicant, stated Sprint and Nextel have merged together and responded to Commission questions on the proposed project.

Hearing no further public comments, Vice-Chair Keen closed the public hearing.

Action: Commissioner Mack, moved to adopt a resolution entitled "***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING AMENDED CONDITIONAL USE PERMIT NO. 15-002, APPLIED FOR BY SPRINT, LOCATED AT 200 HILLCREST DRIVE (CITY RESERVOIR NO. 2)***". Commissioner Keen seconded and the motion passed on the following roll call vote:

AYES: Mack, Keen, Fowler-Payne
NOES: None
ABSENT: Martin, George

8.b. CONSIDERATION OF CONDITIONAL USE PERMIT NO. 14-010; SALE OF DISTILLED SPIRITS; LOCATION – 1168 W. BRANCH STREET; APPLICANT – WALMART STORES, INC.; REPRESENTATIVE – MALOU REYES

Assistant Planner Downing presented the staff report and recommended that the Planning Commission consider the proposed project and make a recommendation to the City Council.

Assistant Planner Downing responded to questions from the Commission on the proposed project.

Vice-Chair Keen opened the public hearing.

Lisa Kolieb, representative of Walmart, Hope Street, Los Angeles, presented the proposed project and responded to questions from the Commission.

Shelly Watson, manager of Walmart, responded to questions from the Commission on the proposed project.

Hearing no further public comments, Vice-Chair Keen closed the public hearing.

The Commission provided the following comments: like the locking cabinets for the distilled spirits; concern with increased sale of distilled spirits in City; if distilled spirits are relocated and increased in the floor area, it should come back before the Commission; would like to see a camera dedicated to the distilled spirit area; and want the doors to the distilled spirits cabinet restricted to Walmart personnel.

Action: Commissioner Mack, moved to adopt a resolution entitled "***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT CASE NO. 14-010; LOCATED AT 1168 W. BRANCH STREET; APPLIED FOR BY WALMART STORES, INC.***" as modified to add a Condition of Approval that a camera be dedicated to observe the distilled spirits case; and add a

Condition of Approval that if floor area is increased for distilled spirits, the Conditional Use Permit come back before the Planning Commission. Commissioner Fowler-Payne seconded and the motion passed on the following roll call vote:

AYES: Mack, Fowler-Payne, Keen
NOES: None
ABSENT: Martin, George

9. NON-PUBLIC HEARING ITEM

9.a. SUBSTANTIAL CONFORMANCE REVIEW OF CONDITIONAL USE PERMIT CASE NO. 14-005 AND PLANNED SIGN PROGRAM CASE NO. 14-001; ESTABLISHMENT OF A MICROBREWERY AND RESTAURANT; LOCATION – 1462 EAST GRAND AVENUE (FORMER APPLEBEE’S); APPLICANT FIGUEROA MOUNTAIN ENTERTAINMENT, LLC; REPRESENTATIVE – TERRY BOTTENFIELD

Assistant Planner Downing presented the staff report and is recommending the Planning Commission adopt the resolution for substantial conformance of façade treatment and sign installation with the plans approved on May 6, 2014.

Assistant Planner Downing responded to questions from the Commission on the proposed project.

Vice-Chair Keen opened the meeting for public comment.

Terry Bottenfield, builder, responded to questions from the Commission on the proposed project.

Commissioner Keen provided the following comments: likes the changes but not the process; the builder should have asked before constructing the changes; the ladder/cage is a requirement by OSHA; and is concerned with the location of the ladder/cage due to visual presence.

Ted Moore, project representative, stated the project is over budget; indicated a mistake was made with regard to fabrication of multiple signs of the same size; and asked the Commission to approve the façade modifications that has already been made to the building.

David Ferndinandi, restaurant representative, stated the cost of the sign was \$17,000 and the sign cannot be used at another location.

Steve Ross, Garden Street, stated that in the past, when a contractor did something that he was not supposed to do, the City charged the contractor a fee. Mr. Ross suggested charging a fee or fine and use the money for something positive.

Hearing no further comments, Vice-Chair Keen closed the public comment period.

Commissioner Mack stated the builder has done a substantial improvement; there are some modifications that have made the building more beautiful; questioned the placement of the awnings and if they are blocking sidewalk lights; not happy about the grain tower and cage; the electrical equipment should have been placed elsewhere; likes the windows as they are now; does not have a problem with the sign as it faces the shopping center; applying the “trapezoidal method” to measuring signs is appropriate; if the north elevation sign were removed entirely, does not think the building would look better and would leave a void; the builder has made the building more attractive; and is ready to move forward.

Commissioner Fowler-Payne stated she is happy to see a new business going into the building; has a problem with the as-built changes; the changes should have been presented before they were built; and would like to see future projects done in an orderly fashion otherwise they would be denied.

Commissioner Keen stated he is not satisfied with 100 watt light bulbs illuminating ADA sidewalks; he would have approved 99% of the changes that were done if requested correctly; questioned if the grain ladder could be installed on the back side so you don't see it; is not in favor of trying to patina the silo; does not have a problem with the windows; has mixed emotions with the sign but will not require the sign to be changed; would like the electrical panel to be screened (referred to Conditional of Approval No. 8. in Resolution No. 14-2206); suggested using the awning material on the electrical panel.

Commissioner Mack questioned if the City is collecting additional fees on inspection, staff time, etc. as the contractor is coming in after the fact. Community Development Director McClish indicated that because it is a substantial conformance issue, no fee had been implemented but an architectural review or plan check fees could be investigated to cover staff time.

Terry Bottenfield, builder, agreed to reimbursing the City the appropriate fees.

Action: Commissioner Mack, moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE FINDING FAÇADE TREATMENTS AND SIGN INSTALLATIONS IN SUBSTANTIAL CONFORMANCE WITH CONDITIONAL USE PERMIT CASE NO. 14-005 AND PLANNED SIGN PROGRAM 14-001; LOCATED AT 1462 E. GRAND AVENUE; APPLIED FOR BY FIGUEROA MOUNTAIN ENTERTAINMENT, LLC**" as modified: 1) the sign on the north elevation can remain; 2) appropriate screening of the electrical panel shall return to the Community Development Director for approval; 3) investigate reconfiguring the silo ladder placement; 4) appropriate fees be imposed to the applicant for ARC and staff time; 5) double check the lighting on the awnings of the building for pedestrian safety; 6) strike 5. and 6. in the modifications and additional requirements of the proposed resolution. Commissioner Keen seconded and the motion passed on the following roll call vote:

AYES: Mack, Keen, Fowler-Payne

NOES: None

ABSENT: Martin, George

9.b. CONSIDERATION OF A RESOLUTION APPROVING APPEAL TO PLANNING COMMISSION CASE NO. 15-001 AND DENYING MINOR EXCEPTION 15-003; LOCATION – 257 LA CRESTA DRIVE; APPELLANT – KRISTIN HAMMOND

Assistant Planner Downing presented the staff report and is recommending the Planning Commission adopt the resolution approving Appeal Case No. 15-001 and denying Minor Exception Case No. 15-003.

Vice-Chair Keen opened the public comment period. Hearing no public comments, Vice-Chair Keen closed the public comment period.

Action: Commissioner Keen, moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING APPEAL CASE NO. 15-001 AND DENYING MINOR EXCEPTION CASE NO. 15-003; LOCATED AT 257 LA**

CRESTA DRIVE; APPLIED FOR BY FRANK GANDOLFO, APPEALED BY KRISTIN HAMMOND". Commissioner Mack seconded, and the motion passed on the following roll call vote:

AYES: Keen, Mack, Fowler-Payne
NOES: None
ABSENT: Martin, George

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE JUNE 2, 2015

This is a notice of administrative decision for Minor Use Permits, including any approvals, denials or referrals by the Community Development Director. An administrative decision must be appealed or called up for review by the Planning Commission by a majority vote.

Case No.	Applicant	Address	Description	Action	Planner
ARCH 15-003 MEX 15-004	Eric Lokkart	605 Myrtle St.	New One-car Garage	A	A. Nygaard
ARCH 15-004	Ron Gomez	106 East Branch St.	Façade Renovations for new restaurant	A	A.Nygaard
PPR 15-010	Nina Reinacher & Katherine Neie	320 Old Ranch Road	Establishment of a vacation rental in a residential zoning district	A	M. Downing

In response to Commissioner Mack's question for PPR 15-010, Assistant Planner Downing explained the process for homestays and vacation rentals.

11. COMMISSION COMMUNICATIONS

Commissioner Keen reported that there were four large trash cans overflowing at the recycle center adjacent to the proposed Figueroa. Community Development Director McClish indicated staff will look into the issue.

12. STAFF COMMUNICATIONS

Community Development Director McClish stated the City is holding a workshop on Thursday, June 18, 2015 on the Annual Strawberry Festival and how it has impacted the Village. The workshop will be open to the public.

Assistant Planner Downing stated there will be a status report for the homestay and vacation rental tentatively scheduled for the July 28th City Council meeting.

13. ADJOURNMENT

On motion by Commissioner Keen, seconded by Commissioner Mack and unanimously carried, the meeting adjourned 8:11 p.m.

ATTEST:

**DEBBIE WEICHTER
SECRETARY TO THE PLANNING COMMISSION**

JOHN KEEN, VICE-CHAIR

(Approved _____)