

**ACTION MINUTES
MEETING OF THE PLANNING COMMISSION
TUESDAY, DECEMBER 5, 2017
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, John Mack, Terry Fowler-Payne, Lan George, and Glenn Martin were present.

Staff Present: Planning Manager Matt Downing, Planning Technician Sam Anderson and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Fowler-Payne led the flag salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

Kevin Tardiff, said that the proposed Popeye's located on Faeh Street will create an impact with traffic, garbage; smell and is against the project.

Teri Tardiff, presented pictures to the Commission showing large trucks parking on Faeh Street and expressed her concern with the proposed Popeye's. She spoke against the proposed project and suggested to relocate to another site, such as Orchard Supply/James Way.

6. WRITTEN COMMUNICATIONS

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

1. Memo dated December 4, 2017 from Planning Technician Sam Anderson regarding Agenda Item 8.b.
2. Pictures from John Keen regarding Agenda Item 8.b.

7. CONSENT AGENDA

Action: Commissioner Mack moved, and Commissioner George seconded the motion to approve Consent Agenda Items 7.a. through 7.b., with the recommended courses of action. The motion passed on the following roll-call vote:

AYES: Mack, George, Fowler-Payne, Martin, Schiro,

NOES: None

ABSENT: None

7.a. Consideration of Approval of Minutes.

Action: Approved the minutes of the Planning Commission Meeting of October 17, 2017, as submitted.

- 7.b. Consideration of Lot Line Adjustment No. 17-004; Location – Subarea 2, East Cherry Avenue Specific Plan; Applicant – Wathen Castanos Homes; Representative – Oasis Associates.**

Action: Adopted a Resolution entitled: **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING LOT LINE ADJUSTMENT NO. 17-004; LOCATED AT SUBAREA 2 OF THE EAST CHERRY AVENUE SPECIFIC PLAN; APPLIED FOR BY WATHEN CASTANOS HOMES”**

8. PUBLIC HEARINGS

- 8.a. CONTINUED CONSIDERATION OF LOT MERGER 16-001, CONDITIONAL USE PERMIT 16-008, AND MITIGATED NEGATIVE DECLARATION; CONSTRUCTION OF AN APPROXIMATELY 2,900 SQUARE-FOOT FAST-FOOD RESTAURANT WITH DRIVE-THRU; LOCATION – 727 EL CAMINO REAL (WESTERN CORNER OF EL CAMINO REAL, FAEH AVENUE, AND BELL STREET); APPLICANT – ELA FOODS, INC.; REPRESENTATIVE – KEITH SIMON**

Planning Manager Downing presented the staff report and stated that the applicant has requested to further continue the public hearing to a date uncertain to allow for refinements to the project in response to the Commission and public comments.

Action: Commissioner George made a motion to continue this item to a date uncertain. Commissioner Schiro seconded the motion. The motion passed on the following roll-call vote:

AYES: George, Schiro, Fowler-Payne, Mack, Martin

NOES: None

ABSENT: None

- 8.b. CONSIDERATION OF APPEAL 17-003; APPEAL OF DETERMINATION RELATED TO VIEWSHED REVIEW 17-009; 178 SQUARE FOOT ROOFTOP DECK ADDITION; LOCATION – 1211 LINDA DRIVE; APPELLANT – NANCY WALSH**

Planning Technician Anderson presented the staff report and recommended the Planning Commission deny Appeal Case No. 17-003, reaffirming the approval of Viewshed Review Case No. 17-009. Planning Technician Anderson and Planning Manager Downing responded to Commission questions regarding review by the Architectural Review Committee; privacy issues; addition of square footage; did project happen at the time of the new guidelines and does the project meet the new guidelines; privacy with second story window vs. deck; and maximum height and height of guardrail.

Nancy Walsh, appellant, gave the history of how the project came about and is opposed to the project.

Chair Martin opened the public hearing for comment. Speaking from the public was: John Keen stated the deck overlooks his back yard; expressed concern with privacy of neighbors when a Viewshed is done; is concerned with building a project without a permit; and stated a second story would not be as impactful to privacy as a second story deck. Joe Furino stated he is not opposed to having a deck. He is concerned that people may not speak up due to feeling retaliated against. Peter Carlson, contractor, presented pictures to the Commission referring to the stucco wall. Jonathan Irons, owner of 1211 Linda Drive, stated that he wants what is right

for himself and his neighbors. In response to Commissioner Mack, Mr. Irons said the deck will be used quietly (no parties) with his friends and relatives.

Mr. Carlson responded to Commission questions regarding the height and highest point of the guardrail; length of time as a contractor in this area; resident at 1211 Linda Drive's view/ being blocked. Hearing no further speakers, Chair Martin closed the public hearing.

Commissioner Schiro provided the following: said this is a small impact to the view and agreed with Staff's conclusion with denying the appeal.

Commissioner George provided the following: said the deck was in before the new Guidelines and spoke in support of the appeal.

Commissioner Fowler-Payne provided the following: stated she cannot support the appeal.

Commissioner Mack provided the following: stated there is more work for the Commission to do on the Guidelines, particularly in regards to sloped areas; privacy is being ignored; the project should not have proceeded without a permit; and is opposed to a split rail; and in support of appeal.

Commissioner Martin provided the following: supports the solid wall, open rail look and light blue/grey tones; and is not in support of the appeal.

Action: Commissioner Schiro moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE DENYING APPEAL CASE NO. 17-003 AND APPROVING VIEWSHED REVIEW 17-009; LOCATED AT 1211 LINDA DRIVE; APPLIED FOR BY PIT IRONS; APPEALED BY NANCY WALSH**", as modified that the west guardrail shall be changed from a split rail design to a solid design. Commissioner Fowler-Payne seconded the motion. The motion passed on the following roll call vote:

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

Commissioner Schiro stepped down from the dais due to having a conflict on item 9.a.

9. NON-PUBLIC HEARING ITEM

- 9.a. **CONSIDERATION OF PRE-APPLICATION NO. 17-004; MODIFICATION OF A CONDITION OF APPROVAL FOR AN ENTITLED 54-ROOM BOUTIQUE HOTEL FOR THE ADDITIONAL CONSTRUCTION OF FITNESS AND CONFERENCE ROOMS; LOCATION 325 EAST BRANCH STREET; APPLICANT SRK HOTELS; REPRESENTATIVE – STEVEN PUGLISI ARCHITECTS**

Planning Manager Downing presented the staff report and recommended the Planning Commission review the proposal and provide comments to the applicant.

Michael Dammeyer, architect, stated there was a change in ownership of the hotel and the new owner wants a meeting space and fitness center. The owner is open to working with the City for use of the conference room.

Chair Martin opened the meeting for public comment: John Keen said that if you want the public to use the conference room, it needs to be moved to the front and from past experience he feels that the fitness room is under-utilized.

The applicant was provided the following comments:

Commissioner George asked for clarification of the use of the conference room. Mr. Dammeyer reiterated the room will be used as a conference room.

Commissioner Fowler-Payne supports having the conference room in the back; supports opening up to the public but is concerned with parking.

Commissioner Mack said he is supportive of the use but suggested that the conference room be located in the front by the lobby and not at the back of the building.

Commissioner Martin spoke in support of the proposal.

Chair Martin closed the public comment period.

ADMINISTRATIVE DECISIONS SINCE NOVEMBER 21, 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
TUP 17-021	Rabobank	1026 East Grand Avenue	Placement of a 27-foot tall artificial Christmas tree	A	C. Turner
TUP 17-022	Big Country Bar B Que	1452 East Grand Avenue	Fundraiser barbecue in an existing private parking lot	A	C. Turner

11. COMMISSION COMMUNICATIONS

In response to Commissioner Fowler-Payne, Planning Manager Downing gave a report on Camp Arroyo Grande and said the new owner is setting up a website for the public.

12. STAFF COMMUNICATIONS

Planning Manager Downing gave an update on the East Grand Avenue Master Plan and will get Commissioners a zoning map if they indicated they preferred a hard copy.

13. ADJOURNMENT

The meeting adjourned at 8:08 p.m.

ATTEST:

DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION
(Approved at PC Meeting _____)

GLENN MARTIN, CHAIR