

**ACTION MINUTES
MEETING OF THE PLANNING COMMISSION
TUESDAY, SEPTEMBER 19, 2017
ARROYO GRANDE COUNCIL CHAMBERS
215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

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

2. ROLL CALL

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

Staff Present:

Community Development Director Teresa McClish, Planning Manager Matt Downing, City Engineer Robin Dickerson, and Secretary Debbie Weichinger were present. Consultants Greg Young with Quincy Engineering and Emily Creel with SWCA Environmental Consultants were present.

3. FLAG SALUTE

Vice Chair Mack led the flag salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

Teri Tardiff, Faeh Street, spoke against the proposed Popeye's due to the impacts on the neighborhood.

John Wysong, feels the median on East Grand Avenue in front of SESLOC is not necessary and suggested the City apply for a grant from the State for reverse osmosis water.

6. WRITTEN COMMUNICATIONS

None

7. CONSENT AGENDA

7.a. Consideration of Approval of Minutes

Recommended Action: Approve the minutes of the Planning Commission Meeting of September 5, 2017 as modified.

Action: Commissioner George moved to approve the minutes of the Planning Commission Meeting of September 5, 2017 with the following correction: in the second and fourth paragraphs on page 3, correct the spelling of Chair Martin's name from Marin to Martin. Commissioner Schiro seconded, and the motion passed on the following roll call vote:

AYES: George, Schiro, Mack

NOES: None

ABSENT: Fowler-Payne, Martin

Action: Commissioner Schiro moved, and Commissioner George seconded the motion to approved Consent Agenda items 7.b. and 7.c., with the recommended courses of action. The motion passed on the following roll call vote:

AYES: Schiro, George, Mack

NOES: None

ABSENT: Fowler-Payne, Martin

7.b. Continued Consideration of A Resolution Approving Street Names for Subarea 2 of the East Cherry Avenue Specific Plan; Location – East Cherry Avenue; Applicant – Wathen Castanos Homes

Action: Adopted a Resolution entitled ***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING STREET NAMES FOR SUBAREA 2 OF THE EAST CHERRY AVENUE SPECIFIC PLAN AS WALLER PLACE, SWEET PEA COURT, HAVEN COURT, AND LEEDHAM PLACE”.***

7.c. Consideration of Lot Line Adjustment No. 17-003; Location – 124 S. Halcyon Road; Applicant – Richard & Roberta Ramirez; Representative – Mark Vasquez, Design Graphics

Action: Adopted a Resolution entitled ***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING LOT LINE ADJUSTMENT NO. 17-003; LOCATED AT 124 S. HALCYON ROAD; APPLIED FOR BY RICHARD AND ROBERTA RAMIREZ”.***

8. PUBLIC HEARINGS

8.a. CONTINUED CONSIDERATION OF DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE BRIDGE STREET BRIDGE REHABILITATION PROJECT

Community Development Director McClish presented the staff report and recommended the Planning Commission 1. Review the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Bridge Street Bridge Rehabilitation project; and 2) Make a recommendation to the City Council to adopt the MND, and instruct the City Clerk to file a Notice of Determination (NOD).

Director McClish introduced Consultants Greg Young with Quincy and Emily Creel with SWCA Environmental Consultants, and City Engineer Robin Dickerson.

Consultants Young and Creel, and Director McClish responded to Commission questions regarding the bridge including the load capacity; red legged frog; truss supporting the bridge; wall versus column; bridge qualifying for the National Registry; and grants/funding.

Vice Chair Mack opened the public hearing. Hearing no comments, Vice Chair Mack closed the public hearing.

The Commission spoke in support of the IS/MND for the Bridge Street Bridge. On motion of Commissioner George, seconded by Commissioner Schiro it was recommended that the

City Council adopt the MND, and instruct the City Clerk to file a NOD. The motion passed on the following roll call vote:

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

9. NON-PUBLIC HEARING ITEM

9.a. None

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE SEPTEMBER 5, 2017

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
VSR 17-006	Dave & Shawn Freeman	400 Emerald Bay Drive	157 square foot addition to an existing second story deck	A	S. Anderson
VSR 17-007	Brandon & Ashlee Akers	258 Tally Ho Road	Construction of a new, two story, 1,419 square foot addition with a 683 square foot second story component to an existing single-story residence	A	S. Anderson

In answer to Commissioner George's question regarding Viewsheds (VSR), Director McClish explained that there are specific findings in the Municipal Code and stated the neighbors are notified of the actions taken. In answer to Commissioner Mack's question, Ms. McClish stated that VSR 17-006 is in compliance with the Code.

11. COMMISSION COMMUNICATIONS

Commissioner Schiro said that Jude Genova passed away and his service is Saturday and you can find more information on Facebook. Commissioner Schiro stated he attended the recent ARC meeting and inquired about parking review for the Black Twig Restaurant. Commissioner Schiro said the Beer Feast is on October 14, 2017 from 2:30 pm to 5:30 pm and will benefit the Public Art Committee.

Commissioner George expressed concern with several big items on one agenda and the amount of time the Commission has to review said items. Commissioner George, Mack, and Schiro would like to see story poles or renderings for projects. Director McClish stated she would review and address with a check list and will make sure to require a 3D aspect or an option of story poles for certain projects. Commissioner George asked staff to provide a check list for the Commission. In response to Commissioner George's comment, regarding receiving two copies of the same document, Director McClish said that the Commission may contact Debbie Weichinger on how you would like to receive your packet i.e. electronic or paper.

In response to Commissioner Mack's question, Director McClish reported staff had a kickoff meeting for the parking study/East Grand Avenue Master Plan project.

12. STAFF COMMUNICATIONS

Director McClish asked the Commission if anyone is interested in being a representative for the East Grand Avenue Master Plan Stakeholders Group. It was the consensus of the Commission that this item be continued until there is a full Commission present.

Director McClish explained why the big agenda for the September 19th Commission meeting and said in the future staff will try to notify the Commission in advance.

In response to Commissioner Mack's question, Director McClish stated Popeye's will come before the Commission on a future agenda.

13. ADJOURNMENT

The meeting adjourned at 7:12 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

GLENN MARTIN, CHAIR

(Approved at PC Meeting _____)