

**ACTION MINUTES
MEETING OF THE PLANNING COMMISSION
TUESDAY, MAY 15, 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 Schiro led the flag salute.

4. AGENDA REVIEW

None.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

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

1. Letter from Vivian Krug-Cotton signed by residents neighborhood regarding Agenda item 8.a.

7. CONSENT AGENDA

7.a. CONSIDERATION OF APPROVAL OF MINUTES

Recommended Action: Approve the minutes of the Planning Commission Meeting of May 1, 2018 as submitted.

Action: Vice Chair George moved to approve the minutes of the Planning Commission Meeting of May 1, 2018. Commissioner Schiro seconded, and the motion passed on the following roll call vote:

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

NOES: None

ABSENT: None

8. PUBLIC HEARINGS

8.a. CONSIDERATION OF CONDITIONAL USE PERMIT 18-001; CONSTRUCTION OF A 1,784 SQUARE FOOT ACCESSORY DWELLING UNIT IN THE GENERAL AGRICULTURAL ZONING DISTRICT; LOCATION – 1212 FLORA ROAD; APPLICANT – MURAT & NANCY AKALIN; ARCHITECT – BILL ISAMAN, ISAMAN DESIGN

Planning Manager Downing presented the staff report and recommended the Commission adopt a Resolution approving Conditional Use Permit 18-001. Planning Manager Downing responded to Commission questions regarding density, legally non-conforming lot size, and prime agricultural designation.

Bill Isaman, architect, spoke in support of the project and responded to Commission questions regarding siting, agricultural impacts, and viewsheds.

Chair Martin opened the meeting for public comment.

Sam Cotton, Greenwood Drive, thanked staff for their work on this project and expressed concern about future developments on Agricultural zoned properties.

Vivian Krug-Cotton, Greenwood Drive, stated that this is a unique case and could have impacts on future development of Agricultural zoned properties.

Gene Blanchard, Greenwood Drive, expressed his concerns with changing existing policies related to Agricultural zoned properties.

Kristen, Flora Road, spoke in favor of the project, stating that it is the appropriate scale, size, and orientation to complement the existing neighborhood.

James Stava, Flora Road, supported the Architectural Review Committee's decision to recommend approval of the project and stated that he was opposed to the proposed bike trail.

Jason Tealander, Flora Road, suggested widening the existing shared, private driveway.

Terri Ikeda, Branch Mill Road, spoke in support of the project.

Vard Ikeda, Branch Mill Road, spoke in support of the project and mentioned how respectful and conscientious the applicant has been to the neighbors.

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

Action: Commissioner Schiro moved to adopt a resolution entitled "***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT 18-001; LOCATED AT 1212 FLORA ROAD; APPLIED FOR BY MURAT AKALIN***" as submitted. Chair Martin seconded the motion. The motion failed on the following roll call vote:

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

Director McClish indicated that due to the Commission not passing a motion of approval, staff would return with an appropriate resolution for denial of the project at the next meeting.

9. NON-PUBLIC HEARINGS

None.

10. ADMINISTRATIVE DECISIONS SINCE MAY 1, 2018

None.

11. COMMISSION COMMUNICATIONS

Chair Martin spoke of his responsibility as Planning Commission Chair and spoke about the decision-making process of the Commissioners.

12. STAFF COMMUNICATIONS

Director McClish informed the Commission that the public comment period on the environmental documents for the Brisco Interchange Project closed May 12th.

Director McClish gave an update on the Central Coast Blue project and informed the Commission that the ribbon cutting ceremony for the demonstration facility was earlier that day.

13. ADJOURNMENT

The meeting adjourned at 8:15 p.m.

ATTEST:

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

GLENN MARTIN, CHAIR

DRAFT