

**ACTION MINUTES  
MEETING OF THE PLANNING COMMISSION  
TUESDAY, MAY 18, 2021  
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 Jim Guthrie, Jamie Maraviglia, Ken Sage, Vice Chair Schiro and Chair Glenn Martin were present.

Staff Present: City Manager Whitney McDonald, Associate Planner Andrew Perez and Assistant Planner Patrick Holub were present.

**3. FLAG SALUTE**

Chair Martin led the flag salute.

**4. AGENDA REVIEW**

None.

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

None.

**6. WRITTEN COMMUNICATIONS**

The Commission received one supplemental memo regarding item 8.a as well as received one email after the start of the meeting in support of the project that was read into the record.

**7. CONSENT AGENDA**

**7.a. CONSIDERATION OF APPROVAL OF MINUTES**

**Recommended Action:** Approve the minutes of the May 4, 2021 Regular Planning Commission meeting.

**Action:** Commissioner Maraviglia moved and Vice Chair Schiro seconded the motion to approve the Consent Agenda.

The motion passed on the following roll-call vote:

**AYES:** Maraviglia, Schiro, Guthrie, Sage and Martin  
**NOES:** None  
**ABSENT:** None

**8. PUBLIC HEARINGS**

**CONTINUED CONSIDERATION OF LOT MERGER 21-001 AND CONDITIONAL USE PERMIT 21-001; MIXED-USE DEVELOPMENT CONSISTING OF 63 AFFORDABLE HOUSING UNITS AND 1,178 SQUARE FEET OF COMMERCIAL SPACE; LOCATION – 700 OAK PARK BLVD.; APPLICANT – HOUSING AUTHORITY OF SAN LUIS OBISPO (HASLO); REPRESENTATIVE – SCOTT SMITH**

**Recommended Action:** It is recommended that the Planning Commission adopt a Resolution approving Lot Merger 21-001 and Conditional Use Permit 21-001 located at 700 Oak Park Blvd.

Associate Planner Perez presented the staff report and introduced the applicant's representative, David Gibbs, RRM.

David Gibbs, representative, introduced the applicant Scott Smith, HASLO.

Scott Smith, applicant, spoke in support of the project and gave some history on his organization.

Associate Planner Perez, as well as the project's applicant and representative, responded to questions from the Commission regarding the recreation areas, how tenants are selected, public infrastructure in the surrounding area, the Traffic Impact Analysis Report and safe routes to local schools.

Chair Martin opened the public hearing.

Miriam Shah, Arroyo Grande, spoke in support of the project and stated that she believes the issues raised with the development have been addressed by the applicant's team.

Kevin Buchanan, Arroyo Grande, spoke in support of the project and stated that the City needs more housing diversity.

Ben Oakley stated that the applicant's team did a great job presenting the project and that he believes there are too many units proposed for the site.

Krista Jeffries spoke in support of the project and stated that she is excited about the lot being developed with affordable housing.

Sam Oakley thanked the Commissioners and the applicant for their work on the project and stated that he has reservations about vehicle and pedestrian safety.

Analisa Williams, Chilton Street, stated that she was excited for the project but has traffic concerns on Oak Park Blvd.

Associate Planner Perez read into the record an email from Nancy Rowe expressing support for the project.

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

**Action:** Chair Martin moved and Commissioner Guthrie seconded the motion to adopt a Resolution approving Lot Merger 21-001 and Conditional Use Permit 21-001 with the following added condition:

1. The on-site recreation area east of Building #3 shall be expanded to the satisfaction of the Community Development Director, with input from the Recreation Services Director.

The motion passed on the following roll-call vote:

**AYES:** Martin, Guthrie, Schiro, Maraviglia and Sage  
**NOES:** None

**ABSENT:** None

**9. NON-PUBLIC HEARINGS**

**APPOINTMENT TO THE TRAFFIC WAY BRIDGE STAKEHOLDER GROUP**

**Recommended Action:** It is recommended that the Planning Commission appoint one Commissioner to serve as a representative on the Traffic Way Bridge Stakeholder group.

Vice Chair Schiro volunteered to represent the Planning Commission on the Traffic Way Bridge Stakeholders group.

Chair Martin volunteered to serve as the Planning Commission's alternate on the Traffic Way Bridge Stakeholders group.

Commissioner Sage moved and Commissioner Guthrie seconded the motion to have Vice Chair Schiro represent the Planning Commission on the Traffic Way Bridge Stakeholders group with Chair Martin serving as the alternate.

**10. ADMINISTRATIVE DECISIONS SINCE MAY 4, 2021**

None.

**11. COMMISSION COMMUNICATIONS**

Vice Chair Schiro mentioned that the Arroyo Grande High School baseball team is 20-1 and that there is a double header this weekend.

**12. STAFF COMMUNICATIONS**

City Manager McDonald provided the Commission with the following updates:

1. The City Council considered the draft CIP budget and that a report on the conformity between the CIP budget and General Plan would be coming before the Commission in June;
2. The Circulation Element will be presented in June for a final recommendation to the City Council; and
3. The City's draft budget would be presented to the City Council in the coming weeks.

In response to a question from Chair Schiro, City Manager McDonald stated that the recruitment for a new Community Development Director is progressing and that an update should be provided in the coming weeks.

**13. ADJOURNMENT**

The meeting adjourned at 8:24 p.m.

**ATTEST:**

  
\_\_\_\_\_  
**PATRICK HOLUB**  
**ASSISTANT PLANNER**  
**(Approved at PC Meeting 06-01-2021)**

  
\_\_\_\_\_  
**GLENN MARTIN, CHAIR**

