

MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: MATTHEW DOWNING, PLANNING MANAGER

SUBJECT: CONSIDERATION OF TENTATIVE TRACT MAP 18-002; AMENDMENT TO VESTING TENTATIVE TRACT MAP 15-001 REGARDING CONSTRUCTION HOURS AND TIMING OF TRAFFIC SIGNAL INSTALLATION; LOCATION – SUBAREA 2 OF THE EAST CHERRY AVENUE SPECIFIC PLAN; APPLICANT – WATHEN CASTANOS HOMES; REPRESENTATIVE – CAROL FLORENCE, OASIS ASSOCIATES

DATE: MAY 1, 2018

SUMMARY OF ACTION:

Recommendation for approval of the project modifications will allow the City Council to consider the requested amendments to conditions of approval for Vesting Tentative Tract Map 15-001 to allow construction to occur on Saturdays and timing of traffic signal installation from issuance of building permit to issuance of certificate of occupancy for Subarea 2 of the East Cherry Avenue Specific Plan.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

No direct impacts associated with the proposal will affect financial or personnel resources.

RECOMMENDATION:

It is recommended the Planning Commission adopt a Resolution, recommending the City Council modify conditions of approval to allow for Saturday construction of residences for Subarea 2 of the East Cherry Avenue Specific Plan and maintain the requirement for the traffic signal at Traffic Way and Fair Oaks Avenue be installed prior to issuance of the first building permit.

BACKGROUND:

On January 10, 2017, the City Council adopted Resolution No. 4771 approving the East Cherry Avenue Specific Plan (the "Specific Plan") and Vesting Tentative Tract Map 15-001 for Subarea 2 of the Specific Plan (Attachment 1). The applicants have been working toward recordation of the final map, but have identified two (2) items of concern that requires City action to remedy. Subsequently, the applicants have submitted the subject application to modify conditions of approval (COA) for the project.

PLANNING COMMISSION

CONSIDERATION OF TENTATIVE TRACT MAP 18-002; AMENDMENT TO VESTING TENTATIVE TRACT MAP 15-001 REGARDING CONSTRUCTION HOURS AND TIMING OF TRAFFIC SIGNAL INSTALLATION

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Project Description

The proposed project is two parts. The first part is a request to amend COA #49 and #157 to allow for construction activities to occur on Saturdays for the duration of the project (Attachment 2). The second part is to amend COA #162 to delay the traffic signal installation from prior to building permit issuance to prior to issuance of the first certificate of occupancy (Attachment 3).

Staff Advisory Committee

The Staff Advisory Committee (SAC) reviewed the revised project on April 11, 2018. Members of the SAC discussed the reduction in total construction duration allowing construction on Saturday, the impact to adjacent residences resulting from this change, and the issues with waiting until certificate of occupancy for the traffic signal to be installed. Members of the SAC remained neutral on allowing construction on Saturday, but recommended limiting the types of construction to those that do not require inspections by the City if the Planning Commission and City Council are supportive of the change in construction time limitations. The SAC was not in support of delaying the installation of the traffic signal to certificate of occupancy due to the burden this position places on the City, as explained below.

ANALYSIS OF ISSUES:

Construction Hours

Conditions of Approval #49 and #157 restrict construction activities to normal business hours of Monday through Friday, 7 A.M. to 5 P.M. Emergency exceptions to these limitations are included in the condition. The proposed modification would allow for construction to occur on Saturdays from 8 A.M. to 5 P.M. for the duration of the project. The applicant indicates that allowing Saturday construction will increase the rate of production and reduce the overall duration of the project, as there would potentially be fifty-two (52) Saturdays of work over a two-year project duration. The applicant indicates that this will shorten construction by ten (10) weeks, or roughly two and one-half months. As conditioned, no construction will occur on Sundays or official holidays.

The Municipal Code allows for Saturday construction throughout the City. However, discretionary projects have recently been conditioned with limited construction durations in order to reduce impacts on adjacent residential neighborhoods. On larger projects, this can be confusing to subcontractors who are used to working on Saturdays and enforcement has been necessary on a number of projects in recent years. While the SAC was sympathetic to the desire to reduce overall construction, they acknowledged that Saturday construction can impact the adjacent neighborhood. For this purpose, the SAC remained neutral on the item. However, the SAC recommended that if the Planning Commission was in support of Saturday construction, the type of construction not include work that requires City inspection at the time of construction (e.g., concrete), as weekend inspectors are not available and reconstruction might be necessary.

PLANNING COMMISSION

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Therefore, the prepared Resolution has been worded to recommend those actions to the City Council. It should be noted that allowing construction on Saturdays would not authorize construction to occur on holidays, should they fall on those Saturdays.

Traffic Signal Installation

A traffic signal at the intersection of Traffic Way and Fair Oaks Avenue is required to be installed with the proposed project. Condition of Approval #162 requires that the traffic signal shall be installed and operational prior to the issuance of the first building permit. This was a specific requirement of the Planning Commission when the project was recommended for approval. The applicant indicates that it will be "physically impossible to bid, order, and construct the signal prior to issuance of the first building permit". The applicant is requesting this timing be modified to be at the first certificate of occupancy. The applicant has also proposed to bond for the improvement as assurance for the signal installation.

The SAC was not in support of modifying the timing associated with traffic signal installation to certificate of occupancy for a few reasons. First, no information is provided to support the statement that it will be physically impossible to bid, order, and construct the signal prior to issuance of the first building permit. Second, the timing was specifically requested by the Planning Commission upon its recommendation and maintaining the timing is in keeping with the spirit of that recommendation for approval, which the City Council approved. Lastly, waiting until the issuance of a certificate of occupancy can place the City in the uncomfortable situation of denying new homeowners from moving into their homes. The City has previously experienced being caught in the middle of promises made by developers to new homeowners. Withholding the ability for homeowners to occupy their residences typically casts the City in a negative light for enforcing the requirements of the development. In order to ensure this situation does not occur, it is recommended that the timing of the traffic signal installation not be modified and the prepared Resolution has been worded accordingly.

ALTERNATIVES:

The following alternatives are provided for the Commission's consideration:

1. Adopt the attached Resolution recommending the City Council allow construction on Saturdays but not modifying the timing of traffic signal installation;
2. Modify and adopt the attached Resolution recommending the City Council allow construction on Saturdays and modifying the timing of traffic signal installation from issuance of the first building permit to the issuance of the first certificate of occupancy;
3. Modify and adopt the attached Resolution recommending the City Council deny the allowance for construction on Saturdays but allowing for the modification of the timing of traffic signal installation from issuance of the first building permit to the issuance of the first certificate of occupancy;

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4. Modify and adopt the attached Resolution recommending the City Council deny the allowance for construction on Saturdays and denying modification of the timing of traffic signal installation; or
5. Provide direction to staff.

ADVANTAGES:

Allowing Saturday construction would result in reduction to the overall duration of construction of the subdivision. Requiring the traffic signal be installed prior to issuance of the first building permit will maintain the original recommendation of the Planning Commission and not place the City in a position to deny occupancy of residences by homeowners due to the potential failure to install the traffic signal.

DISADVANTAGES:

Allowing Saturday construction will impact nearby residences by allowing significant subdivision construction to occur on Saturdays. Not allowing the modification to traffic installation timing could result in construction delay of the residences for Subarea 2 of the Specific Plan.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act, the City Council has previously certified an Environmental Impact Report with overriding considerations regarding impacts associated with the E. Cherry Avenue Specific Plan.

PUBLIC NOTIFICATION AND COMMENT:

A notice of public hearing was mailed to all property owners within 300' of the project site, was published in The Tribune, and posted at City Hall and on the City's website on April 20, 2018. The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2. One (1) comment letter has been received for the project (Attachment 4).

Attachments:

1. Pages from Resolution No. 4771
2. Request for Saturday construction
3. Request for traffic signal timing modification
4. Comment letter

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE CITY COUNCIL MODIFY CONDITIONS OF APPROVAL #49 AND #157 OF RESOLUTION NO. 4771 REGARDING SATURDAY CONSTRUCTION AND MAINTAINING CONDITION OF APPROVAL #162 REGARDING TRAFFIC SIGNAL INSTALLATION TIMING; LOCATED AT SUBAREA 2 OF THE EAST CHERRY AVENUE SPECIFIC PLAN; APPLIED FOR BY WATHEN CASTANOS

WHEREAS, on January 10, 2017, the Arroyo Grande City Council adopted Resolution No. 4771, approving the East Cherry Avenue Specific Plan (the "Specific Plan") and Vesting Tentative Tract Map 15-001; and

WHEREAS, conditions of approval included in Resolution No. 4771 prohibited construction on Saturdays; and

WHEREAS, additional conditions of approval included in Resolution No. 4771 required a traffic signal be installed at the Intersection of Traffic Way and Fair Oaks Avenue prior to the issuance of the first building permit; and

WHEREAS, the developers of Subarea 2 of the Specific Plan are requesting the modification of the construction limitations to allow for construction to occur on Saturdays, as well as the modification of the timing of traffic installation to the issuance of the first certificate of occupancy; and

WHEREAS, the City Council previously certified an Environmental Impact Report with overriding considerations for the Specific Plan in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for Implementation of CEQA and has reviewed the draft Mitigated Negative Declaration; and

WHEREAS, the Planning Commission has reviewed the requested modifications at a duly noticed public hearing on May 1, 2018.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande, after due study, deliberation and public hearing, hereby recommends: the City Council modify Conditions of Approval #49 and #157 to allow for Saturday construction as follows:

1. Condition of Approval #49: Perform construction activities ~~related to inspection during normal business hours (Monday through Friday, 7 A.M. to 5 P.M. and Saturday, 8 A.M. to 5 P.M.)~~. Construction work requiring inspections shall be limited to normal business hours (Monday through Friday, 7 A.M. to 5 P.M.) due to staff not being available for inspections on Saturdays. No construction shall occur on Sundays or official holidays (e.g., Thanksgiving, Labor Day). The developer or

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contractor shall refrain from performing any work subject to inspection other than site maintenance outside of these hours, unless an emergency arises or approved by the Community Development Director. The City may hold the developer or contractor responsible for any expenses incurred by the City due to work outside of these hours.

2. Condition of Approval #157, fourth bullet: The movement of construction-related vehicles, with the exception of passenger vehicles, along roadways adjacent to sensitive receptors shall be limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through Friday and Saturday between 8:00 A.M. and 5:00 P.M. No Movement of heavy equipment shall occur on ~~Saturdays, Sundays~~ or official holidays (e.g., Thanksgiving, Labor Day).

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Arroyo Grande, after due study, deliberation and public hearing, hereby recommends: the City Council not modify Condition of Approval #162 and require the traffic signal be installed prior to issuance of the first building permit due to the potential impacts to the City associated with delaying the required signal installation until the issuance of certificates of occupancy for constructed residences of the subdivision.

On motion by Commissioner _____, seconded by Commissioner _____, and by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

the foregoing Resolution was adopted this 1st day of May, 2018

**RESOLUTION NO.
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**GLENN MARTIN,
CHAIR**

ATTEST:

**DEBBIE WEICHINGER,
SECRETARY TO THE COMMISSION**

AS TO CONTENT:

**TERESA MCCLISH
COMMUNITY DEVELOPMENT DIRECTOR**

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- a. Stormwater Control Measures Report Number
 - b. The location and address of Storm Water Control Facilities
 - c. Completion dates of the following milestones
 - d. Construction
 - e. Field verification of Stormwater Control Facilities
 - f. Final Project approval/occupancy
 - g. Party responsible for O&M
 - h. Source of funding for O&M
 - i. Statement indicating the Storm Water Control Facilities are Maintained as required in the Operations and Maintenance Plan and facilities continues to function as designed or have been repaired or replaced
 - j. Statement describing any vector or nuisance problems.
- 47. Annual - Maintenance Notification.** The Owner/Applicant shall submit annually no later than June 30 a signed statement notifying the City of all maintenance of the installed Storm Water Control Measures. In addition, the signed statement shall include the following information:
- a. Stormwater Control Measures Report Number
 - b. The location and address of Storm Water Control Facilities
 - c. Completion date of the maintenance activities
 - d. Party responsible for O&M
 - e. Source of funding for O&M
 - f. Statement indicating the Storm Water Control Facilities are Maintained as required in the Operations and Maintenance Plan and facilities continues to function as designed or have been repaired or replaced
 - g. Statement describing any vector or nuisance problems.

GENERAL CONDITIONS

- 48.** The developer shall be responsible during construction for cleaning City streets, curbs, gutters and sidewalks of dirt tracked from the project site. The flushing of dirt or debris to storm drain or sanitary sewer facilities shall not be permitted. The cleaning shall be done after each day's work or as directed by the Director of Public Works, the Community Development Director or his/her representative.
- 49.** Perform construction activities related to inspection during normal business hours (Monday through Friday, 7 A.M. to 5 P.M.). The developer or contractor shall refrain from performing any work subject to inspection other than site maintenance outside of these hours, unless an emergency arises or approved by the Community Development Director. The City may hold the developer or contractor responsible for any expenses incurred by the City due to work outside of these hours.
- 50.** All residential units shall be designed to mitigate impacts from non-residential project noise, in compliance with the City's noise regulations.

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addressing the condition of all private stormwater facilities, BMPs, and any necessary maintenance activities on a semi-annual basis (October 15th and April 15th of each year). The requirement for maintenance and report submittal shall be recorded against the property.

157. MM NOI-1a. For all construction activity at the Project site, additional noise attenuation techniques shall be employed as needed to ensure that noise levels are maintained within levels allowed by the City's Noise Standards. Such techniques shall include, but are not limited to:

- Sound blankets on noise-generating equipment.
- Stationary construction equipment that generates noise levels above 65 dBA at the project boundaries shall be shielded with a barrier that meets a sound transmission class (a rating of how well noise barriers attenuate sound) of 25.
- All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers.
- The movement of construction-related vehicles, with the exception of passenger vehicles, along roadways adjacent to sensitive receptors shall be limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through Friday. No movement of heavy equipment shall occur on Saturdays, Sundays or official holidays (e.g., Thanksgiving, Labor Day).
- Temporary sound barriers shall be constructed between construction sites and affected uses.

158. MM NOI-1b. The contractor shall inform residents and business operators at properties within 300 feet of the Project site of proposed construction timelines and noise complaint procedures to minimize potential annoyance related to construction noise. Noise-related complaints shall be directed to the City's Community Development Department.

159. MM NOI-3a. All noise-generating rooftop building equipment, such as air conditioners and kitchen ventilation systems, shall be installed away from existing and proposed noise-sensitive receptors (i.e., residences) or be placed behind adequate noise barriers.

160. MM REC-1a. Development Impact Fees for Subarea 2. The Applicant for Subarea 2 shall pay a park improvement impact fee equal to the land value, plus twenty (20) percent of toward the cost of offsite improvement, for the additional 0.21 acres of parkland required to be dedicated pursuant to the provisions of Chapter 16.64.060 of the City Municipal Code. The value of this fee shall be based upon

- Construction work shall be coordinated with affected agencies in advance of start of work. Approvals may take up to two weeks per each submittal.
- Public Works Department approval of any haul routes for earth, concrete, or construction materials and equipment hauling shall be obtained.

- 162. MM TRANS-2a. Fair Oaks Avenue/Traffic Way:** A new traffic signal shall be installed at the intersection of Traffic Way and Fair Oaks Avenue. The Applicant shall: 1) submit a funding agreement between the owners of the three subareas for the Traffic Signal Improvements to the City for review and approval; and 2) submit Traffic Signal Improvement Plans to the City for review and approval, concurrently with the Project's public improvement plans. Prior to issuance of the first certificate of occupancy, the Applicant shall complete construction of the traffic signal improvements. The City shall ensure the traffic signal is installed and operational prior to the issuance of the first building permit.
- 163. MM TRANS-3a. East Grand Avenue/West Branch Street:** The Applicants shall modify the lane geometry of the intersection of East Grand Avenue and West Branch Street in order to create an exclusive right turn lane for the southbound approach of West Branch Street to East Grand Avenue. The Applicants shall to design and install the necessary improvements including widening, restriping, and curb reconstruction of westbound West Branch Street/ northbound West Branch Street to meet turning radius requirements of a City bus design vehicle to create an exclusive right turn lane. The Applicants shall submit plans for the restriping of West Branch Street including any modifications necessary to the northeast curb return and sidewalk to provide for design vehicle turning movements to the City for review and approval from the City Engineer, concurrent with the submittal of the project's public improvement plans. Road improvements shall be installed, inspected, and approved by the City prior to issuance of the first building permit.
- 164. MM TRANS-3b. East Grand Avenue/West Branch Street:** The Applicants shall pay a fair share portion of the design and construction costs for a transportation improvement that would provide an acceptable LOS consistent with adopted City policy, in order to mitigate the Project's long-term impact on the cumulative condition, using the Equitable Share Responsibility Formula from the 2002 Caltrans Guide for the Preparation of Traffic Impact Studies.

The Applicant shall fund a fair share of the estimated costs for construction of two roundabouts at the intersection of east Grand Avenue/U.S. Highway 101 northbound ramps and the intersection of East Branch Street and Traffic Way.

The Applicants shall submit payment of their fair share of funding for the above mitigation prior to issuance of grading and/or building permits. The City shall



February 27, 2018

TO: HONORABLE CITY COUNCIL MEMBERS
c/o Ms. Teresa McClish, Director of Community Development Department
CITY OF ARROYO GRANDE
300 East Branch Street
Arroyo Grande, CA 93420

FROM: WATHEN CASTANOS HOMES
c/o Justin Allison, Project Manager

**RE: EAST CHERRY AVENUE SPECIFIC PLAN – SUBAREA 2
GENERAL PLAN AMENDMENT 15-001; SPECIFIC PLAN 15-001; VESTING
TENTATIVE TRACT MAP 15-001**

Dear Council Members,

On behalf of Wathen Castanos, we would respectfully request modification of City Council Resolution No. 4771 and specifically conditions of approval nos. 49 and 157, as noted below, to include construction on Saturday for the duration of the project. Your approval of our request will at once increase our rate of production and reduce the overall duration of the project construction. Construction would potentially occur on fifty-two (52) Saturdays over a two-year time span and will, therefore, save up to two and one-half months (10 weeks±) of the overall project duration.

The following represents the requested changes to the conditions of approval.

COA #49

Perform construction activities related to inspection during normal business hours (Monday through ~~Friday~~ Saturday, 7 A.M. to 5 P.M.). The developer or contractor shall refrain from performing any work subject to inspection other than site maintenance outside of these hours, unless an emergency arises or approved by the Community Development Director. The City may hold the developer or contractor responsible for any expenses incurred by the City due to work outside of these hours.

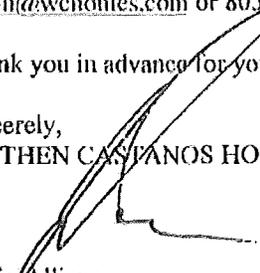
COA # 157

The movement of construction-related vehicles, with the exception of passenger vehicles, along roadways adjacent to sensitive receptors shall be limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through ~~Friday~~ Saturday. No movement of heavy equipment shall occur on Saturdays, Sundays or official holidays (e.g., Thanksgiving, Labor Day).

In closing, the Council's approval of Saturday construction will not only allow us to efficiently complete the construction process but will also benefit our directly adjacent residential neighbors. In addition, we will, of course, comply with the City's noise regulations to ensure sensitivity to our neighbors. If you have any questions or would like any additional information, please contact me directly via email at justin@wchomes.com or 805.505.5440 ext. 203.

Thank you in advance for your time and consideration.

Sincerely,
WATHEN CASTANOS HOMES


Justin Allison
Project Manager

cc: Matthew Downing, Planning Manager
Wathen Castanos Homes
C.M. Florence, AICP Agent/ Oasis Associates, Inc.

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20 March 2018

**HONORABLE MEMBERS OF THE CITY COUNCIL
CITY OF ARROYO GRANDE**

c/o Ms. Teresa McClish, Director of Community Development
300 East Branch Street
Arroyo Grande, CA 93420

**RE: EAST CHERRY AVENUE SPECIFIC PLAN – SUBAREA 2
CITY COUNCIL RESOLUTION NO. 4771 – CONDITION OF APPROVAL NO. 163/
MM TRANS-2A – REQUEST FOR MODIFICATION**

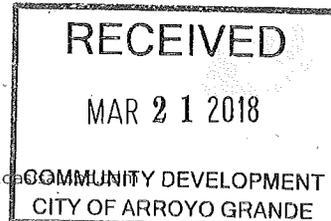
Dear Council Members,

We represent Wathen Castanos, the owners and builders of the East Cherry Avenue Specific Plan Subarea 2 single-family residential project. In January 2017, the Council approved entitlements for the properties within the Specific Plan area. Since that time, the owner/builder has diligently pursued preparation of the requisite documents to further the project and, ultimately, request that the City issue the permits related to the various aspects of the project. We are excited to break ground and start grading activities soon after cessation of the rains.

Our familiarity with the conditions of approval and related mitigation measures, at this juncture, is quite deep and we now fully understand the relationship between the permit(s) and construction sequence. Based upon that, we have discovered that the timing of the installation of the traffic signal at Fair Oaks and Traffic Way is impracticable. For ease of reference, the noted condition is presented in its entirety and the problematic timing aspect highlighted.

163. MM TRANS-2a. Fair Oaks Avenue/Traffic Way: A new traffic signal shall be installed at the intersection of Traffic Way and Fair Oaks Avenue. The Applicant shall: 1) submit a funding agreement between the owners of the three subareas for the Traffic Signal Improvements to the City for review and approval; and 2) submit Traffic Signal Improvement Plans to the City for review and approval, concurrently with the Project's public improvement plans. ***The City shall ensure the traffic signal is installed and operational prior to the issuance of the first building permit.*** (emphasis added)

While Wathen Castanos is firmly committed to fulfilling the obligations noted in the condition of approval (e.g., the signal plans have been prepared and submitted to the City for review), it will be physically impossible to bid, order, and construct the signal prior to issuance of the first building permit. While we acknowledge that the project's impact will add to the current delay at the intersection, the full impact does not occur until occupancy of the individual projects. Since Subarea 1 (calculated for purposes of the Specific Plan as a 100-room hotel) and the Japanese Welfare Association's project on Subarea 3 are not currently pursuing their projects, the impact of solely the single-family residences represents a much smaller incremental impact. In addition, our clients are willing to bond for the signal improvement to provide additional assurance to the City of its construction.



OASIS ASSOCIATES, INC.

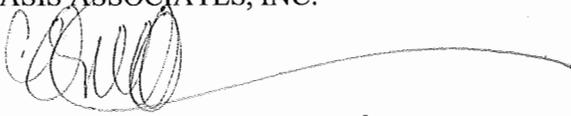
20 March 2018

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Thank you in advance for your time and consideration. Please contact me directly should you have any questions. We look forward to your positive response.

Yours respectfully,
OASIS ASSOCIATES, INC.

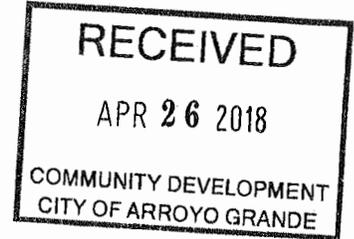
A handwritten signature in black ink, appearing to read 'C. Florence', with a long horizontal flourish extending to the right.

C.M. Florence, AICP Agent
WATHEN CASTANOS

c: Matthew Downing
Wathen Castanos Homes
17-0042



CITY OF ARROYO GRANDE
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING



On **TUESDAY, MAY 1, 2018**, the Arroyo Grande Planning Commission will conduct a public hearing at **6:00 P.M.** in the **COUNCIL CHAMBERS** at **215 E. BRANCH STREET** to consider the following:

TENTATIVE TRACT MAP 18-002; AMENDMENT TO VESTING TENTATIVE TRACT MAP 15-001 REGARDING CONSTRUCTION HOURS AND TIMING OF TRAFFIC SIGNAL INSTALLATION; LOCATION – SUBAREA 2 OF THE EAST CHERRY AVENUE SPECIFIC PLAN; APPLICANT – WATHEN CASTANOS HOMES; REPRESENTATIVE – CAROL FLORENCE, OASIS ASSOCIATES

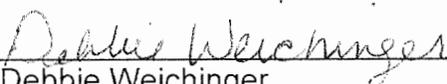
The Planning Commission will consider making a recommendation to the City Council on an application to amend conditions of approval associated with Vesting Tentative Tract Map 15-001 to allow for construction on Saturdays and to modify the timing of traffic signal installation to the time of certificate of occupancy issuance.

In compliance with the California Environmental Quality Act (CEQA), the City Council has previously certified an Environmental Impact Report with overriding considerations regarding impacts associated with the E. Cherry Avenue Specific Plan.

The Planning Commission may also discuss other hearings or business items before or after the item listed above. If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Comments may be either: (1) mailed or delivered in person to the Community Development Department at 300 East Branch Street, Arroyo Grande, CA or (2) provided in person at the Public Hearing.

Failure of any person to receive notice shall not constitute grounds for any court to invalidate the action of the legislative body for which the notice was given.

Staff reports are posted on line at www.arroyogrande.org 72 hours prior to the meeting. Please call 473-5420 for more information. The Planning Commission meeting will be televised live on Charter Cable Channel 20.


Debbie Weichinger
Secretary to the Commission
(Publish 1T, The Tribune, Friday, April 20, 2018)

 NOT A GOOD IDEA! THEY SHOULD ADHERE TO THE ORIGINAL TERMS. THIS IS ALREADY A MAJOR INCONVENIENCE FOR RESIDENTS. IM STILL NOT CONVINCED THERE'S ENOUGH WATER TO WARRANT CONSTRUCTION. Charles Rest