

**ACTION MINUTES  
SPECIAL MEETING OF THE PLANNING COMMISSION  
TUESDAY, NOVEMBER 15, 2016  
ARROYO GRANDE WOMAN'S CLUB AND COMMUNITY CENTER  
211 VERNON STREET  
ARROYO GRANDE, CALIFORNIA**

**1. CALL TO ORDER**

Chair George called the Special Planning Commission meeting to order at 6:00 p.m.

**2. ROLL CALL**

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

Staff Present: Community Development Director Teresa McClish, Planning Manager Matt Downing, Associate Planner Kelly Heffernon, and Secretary Debbie Weichinger were present.

**3. FLAG SALUTE**

Commissioner Keen 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 Special Planning Commission Meetings of October 4, and November 1, 2016 as submitted.**

**Action:** Commissioner Martin moved to approve the minutes of the Special Planning Commission Meeting of October 4, 2016, as submitted. Commissioner Keen seconded, and the motion passed on a 5-0 voice vote.

**Action:** Commissioner Mack moved to approve the minutes of the Special Planning Commission Meeting of November 1, 2016, as submitted. Commissioner Martin seconded, and the motion passed on a 4-0-1 voice vote with Keen abstaining.

**8. PUBLIC HEARINGS**

**8.a. CONTINUED CONSIDERATION OF VESTING TENTATIVE PARCEL MAP 15-001 AND PLANNED UNIT DEVELOPMENT 15-001; SUBDIVISION OF ONE (1) LOT INTO FOUR (4) LOTS AND CONSTRUCTION OF FOUR (4) ONE-BEDROOM SINGLE FAMILY ATTACHED RESIDENCES; LOCATION – 1177 ASH STREET; APPLICANT – JEFFREY EMRICK**

Associate Planner Heffernon presented the staff report recommending that the Commission adopt a Resolution approving Vesting Tentative Parcel Map 15-001 and Planned Unit Development 15-001.

Jeff Emrick, representative, provided the following comments for the proposed project: additional parking and storage is provided; the CC&R's will require parking in the garage; the trash area has been worked out with South County Sanitary; softened the boxy architectural style; and the roofs have been designed to allow installment of solar panels. Mr. Emrick responded to questions regarding the cost of the houses; the solar panels; location of trash area; storm water requirements; color board; maintenance agreement/CC&R's; grey water system; lighting on the driveway; the project meeting the density requirements.

Chair George opened the public hearing.

Doree Rodgers, Ash Street, spoke against the project and expressed her concern for oversized trucks parking on the street.

Upon hearing no further comments, Chair George closed the public hearing.

Commissioner Mack and Keen spoke in support of the project and stated the applicant addressed the Commission's concerns expressed at the July 5, 2016 Planning Commission meeting. Commissioner Mack stated he would like the parking on Ash Street to be a separate item. Commissioner Keen stated the City should not maintain the sewer lines on private property.

In response to Commissioner Fowler-Payne's question regarding Conditions of Approval 22 and 23, Associate Planner Heffernon stated a condition could be added that the City arborist be notified of any tree trimming/removal.

Chair George stated she is not in support of the project as she believes it does not adequately meet the PUD findings.

**Action:** Commissioner Martin moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING VESTING TENTATIVE PARCEL MAP 15-001 AND PLANNED UNIT DEVELOPMENT 15-001; LOCATED AT 1177 ASH STREET; APPLIED FOR BY JEFF EMRICK**", as modified with the following: Conditions of Approval 22 and 86 that the City's arborist be notified on any tree trimming/removal. Add a Condition of Approval that the sewer lateral construction/maintenance is the responsibility of the property owner. Commissioner Keen seconded and the motion passed on the following roll call vote:

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

**8.b. CONSIDERATION OF DEVELOPMENT CODE AMENDMENT 15-001; LOCATION – ARROYO GRANDE VILLAGE AREA; APPLICANT – VERIZON WIRELESS**

**Action:** Commissioner Martin moved, and Chair George seconded the motion to continue this item to a date certain of December 20, 2016. The motion passed on the following roll call vote:

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

**9. NON-PUBLIC HEARING ITEM**

**9.a. CONSIDERATION OF STAFF PROJECT 15-011; REVIEW OF DRAFT SCOPE OF WORK FOR THE 2016/17 PARKING STUDY; LOCATION – CITYWIDE**

Planning Manager Downing presented the staff report for review of the draft scope of work prepared for the 2016/17 Parking Study and asked for feedback to address the Commission’s parking concerns.

After discussion, the Commission directed staff to move forward with the Parking Study scope of work as proposed. The Commission provided the following desired items to be part of the Parking Study: 1) The consultant to solicit input from the Traffic Commission, Planning Commission, and City Council; 2) Consider holding a workshop/survey with the public and Council/Commissions/Committees/Board; and 3) if necessary to economically complete the Parking Study, prioritize residential parking.

**10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE NOVEMBER 1, 2016**

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

<b>Case No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Description</b>	<b>Action</b>	<b>Planner</b>
ARCH 16-008	Gambriel Development	512 Ide Street	Window retrofit and relocation of front door and porch	A	S. Anderson
PPR 16-019	Leonid Moroz	133 Bridge Street Suite B	Establishment of a new massage therapy business	A	S. Anderson
TUP 16-025	Hopper Family Christmas Tree	1587 El Camino Real	Sale of Christmas Trees from 9:00 AM to 9:00 PM November 25 <sup>th</sup> , 2016, through December 25 <sup>th</sup> , 2016	A	S. Anderson
TUP 16-023	Pam Zirion	959 Valley Road	Charity bingo and silent auction from 3:00 PM to 9:00 PM on November 14 <sup>th</sup> , 2016	A	S. Anderson

**11. COMMISSION COMMUNICATIONS**

In response to Commissioner Keen’s questions, Director McClish explained the Neighborhood Services role.

In response to Commissioners Keen and Mack’s concern with the tree removal at 1029 Ash Street, Planning Manager Downing stated that this would be agendized on the next available agenda.

In response to Commissioner Mack’s question, Director McClish explained the process for when Conditions of Approval are not followed through and clarified what steps are used so it does not happen again. Commissioners Mack and George agreed that there should be some sort of ramification when the developer does not follow the conditions of approval placed on the project.

**12. STAFF COMMUNICATIONS**

None

**13. ADJOURNMENT**

On motion by Chair George, seconded by Commissioner Keen and unanimously carried, the meeting adjourned at 7:54 p.m.

**ATTEST:**

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**DEBBIE WEICHINGER  
SECRETARY TO THE PLANNING COMMISSION**

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**LAN GEORGE, CHAIR**

(Approved at PC Meeting \_\_\_\_\_)

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