

**ACTION MINUTES
MEETING OF THE PLANNING COMMISSION
TUESDAY, MAY 1, 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 and Senior Office Assistant Patrick Holub were present.

3. FLAG SALUTE

Commissioner Mack led the flag salute.

4. AGENDA REVIEW

Action: Chair Martin moved to hear item 9.a. before item 8.a. Commissioner Schiro seconded, and the motion passed on the following roll call vote:

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

NOES: None

ABSENT: None

5. COMMUNITY COMMENTS AND SUGGESTIONS

Linda Osty offered an invocation to the Planning Commission, staff and citizens.

Hearing no further public comment, Chair Martin closed the public comment period.

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 April 17, 2018 as submitted.

Action: Commissioner Mack moved to approve the minutes of the Planning Commission Meeting of April 17, 2018. Vice Chair George seconded, and the motion passed on the following roll call vote:

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

NOES: None

ABSENT: None

9. NON-PUBLIC HEARINGS

9.a. CONSIDERATION OF CERTIFICATE OF COMPLIANCE 18-001; LOCATION – 529 CROWN HILL; APPLICANT – BENJAMIN HALL; REPRESENTATIVE – JENNY EMRICK, GARING TAYLOR AND ASSOCIATES

Planning Manager Downing presented the staff report and recommended the Commission adopt a Resolution approving Certificate of Compliance 18-001. Planning Manager Downing responded to Commission questions regarding lot numbering, existing legally non-conforming homes, and the number of certificates requested.

Jeff Emrick, representative, spoke in support of the project and responded to Commission questions.

Action: Chair Martin moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CERTIFICATE OF COMPLIANCE NO. 18-001**", as modified 1) change the number of lots from four (4) to five (5), and 2) delete "not a part" from the shaded area. Commissioner Schiro seconded the motion. The motion passed on the following roll call vote:

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

8. PUBLIC HEARINGS

8.a. 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

Planning Manager Downing presented the staff report and recommended the 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.

Planning Manager Downing responded to Commission questions regarding the project.

Chair Martin invited the applicant to speak on the project. Carol Florence, Oasis Associates, and Josh Peterson, Wathen Castanos Homes, both spoke in support of the requested modifications and agreed to the potential modification to traffic signal installation timing to occur before the first building permit other than model homes.

Chair Martin opened the public hearing. Speaking from the public was: Linda Osty, who expressed that they have agreement on everything they wanted from the developer, that they are comfortable waiting for the traffic signal, and comfortable with Saturday work. Hearing no further speakers, Chair Martin closed the public hearing.

Action: Vice Chair George moved to adopt a resolution entitled, "**A REOLUTION 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**," as modified 1) allow Saturday work between the hours of 10 am and 5 pm, 2) limit off-site work to Monday through Friday, and 3) change the timing of the traffic signal installation to "prior to issuance of building permit for the first home other than the model homes." Commissioner Schiro seconded the motion. The motion passed on the following roll call vote.

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

Chair Martin moved to recommend the City Council approve similar timing modifications for Conditions of Approval 163 and 164. The motion failed to receive a second and was withdrawn

10. ADMINISTRATIVE DECISIONS SINCE APRIL 17, 2018

None.

11. COMMISSION COMMUNICATIONS

Commissioner George stressed the importance of professionalism.

Commissioner Fowler-Payne commented that Commissioners need to review the Subdivision Map Act and do more thorough reviews of projects.

Commissioner Mack commented that the Planning Commissioners are there to be good stewards of the City and that the Commission should continue items that do not provide enough information.

12. STAFF COMMUNICATIONS

Director McClish alerted the Commission that the public is welcomed to comment on the environmental documents for the Brisco Interchange Project until May 12th.

13. ADJOURNMENT

The meeting adjourned at 8:03 p.m.

ATTEST:

PATRICK HOLUB
SENIOR OFFICE ASSISTANT
(Approved at PC Meeting _____)

GLENN MARTIN, CHAIR