

**ACTION MINUTES
MEETING OF THE PLANNING COMMISSION
TUESDAY, MARCH 6, 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, Associate Planner Kelly Heffernon, Planning Technician Sam Anderson, City Engineer Robin Dickerson, City Attorney Heather Whitham, 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

None

6. WRITTEN COMMUNICATIONS

None

7. CONSENT AGENDA

Consideration of Approval of Minutes

Recommended Action: Approve the minutes of the Planning Commission Meeting of February 20, 2018 as submitted.

Action: Commissioner Mack moved to approve the minutes of the Planning Commission Meeting of February 20, 2018. Commissioner Schiro seconded, and the motion passed on the following roll call vote:

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

8. PUBLIC HEARINGS

- 8.a. **CONTINUED CONSIDERATION OF CONDITIONAL USE PERMIT NO. 17-003; MIXED USE DEVELOPMENT INCLUDING AN EXISTING OFFICE BUILDING AND CONSTRUCTION OF TWENTY (20) AFFORDABLE APARTMENT UNITS WITH A COMMUNITY ROOM; LOCATION – 224 AND 236 SOUTH HALCYON ROAD; APPLICANT – HOUSING AUTHORITY OF SAN LUIS OBISPO (HASLO); REPRESENTATIVE – RRM DESIGN GROUP**

Associate Planner Heffernon presented the staff report and recommended the Commission adopt a Resolution approving Conditional Use Permit 17-003. Associate Planner Heffernon, Community Development Director McClish, and City Attorney Whitham responded to Commission questions regarding the proposed project, including the setbacks for OMU; undergrounding of utilities for the project and throughout the City; signage for the shared parking stalls; required housing need allocation numbers; required State findings for denial of the project; in-lieu fees for affordable housing; difference in standards applied if commercial component was removed; terms of the Memorandum of Understanding between the two property owners; the entrance off of Halcyon Road; and the entrance and exit on Dodson Way.

Scott Martin, Architect, RRM Design Group, indicated that the concerns from the last meeting have been addressed, including parking; massing of building; setback; number of windows; the number of motorcycle parking spaces; stated the red curb will be repainted and the utility lines will be put underground.

Scott Smith, Executive Director, HASLO, responded to questions from the Commission, including a need assessment for the units; removal of the windows and impact on adequate lighting; improvements to the existing commercial building; the undergrounding of utilities; and the front setback.

Chair Martin opened the public hearing for comment. Speaking from the public were: Paul Tourdot expressed concern with the west elevation of the structure being too high; the setback to the west elevation is narrow; expressed concern with traffic; line of sight on Halcyon; if Dodson is red lined, vehicles will then park on Wood Place; the tree will take 20 years to grow; and questioned if a fence line study was done. Collette Eells expressed concern with parking and traffic. Nicolina Galante is against the building being pushed back to the west, especially if it is only for plants in the front; and questioned what the fence would look like. Sunday Riecki said when you turn from Halcyon onto Dodson Way, the traffic bottlenecks; questioned why vehicles are not allowed to exit onto Halcyon; and expressed concern with the additional traffic the project will create. Patty Welsh expressed concern with first responders at the bottleneck and the shortage of water. Hearing no further speakers, Chair Martin closed the public hearing.

Staff responded to additional Commission questions regarding a right turn only out of the site onto Halcyon; whether both ingress/egress should be allowed onto Halcyon; a traffic signal at Dodson and Halcyon; the reasoning for ingress only on Halcyon; and can a "Right Turn Only" be made onto Halcyon.

Commissioner Martin provided the following comments: is in support of maintaining the rear setback; does not encourage moving the buildings around; add a condition for new fencing; and add a condition to consider the traffic egress on Halcyon (coordinate with the Halcyon Complete Streets project).

Commissioner Mack provided the following comments: stated the Commission needs to make sure this is compatible with the neighborhood; concern that there is no traffic report; the driveway needs to be fixed; the red curb on Halcyon should be extended; there is room for plants in front of Building A; and new fencing should be installed.

Commissioner Fowler-Payne provided the following comments: questioned if building A could be reduced in size and moved back, which would help visibility; and stated egress on Halcyon would help Dodson Way.

Commissioner George provided the following comments: spoke in support of the project especially given State requirements; traffic needs to be mitigated; does not see the need to have two locations to exit on Dodson Way; likes that the City is addressing the red curb; is in support of the new fencing and that the fence be higher for privacy issues.

Commissioner Schiro provided the following comments: said the City and applicant did a great job on listening to Commission and residents and spoke in support of the project.

Action: Commissioner George moved to adopt a resolution entitled **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT 17-003; LOCATION – 224 AND 236 SOUTH HALCYON ROAD; APPLICANT – HOUSING AUTHORITY OF SAN LUIS OBISPO (HASLO)”**. Commissioner Schiro seconded the motion.

Commissioner Martin added a Condition that the perimeter fence on the far western edge west of Building B be removed and replaced and the height and color be approved during Building Department review; and require that the City staff review the traffic ingress/egress on Halcyon Road and the impact of traffic on Dodson Way.

Commissioner George and Schiro agreed to add the two conditions above. Commissioner Mack said the traffic study/removal of the driveway should be independent. Commissioner George and Schiro agreed to add a condition to review the driveway.

Commissioner Martin discussed the inclusion of the existing office building and removal of the existing driveway and asked about shared parking.

Conrad Stevens, representing the property owner of the commercial office building expressed concern regarding closure of the driveway. Director McClish suggested that the two applicants resolve this matter.

Action: Commissioner George moved to adopt a resolution entitled **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT 17-003; LOCATION – 224 AND 236 SOUTH HALCYON ROAD; APPLICANT – HOUSING AUTHORITY OF SAN LUIS OBISPO (HASLO)”**, as modified 1) Condition of Approval No. 31 shall read “The existing perimeter wood fencing on the north and west property boundaries shall be replaced with 6’ tall privacy wood fencing, as approved by the Community Development Director. Taller fencing up to 8’ requires submittal and approval of a Minor Exception application.” 2) City staff will evaluate the traffic and circulation impacts of providing both ingress and egress at the South Halcyon Road driveway, at the discretion of the City Engineer and impacts of traffic on Dodson. Commissioner Schiro seconded the motion. The motion passed on the following roll call vote:

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

The Commission took a break at 8:14 pm and reconvened at 8:21 pm.

8.b. CONSIDERATION OF CONDITIONAL USE PERMIT 16-005; CONSTRUCTION OF A 4,131 SQUARE FOOT MIXED USE STRUCTURE; LOCATION – 1495 EL CAMINO REAL; APPLICANT – SCOTT PACE; ARCHITECT – GREG SOTO

Planning Technician Anderson presented the staff report and recommended the Commission adopt a Resolution approving Conditional Use Permit 16-005.

Scott Pace, applicant, presented the project.

Greg Soto, Architect, said 300 sq. ft. of office space may be rented to another person.

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

In response to Commissioner Fowler-Payne's question, Director McClish clarified condition of Approval No. 9.

Action: Commissioner George moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT 16-005; LOCATED AT 1495 EL CAMINO REAL; APPLIED FOR BY SCOTT PACE**", with the following modification: Condition of Approval No. 9. to read as "The accessory warehouse space shall not be rented to or utilized by an occupant other than one of the occupants utilizing the office space." 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

9. NON-PUBLIC HEARING ITEM

None

10. ADMINISTRATIVE DECISIONS SINCE FEBRUARY 6, 2018

None

11. COMMISSION COMMUNICATIONS

In response to Commissioner Fowler-Payne's question, City Engineer Dickerson said staff is reviewing James Way resurfacing for a CIP in the next two years.

12. STAFF COMMUNICATIONS

Director McClish presented the staff report regarding Planning Commission Member Attendance to Architectural Review Committee and Historical Resources Committee Meetings. Ms. McClish indicated this provides an opportunity to observe. Director McClish noted that Commissioner Fowler-Payne would like an 8 ½ x 11 site plan to view at such meetings.

Director McClish gave a brief report on grant money for projects; Bridge Street Bridge; East Branch Streetscape, Halcyon Road Complete Streets; and reminded the Commissioners to turn their Form 700 into the City Clerk.

13. ADJOURNMENT

The meeting adjourned at 8:50 p.m.

ATTEST:

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

GLENN MARTIN, CHAIR