

**ACTION MINUTES
MEETING OF THE PLANNING COMMISSION
TUESDAY, JANUARY 16, 2018
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: Community Development Director Teresa McClish, Planning Manager Matt Downing, City Engineer Robin Dickerson, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Chair Martin led the flag salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

None

6. WRITTEN COMMUNICATIONS

None

7. CONSENT AGENDA

Consideration of Approval of Minutes

Recommended Action: Approve the minutes of the Planning Commission Meeting of December 19, 2017 as submitted.

Action: Commissioner Mack moved to approve the minutes of the Planning Commission Meeting of December 19, 2017 as submitted. Commissioner Schiro seconded, and the motion passed on the following roll call vote:

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

NOES: None

ABSENT: None

8. PUBLIC HEARINGS

Commissioners Fowler-Payne and Schiro stepped down from the dais due to having a conflict on item 8.a.

- 8.a. CONSIDERATION OF AMENDED CONDITIONAL USE PERMIT NO. 17-003; ADDITION OF CONFERENCE ROOM AND FITNESS ROOM AT ENTITLED HOTEL; LOCATION 325 EAST BRANCH STREET; APPLICANT – SRK HOTELS; REPRESENTATIVE – STEVEN PUGLISI ARCHITECTS, INC.**

Planning Manager Downing presented the staff report and recommended the Commission adopt a Resolution approving Amended Conditional Use Permit 17-003. Mr. Downing and applicant Michael Dammeyer responded to Commission questions regarding future potential use of the conference room; would the fitness room be better suited on the ground floor; location of the conference room; use of the conference room; and the occupancy of the conference room.

Chair Martin opened and closed the public hearing upon hearing no speakers.

Commissioners George and Martin spoke in support of the proposed project.

Action: Chair Martin moved to adopt a resolution entitled ***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING AMENDED CONDITIONAL USE PERMIT CASE NO. 17-003; AMENDMENT TO CONDITIONAL USE PERMIT 15-007 FOR THE ADDITION OF A CONFERENCE ROOM AND FITNESS ROOM AT AN ENTITLED HOTEL; LOCATED AT 325 E. BRANCH STREET; APPLIED FOR BY SRK HOTELS, INC.”*** Commissioner George seconded the motion. The motion passed on the following roll call vote:

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

Commissioners Fowler-Payne and Schiro returned to the dais.

8.b. CONSIDERATION OF DEVELOPMENT CODE AMENDMENT 18-001; DESIGN REQUIREMENTS FOR POST CONSTRUCTION STORMWATER COMPLIANCE; LOCATION – CITYWIDE; APPLICANT – CITY OF ARROYO GRANDE

City Engineer Dickerson presented the staff report and responded to Commission questions regarding new design requirements for post construction stormwater being applied to projects that have already been approved; who will inspect/enforce the new requirements on a yearly basis; and if there will be some type of notification for the homeowners and developers.

Ms. Dickerson said that the City will be responsible for receiving a maintenance agreement; staff will educate the homeowner and developers; potential consequences for noncompliance homeowners and developers; and the Regional Water Quality Control Board’s role is to help if necessary for homeowners who do not comply with the new requirements.

The Commission provided the following comments: the new post construction stormwater compliance requirements should be part of the Conditions of Approval or upon final occupancy; suggested a flyer to notify the homeowners and developers; and the need for clear consequences to the property owners who do not comply with the new requirements.

Action: Commissioner George moved to adopt a resolution entitled ***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE CITY COUNCIL APPROVE DEVELOPMENT CODE AMENDMENT 18-001; DESIGN REQUIREMENTS FOR POST CONSTRUCTION STORMWATER COMPLIANCE APPROVED BY ORDINANCE 660”***. Commissioner Mack seconded the motion. The motion passed on the following roll call vote:

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

8.c. CONSIDERATION OF DEVELOPMENT CODE AMENDMENT 17-004; AMENDMENTS TO TITLE 16 OF THE ARROYO GRANDE MUNICIPAL CODE REGARDING EXEMPT SIGNS; LOCATION – CITYWIDE; APPLICANT – CITY OF ARROYO GRANDE

Planning Manager Downing stated due to the evolving legal nature of sign regulation, it is recommended that the Planning Commission continue the public hearing to a date certain of February 6, 2018.

Chair Martin made a motion to continue this item to a date certain of February 6, 2018. Commission Mack seconded the motion. The motion passed on the following roll call vote:

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

9. NON-PUBLIC HEARING ITEM

None

10. ADMINISTRATIVE DECISIONS SINCE JANUARY 2, 2018

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
PPR 17-021	Gennaro Rosato	132 Bridge Street	Conversion of existing retail space into two apartment units	A	M. Downing
PPR 17-023	Linda Weeks	1515 Elderberry Court	Establishment of a new Vacation Rental	A	S. Anderson

In response to Commissioner Mack's question, Planning Manager Downing stated that PPR 17-021, 132 Bridge Street project is on the ground floor and is allowed in the Mixed Use zoning district.

11. COMMISSION COMMUNICATIONS

Commissioner George gave a brief report on the Community Service Grant project.

12. STAFF COMMUNICATIONS

Community Development Director McClish reminded the Commission about the Volunteer Appreciation Dinner scheduled on Friday, January 26, 2018. She also informed the Commission if anyone was interested in attending the 2018 League of California Cities Planning Commissioners Academy to contact Administrative Secretary Debbie Weichinger. In response to Commissioner Mack's question, Director McClish stated there is nothing new to report on the Bridge Street Bridge project. Ms. McClish said staff will be bringing forward the Halcyon Complete Streets project; and gave a brief update on the Brisco Road Interchange project.

Planning Manager Downing said he anticipates bringing Popeyes; sign regulations; and a multi-family housing project to the February 6, 2018, Commission meeting.

13. ADJOURNMENT

The meeting adjourned at 6:58 p.m.

ATTEST:

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

GLENN MARTIN, CHAIR

DRAFT