



**AGENDA SUMMARY
PLANNING COMMISSION MEETING
TUESDAY, MARCH 15, 2016
6:00 P.M.
ARROYO GRANDE CITY COUNCIL CHAMBERS
215 E. BRANCH STREET, ARROYO GRANDE**

1. CALL TO ORDER:

2. ROLL CALL

3. FLAG SALUTE:

4. AGENDA REVIEW:

The Commission may revise the order of agenda items depending on public interest and/or special presentations.

5. COMMUNITY COMMENTS AND SUGGESTIONS:

This public comment period is an invitation to members of the community to present issues, thoughts, or suggestions on matters not scheduled on this agenda. Comments should be limited to those matters that are within the jurisdiction of the Planning Commission. The Brown Act restricts the Commission from taking formal action on matters not published on the agenda. The Commission requests that public comment be limited to three (3) minutes and be accompanied by voluntary submittal of a "speaker slip" to facilitate meeting organization and preparation of the minutes.

6. WRITTEN COMMUNICATIONS:

Correspondence or supplemental information for the Planning Commission received after Agenda preparation. In compliance with the Brown Act, the Commission will not take action on correspondence relating to items that are not listed on the Agenda, but may schedule such matters for discussion or hearing as part of future agenda consideration.

7. CONSENT AGENDA:

7.a. APPROVAL OF MINUTES

Recommended Action: Approve the minutes of the March 1, 2016 meeting.

Documents: [03-01-16Minutes Draft.pdf](#)

8. PUBLIC HEARINGS:

8.a. CONSIDERATION OF APPEAL TO PLANNING COMMISSION CASE NO. 16-001; ARCHITECTURAL REVIEW 15-012 AND MINOR EXCEPTION 15-008; REVISED PLANS FOR TWO MIXED-USE BUILDINGS; LOCATION - PAULDING CIRCLE (EAST VILLAGE PLAZA); APPLICANT - DEBLAUW BUILDERS; APPELLANT - DILLER RYAN

Recommended Action: It is recommended that the Planning Commission adopt a Resolution denying Appeal Case No. 16-001 and approving Architectural Review 15-012 and Minor Exception 15-008.

Documents: [PC 08.a. Appeal 16-001 for ARCH 15-012 MEX 15-008 East Village Plaza.pdf](#)

9. NON-PUBLIC HEARING ITEMS:

9.a. **CONSIDERATION OF STAFF PROJECT 16-002; INTERPRETATION OF SIGN ORDINANCE REGARDING SPONSORSHIP BANNERS NOT INTENDED TO BE VIEWED BY THE GENERAL PUBLIC; LOCATION – SOTO SPORTS COMPLEX; APPLICANT – CITY OF ARROYO GRANDE**

Recommended Action: It is recommended that the Planning Commission review the Sign Ordinance and provide an interpretation regarding the placement of sponsorship banners at the Soto Sports Complex.

Documents: [PC 09.a. Staff Project 16-002 Interpretation of Sign Ordinance Regarding Sponsorship Banners.pdf](#)

10. NOTICE OF ADMINISTRATIVE DECISIONS:

This is a notice of administrative decision for Minor Use Permits, including any approvals, denials or referrals by the Community Development Director. An administrative decision must be appealed or called up for review by the Planning Commission by a majority vote.

11. COMMISSION COMMUNICATIONS:

Correspondence/Comments as presented by the Planning Commission.

12. STAFF COMMUNICATIONS:

Correspondence/Comments as presented by the Community Development Director.

13. ADJOURNMENT

All staff reports or other written documentation, including any supplemental material distributed to a majority of the Planning Commission within 72 hours of a regular meeting, relating to each item of business on the agenda are available for public inspection during regular business hours in the Community Development Department, 300 E. Branch Street, Arroyo Grande. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by the Americans with Disabilities Act. To make a request for disability-related modification or accommodation, contact the Legislative and Information Services Department at 805-473-5414 as soon as possible and at least 48 hours prior to the meeting date.

This agenda was prepared and posted pursuant to Government Code Section 54954.2. Agenda reports can be accessed and downloaded from the City's website at www.arroyogrande.org. If you would like to subscribe to receive email or text message notifications when agendas are posted, you can sign up online through our [Notify Me](#) feature.

Planning Commission meetings are cablecast live and videotaped for replay on Arroyo Grande's Government Access Channel 20. The rebroadcast schedule is published at www.slo-span.org.

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, MARCH 1, 2016
COUNCIL CHAMBERS, 215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

Vice-Chair Keen called the Regular Planning Commission meeting to order at 6:00 p.m.

2. ROLL CALL

Planning Commission: Commissioners John Keen, Glenn Martin, Terry Fowler-Payne, and John Mack were present.

Commissioner Lan George was absent.

Staff Present: Community Development Director Teresa McClish, Associate Planner Kelly Heffernon, 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

7.a. Consideration of Approval of Minutes.

Recommended Action: Approve the minutes of the Regular Planning Commission Meeting of February 16, 2016 as submitted.

Action: Commissioner Mack moved to approve the minutes of the Regular Planning Commission Meeting of February 16, 2016, as submitted. Commissioner Martin seconded, and the motion passed on a 4-0-1 voice vote with Lan George absent.

8. PUBLIC HEARINGS

- 8.a. CONTINUED CONSIDERATION OF: 1) DRAFT HOUSING ELEMENT UPDATE FOR THE 2014-2019 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) CYCLE (GENERAL PLAN AMENDMENT 14-002) AND NEGATIVE DECLARATION AND 2) ORDINANCE AMENDING PORTIONS OF TITLE 16 OF THE ARROYO GRANDE MUNICIPAL CODE REGARDING EMERGENCY SHELTERS AND SUPPORTIVE AND TRANSITIONAL HOUSING (DEVELOPMENT CODE AMENDMENT 14-006); CITYWIDE**

Associate Planner Heffernon presented the staff report and recommended that the Planning Commission 1) Review and receive public comment on the Draft Housing Element Update for the 2014-2019 Regional Housing Needs Assessment (RHNA) Cycle (General Plan Amendment 14-002); and consider proposed amendments to portions of Title 16 of the Arroyo Grande Municipal Code to allow emergency shelters as a permitted use in the Industrial Mixed Use (IMU) and Highway Mixed Use (HMU) zoning districts pursuant to Housing Element Program K.2-1 and define

**PLANNING COMMISSION
MINUTES
MARCH 1, 2016**

supportive and transitional housing as residential uses subject to the same standards that apply to other housing in the same zone pursuant to Housing Element Program K.2-2 (Development Code Amendment 14-006).

Associate Planner Heffernon and Community Development Director McClish responded to questions from the Commission regarding the draft Housing Element.

Vice-Chair Keen opened the public hearing. Upon hearing no comment, Vice-Chair Keen closed the public hearing.

Commissioner Martin said that the Lucia Mar Unified School District should be included in the list of agencies being notified.

Commissioner Mack said he had concerns with traffic and water in the Negative Declaration stating that these issues will have "Less Than significant Impact" instead of "No Impact". Mr. Mack supports the emergency shelter ordinance, but there could be issues related to adjacent residential neighborhood.

In answer to Commissioner Fowler-Payne question, Associate Planner Heffernon said there is public transit service on El Camino Real.

The Commission expressed concern with "double dipping" for parking reductions through the State's density bonus law concessions and the City's Housing Element Policies to reduce government constraints.

Action: Commissioner Martin moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. 14-002 ADOPTING THE HOUSING ELEMENT UPDATE AND THE NEGATIVE DECLARATION**". Commissioner Fowler-Payne seconded and the motion passed on the following roll call vote:

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

Action: Commissioner Martin moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING DEVELOPMENT CODE AMENDMENT NO. 14-006 REGARDING EMERGENCY SHELTERS AND SUPPORTIVE AND TRANSITIONAL HOUSING; CITYWIDE**". Commissioner Fowler-Payne seconded and the motion passed on the following roll call vote:

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

9. NON-PUBLIC HEARING ITEM

None

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE FEBRUARY 16, 2016

This is a notice of administrative decision for Minor Use Permits, including any approvals, denials or referrals by the Community Development Director. An administrative decision must be appealed or called up for review by the Planning Commission by a majority vote.

Case No.	Applicant	Address	Description	Action	Planner
VSR 16-002	Wayne Gamble & Stacy Willis	180 Aspen Street	558 square foot second story addition with balcony.	A	P. Holub

12. STAFF COMMUNICATIONS

Community Development Director McClish reported that there is a Community Meeting on March 2, 2016 at 8:30 am regarding the Bridge Street Bridge. Also, the City is hosting, in conjunction with the Coastal Resource Conservation District, a free rain water catchment workshop on March 3, 2016 at 6:00 pm.

11. COMMISSION COMMUNICATIONS

Commissioner Keen reported that he is on the City's Community Service Grant Committee and that at the February 11, 2016 meeting, it was a chore to rank such organizations. He stated this was a fulfilling experience.

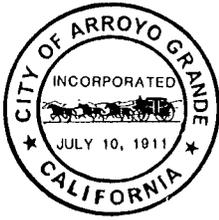
13. ADJOURNMENT

On motion by Commissioner Keen, seconded by Commissioner Mack and unanimously carried, the meeting adjourned 6:49 p.m.

ATTEST:

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

LAN GEORGE, CHAIR



MEMORANDUM

TO: PLANNING COMMISSION

FROM: *K.H.* KELLY HEFFERNON, ASSOCIATE PLANNER

SUBJECT: CONSIDERATION OF APPEAL TO PLANNING COMMISSION CASE NO. 16-001; ARCHITECTURAL REVIEW 15-012 AND MINOR EXCEPTION 15-008; REVISED PLANS FOR TWO MIXED-USE BUILDINGS; LOCATION - PAULDING CIRCLE (EAST VILLAGE PLAZA); APPLICANT - DEBLAUW BUILDERS; APPELLANT - DILLER RYAN

DATE: MARCH 15, 2016

RECOMMENDATION:

It is recommended that the Planning Commission adopt a Resolution denying Appeal Case No. 16-001 and approving Architectural Review 15-012 and Minor Exception 15-008.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

Location



The subject property is zoned Village Mixed-Use (VMU), is part of the D-2.4 Design Overlay District, and is located near the eastern gateway to the Village.

**PLANNING COMMISSION
CONSIDERATION OF APPEAL TO PLANNING COMMISSION CASE NO. 16-001
MARCH 15, 2016
PAGE 2**

In 2003, the City Council approved a ten (10) lot Planned Unit Development (PUD) 02-001 for East Village Plaza (EVP) with a provision that individual projects submitted for each lot be evaluated for consistency with the approved conceptual plans (PUD conceptual plans are included as Attachment 1). Deviations from the PUD standards require either a Conditional Use Permit (CUP) for substantial modifications or an Architectural Review Permit for minor changes as determined by the Community Development Director. A change in use would automatically trigger the requirement for a Conditional Use Permit.

To date, Lots 3, 4, 5, 6, 7 and 10 of EVP have been developed and Lots 1, 2, 8 and 9 are currently vacant. The project site consists of Lots 8 and 9. In 2005, the property owner submitted plans for architectural review of structures proposed on Lots 1, 2, 8 and 9. Proposed on Lot 8 was a two-story mixed-use building consisting of 688 square feet of office space and a garage on the first floor, and a two-bedroom residence on the second floor. The floor plans for Lot 9 were almost identical to Lot 8 with Lot 9 being slightly larger. Plans for all four (4) lots were approved.

The property owner submitted an Architectural Review Permit to redesign the previously approved structures for Lots 8 and 9, and a Minor Exception to deviate from the maximum building height. The Architectural Review Committee (ARC) considered the project on December 7, 2015 and recommended approval with conditions related to landscaping (see Attachment 2 for ARC meeting minutes). Neighbors of the project were in attendance at the ARC meeting and voiced concerns about parking issues.

Pursuant to Development Code Section 16.16.100, notice of approval for the Minor Exception was sent to property owners located within 300' of the project property. An appeal of this decision was submitted on February 16, 2016. The appellant has submitted a statement, included as Attachment 3, that the proposed buildings are too large for the neighborhood.

ANALYSIS OF ISSUES:

Project Description

The proposed project consists of constructing two (2) attached three-story mixed use buildings on adjacent Lots 8 and 9. The first story of both buildings will be commercial office space and the second and third stories will be residential apartments (two units per building; four units total). Both lots are located on the creek side of the property. All lots on the south side of Paulding Drive are subject to a twenty-five foot (25') creek setback, limiting the amount of buildable area.

Below is a comparison between the previously approved and proposed plans:

PLANNING COMMISSION
 CONSIDERATION OF APPEAL TO PLANNING COMMISSION CASE NO. 16-001
 MARCH 15, 2016
 PAGE 3

	EVP PUD	Proposed
Lot 8	Building Area (sq. ft.): Commercial: 1,228 Residential: 802 Total: 2,030	Building Area (sq. ft.): Commercial: 1,092 Residential: 2,499 Total: 3,591
	Height: 23' (2-stories)	Height: 33' (3-stories)
	Parking: 6.5 spaces	Parking: 9 spaces
Lot 9	Building Area: Commercial: 1,763 Residential: 859 Total: 2,622	Building Area: Commercial: 1,092 Residential: 2,499 Total: 3,591
	Height: 23.5' (2-stories)	Height: 33' (3-stories)
	Parking: 8.5 spaces	Parking: 9 spaces

The project meets Development Code Standards for lot coverage, floor area ratio, setbacks and parking. The Minor Exception is required to allow a building height of 33'. All residential units include two bedrooms and 2.5 bathrooms.

Architecture: For both buildings, the previous architectural design was craftsman with horizontal batten board siding, smooth trowel cement plaster, composition asphalt shingle roofing, wood trim, wood panel doors and vinyl windows. The proposed building design is also craftsman, and includes both vertical and horizontal batten board siding on the upper two stories, and stucco siding on the first story (except for the south elevation, which uses horizontal lap siding). Building colors are pale blue for the vertical batten board, white for the horizontal lap siding and trim, and a soft green for the stucco. Consistent with the Craftsman design, divided lite windows and porch columns are included on all elevations. Because of the grade difference, the height of the building on Lot 8 is offset 3.5' higher than Lot 9. The colors and materials are the same for both structures.

Parking: Required parking is met as shown in the table below:

	Required Parking		Proposed Parking	
Lot 8	Residential: 4 spaces	Commercial: 3 spaces	Residential: 4 spaces	Commercial: 5 spaces
Lot 9	Residential: 4 spaces	Commercial: 3 spaces	Residential: 4 spaces	Commercial: 5 spaces
Total:	14 spaces		18 spaces	

Because this is a mixed-use project, garages or carports are not required for the residential units. Per existing parking agreements, handicapped parking is shared with adjacent lots. The proposed parking allows for four (4) additional spaces above the requirement to assist with overall parking for EVP. Because the dwelling units are allowed

**PLANNING COMMISSION
CONSIDERATION OF APPEAL TO PLANNING COMMISSION CASE NO. 16-001
MARCH 15, 2016
PAGE 4**

to have open spaces, the extra spaces facilitate parking for the rest of the site, even though there are two (2) more units from what was originally approved. Included as Attachment 4 is a review of the parking requirements for EVP prepared by the applicant.

Building Height: The Development Code allows three story buildings up to a maximum of 30'. The purpose of the requested 3' height deviation is to retain a 3:4 pitched roof, which is consistent with a typical Craftsman design. A flatter roof would not be consistent with the Craftsman architectural style. As further justification, the site is constrained by its proximity to Arroyo Grande Creek and the required 25' creek setback, which creates a narrow building envelope and therefore provides limited development potential.

Landscaping: The conceptual landscape plan includes White Alder trees and California Wild Rose shrubs on the creek side of the property, and Southern Sword Fern and Black Matipo are proposed in the front. Of these, only the California Wild Rose is considered to be a low water use plant. Although White Alders naturally grow in riparian areas where there is plenty of immediate ground water, the planting site is above the top of creek bank and therefore all of the water needs must be met with irrigation. As conditioned, the applicant is required to replace the Alder trees with drought tolerant native species, preferably Coast Live oak trees. The project is also conditioned to meet the requirements of the State Water Efficient Landscape Ordinance (per Arroyo Grande Municipal Code Chapter 16.84) if more than 500 square feet of landscaping is installed.

Easements: The project is subject to a 25' creek setback requirement. The project redesign places the southeastern corner of the building on Lot 8 at the creek setback line. Given that the development is outside of the Willow tree canopy, the redesign will not impact riparian vegetation.

The project requires realignment of an existing sewer line and public utility easement (P.U.E.). The project will be conditioned to submit a substantial bypass plan prepared by a Civil Engineer prior to issuance of building permit. An encroachment permit is also required (see Attachment 5 for P.U.E. diagram).

ALTERNATIVES:

The following alternatives are presented for the Planning Commission's consideration:

- Adopt the attached Resolution denying Appeal Case No. 16-001 and approving Architectural Review 15-012 and Minor Exception 15-008;
- Modify and adopt the attached Resolution denying Appeal Case No. 16-001 and approving Architectural Review 15-012 and Minor Exception 15-008;
- Do not adopt the attached Resolution, take tentative action to approve Appeal Case No. 16-001, and provide direction for staff to return with an appropriate resolution including findings for denial of Architectural Review 15-012 and Minor Exception 15-008; or
- Provide direction to staff.

ADVANTAGES:

Denying the appeal will allow the project to move forward, thereby helping to complete the buildout of EVP. This will improve the context of the existing structures within EVP and promote investment and occupation within the neighborhood and greater Village Area. The project is consistent with the City's Housing Element by providing additional housing units, and is consistent with the City's Economic Development Element by providing additional commercial office space. Finally, allowing a three foot (3') height increase allows the proposed structure to retain a proper roof pitch consistent with the Craftsman style of architecture, and the additional parking spaces will assist with the overall parking for the development.

DISADVANTAGES:

Denying the appeal will allow development of a structure that is taller than most structures in the immediate vicinity. Although development of Lots 1 and 2 would screen the building given the topographic differential, plans have not been submitted for these two lots and will likely be constructed after Lots 8 and 9 are developed.

ENVIRONMENTAL REVIEW:

The environmental review for this project was completed as part of PUD 02-001 for EVP. The project is also categorically exempt under Section 15332 of the California Environmental Quality Act (CEQA) Guidelines involving infill development.

PUBLIC NOTIFICATION AND COMMENTS:

The agenda was posted in front of City Hall on Thursday, March 10, 2016. The agenda and report were posted on the City's website on Friday, March 11, 2016. In addition, notices were mailed to residents and owners within 300' announcing the appeal and public hearing date ten (10) days in advance of the public hearing.

Attachments:

1. 2002 PUD plans for East Village Plaza
2. Architectural Review Committee Meeting Minutes of December 7, 2015
3. Appeal Form
4. EVP Parking Review
5. P.U.E diagram
6. Project plans

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE DENYING THE APPEAL (APL 16-001) OF THE COMMUNITY DEVELOPMENT DIRECTOR'S DECISION TO APPROVE ARCHITECTURAL REVIEW 15-012 AND MINOR EXCEPTION 15-008; LOCATION - PAULDING CIRCLE (EAST VILLAGE PLAZA); APPLICANT – DEBLAUW BUILDERS; APPELLANT – DILLER RYAN

WHEREAS, the Community Development Director of the City of Arroyo Grande approved Architectural Review 15-012 and Minor Exception 15-008 on February 5, 2016 in accordance with the Municipal Code of the City of Arroyo Grande; and

WHEREAS, the Planning Commission finds that the proposed project is consistent with the City's General Plan, Development Code, and categorical exemption under the provisions of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, the following circumstances do exist:

Required Findings:

Architectural Review Findings:

1. The proposal is consistent with the architectural guidelines of the city, or guidelines prepared for the area in which the project is located.

The Architectural Review Committee reviewed the project with the guidance of the D-2.11 Design Guidelines and determined the project to be consistent with all applicable guidelines.

2. The proposal is consistent with the text and maps of the Arroyo Grande general plan and this title.

The proposal is consistent with the text and maps of the Arroyo Grande general plan and the Development Code, as recommended by the Architectural Review Committee. The location falls within the D-2.11 Overlay District and is subject to compliance with the D-2.11 Design Guidelines.

3. The proposal will not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of the proposed project.

The proposal is not detrimental to the health, safety, comfort or general welfare of persons residing or working in the neighborhood, as recommended by the Architectural Review Committee. Conditions of approval developed for the original Planned Unit Development for East Village Plaza (EVP) will ensure that it is not detrimental to the public.

RESOLUTION NO.

PAGE 2 of 6

4. The general appearance of the proposal is in keeping with the character of the neighborhood.

The Architectural Review Committee reviewed the project with the guidance of the D-2.11 Design Guidelines and determined the project to be consistent with the Village character.

5. The proposal is not detrimental to the orderly and harmonious development of the city.

The project is consistent with the Planned Unit Development for EVP, which was approved with a finding that the overall development will not be detrimental to the orderly and harmonious development of the City.

6. The proposal will not impair the desirability of investment or occupation in the neighborhood.

The proposal will help complete a partially developed mixed use project (EVP), which will improve the context of the existing structures within EVP and promote investment and occupation within the neighborhood and greater Village Area.

Minor Exception Findings:

1. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship.

Limiting the building height to 30' will create a roof pitch that is not in character with the proposed Craftsman style of architecture or with other structures within the EVP development. The proposed height of 33' is less than the 36' height limit allowable through the Minor Use Permit process.

2. There are exceptional circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same district.

The site is constrained by its proximity to Arroyo Grande Creek and the required 25' creek setback, which creates a narrow building envelope and therefore provides limited development potential.

Because of its location, the site is at a lower elevation than the EVP lots that front on East Branch Street. The building will therefore appear lower when viewed from East Branch Street. Visual impacts of the building will be further reduced after construction of Lots 1 and 2, which front on East Branch Street.

3. The strict or literal interpretation and enforcement of the specified regulation

RESOLUTION NO.
PAGE 3 of 6

would deprive the applicant of privileges enjoyed by other property owners in the same district.

The strict or literal interpretation of the 30' height limit will deprive the property owner of constructing a taller structure enjoyed by other property owners within the Village Area.

4. The granting of the minor exception will not constitute a grant of special privileges inconsistent with the limitations on other properties classified in the same district and will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The granting of the minor exception would not constitute a grant of special privilege because there are buildings with comparable heights within the Village Area, and at least one building that is taller.

5. The granting of a minor exception is consistent with the objectives and policies of the General Plan and the intent of Title 16 of the Municipal Code.

The objectives of the General Plan are implemented through the Municipal Code and the proposed project is consistent with the purpose and intent statement of the Minor Use Permit-Minor Exception provisions in the Municipal Code which provide flexibility to allow adjustments to development standards that are compatible with vicinity uses.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby denies the appeal of the Community Development Director's decision to approve Architectural Review 15-012 and Minor Exception 15-008 with the above findings and subject to the conditions set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

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

AYES:
NOES:
ABSENT:

the foregoing Resolution was adopted this 15th day of March, 2016.

**RESOLUTION NO.
PAGE 4 of 6**

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE COMMISSION**

**LAN GEORGE
CHAIR**

AS TO CONTENT:

**TERESA MCCLISH
COMMUNITY DEVELOPMENT DIRECTOR**

**EXHIBIT "A"
CONDITIONS OF APPROVAL
ARCHITECTURAL REVIEW 15-012
MINOR EXCEPTION 15-008
PAULDING CIRCLE (LOTS 8 & 9 OF EAST VILLAGE PLAZA)**

COMMUNITY DEVELOPMENT DEPARTMENT

GENERAL CONDITIONS:

1. The applicant shall ascertain and comply with all State, County and City requirements as are applicable to this project.
2. Development shall occur in substantial conformance with the plans on file in the Community Development Department. Any modification to the proposed project shall be reviewed by the Community Development Department and may require additional review by the Architectural Review Committee and/or Planning Commission.
3. This application shall automatically expire on February 5, 2018 unless a building permit is issued. Thirty (30) days prior to the expiration of the approval, the applicant may apply to the Community Development Director for an extension of one (1) year from the original date of expiration.
4. The applicant shall agree to defend at his/her sole expense any action brought against the City, its agents, officers, or employees because of the issuance of said approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.
5. The project shall comply with the current editions of all California Codes, including the issuance of a building permit prior to commencement of work.

SPECIAL CONDITIONS:

6. The parking for Lot 4 contained in the existing garage shall remain open for shared parking within the development.
7. The Alder trees shall be replaced with drought tolerant native species, preferably Coast Live oak trees.

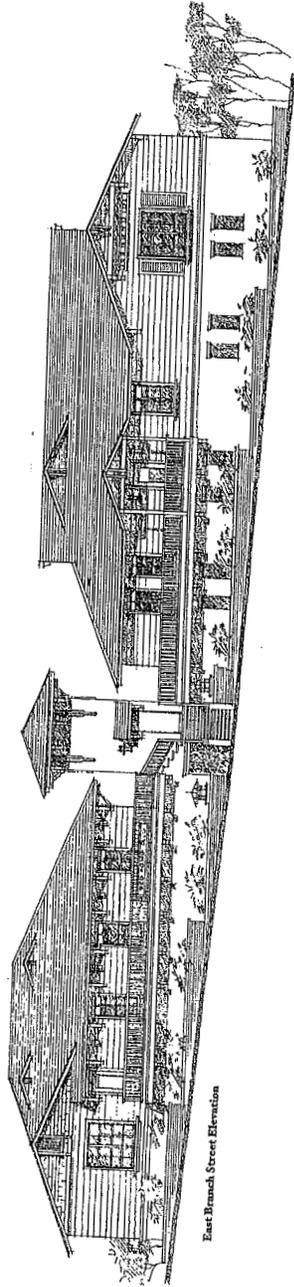
RESOLUTION NO.

PAGE 6 of 6

8. If over 500 square feet of landscaping is installed, the project will be subject to the provisions of the State Water Efficient Landscape Ordinance (per Arroyo Grande Municipal Code Chapter 16.84).

ENGINEERING DIVISION CONDITIONS:

9. Prior to issuance of building permit, the applicant shall record a realigned P.U.E. for the sewer line and obtain an encroachment permit for any work performed in the P.U.E. A substantial bypass plan prepared by a Civil Engineer shall also be submitted.



East Branch Street Elevation

EAST VILLAGE PLAZA

Planned Commercial, Office & Residential Complex • Village of Arroyo Grande, CA

RECEIVED

NOV 18 2002

CITY OF ARROYO GRANDE
COMMUNITY DEVELOPMENT DEPT

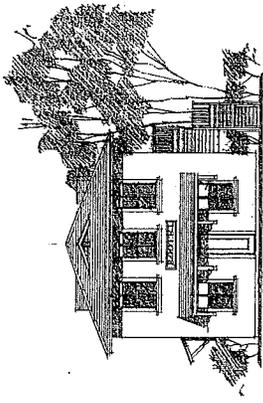
Developer DB&M Properties, LLC • 411 El Camino Real • Arroyo Grande, CA 93420 • 805.489.7448 Design/Planning Joseph Boud & Associates • 1009 Morro Street, Ste 206 • San Luis Obispo, CA 93401 • 805.543.0565

EAST VILLAGE PLAZA

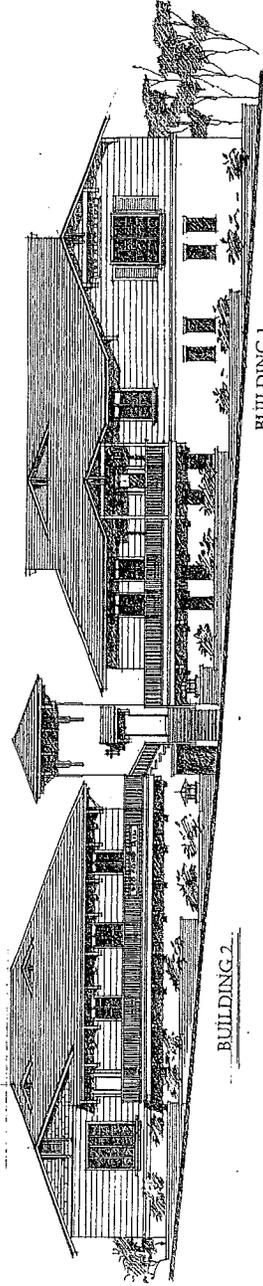
Planned Commercial, Office & Residential Complex • Village of Arroyo Grande, CA

ARCHITECTURAL ELEVATIONS

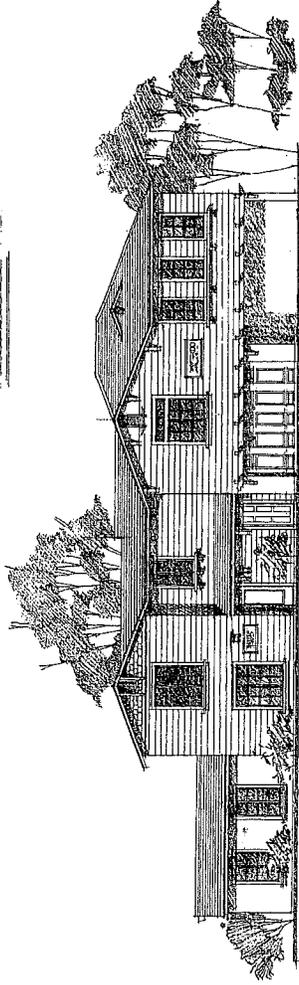
EAST VILLAGE PLAZA



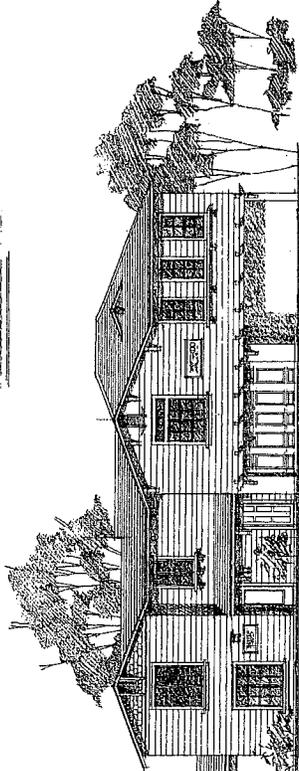
BUILDING 10



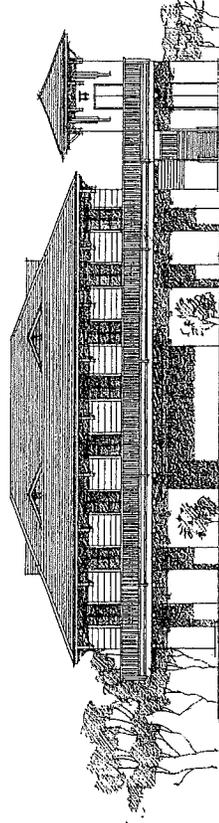
BUILDING 1



BUILDING 8

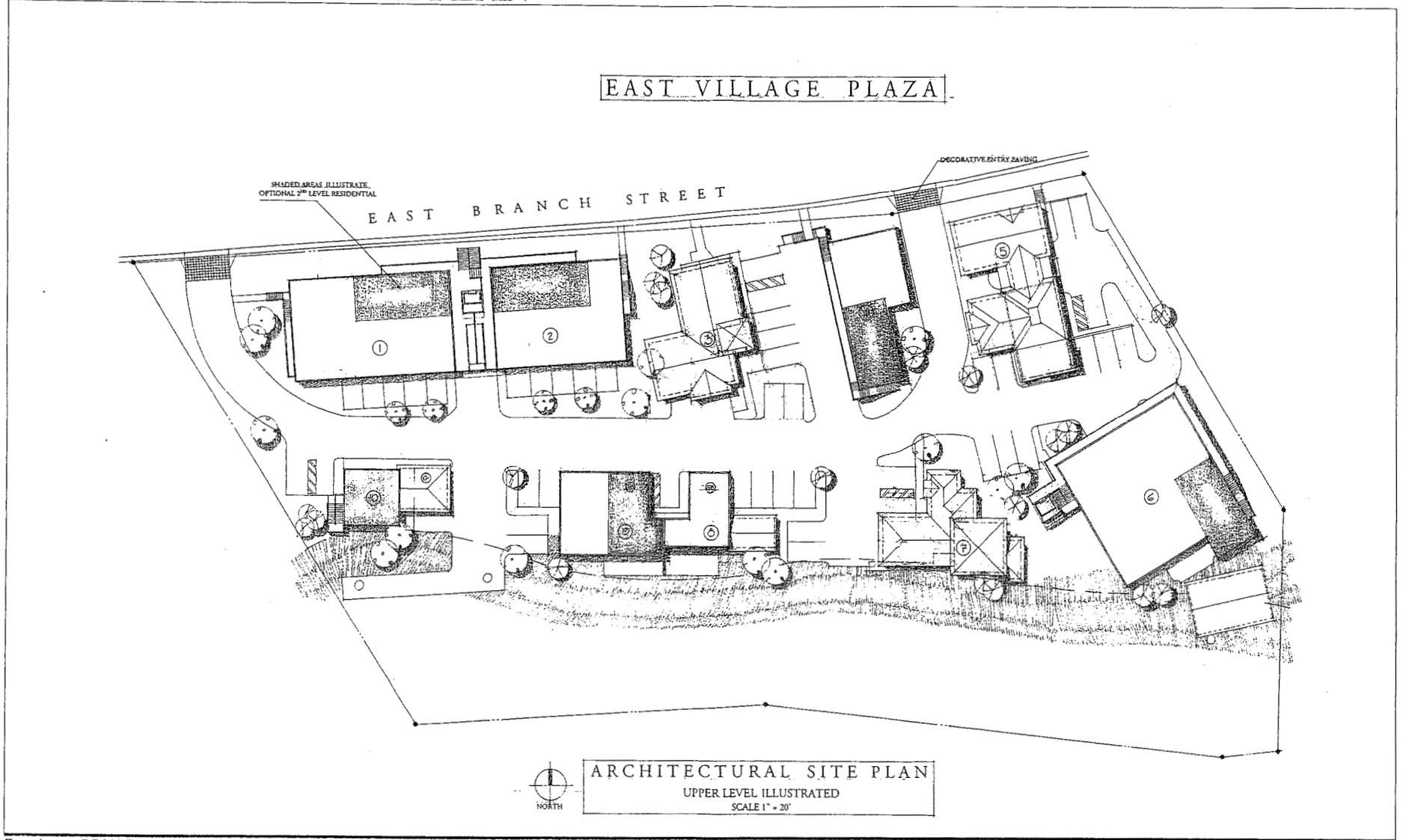


BUILDING 9



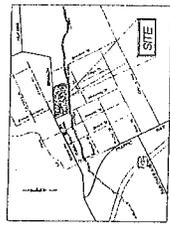
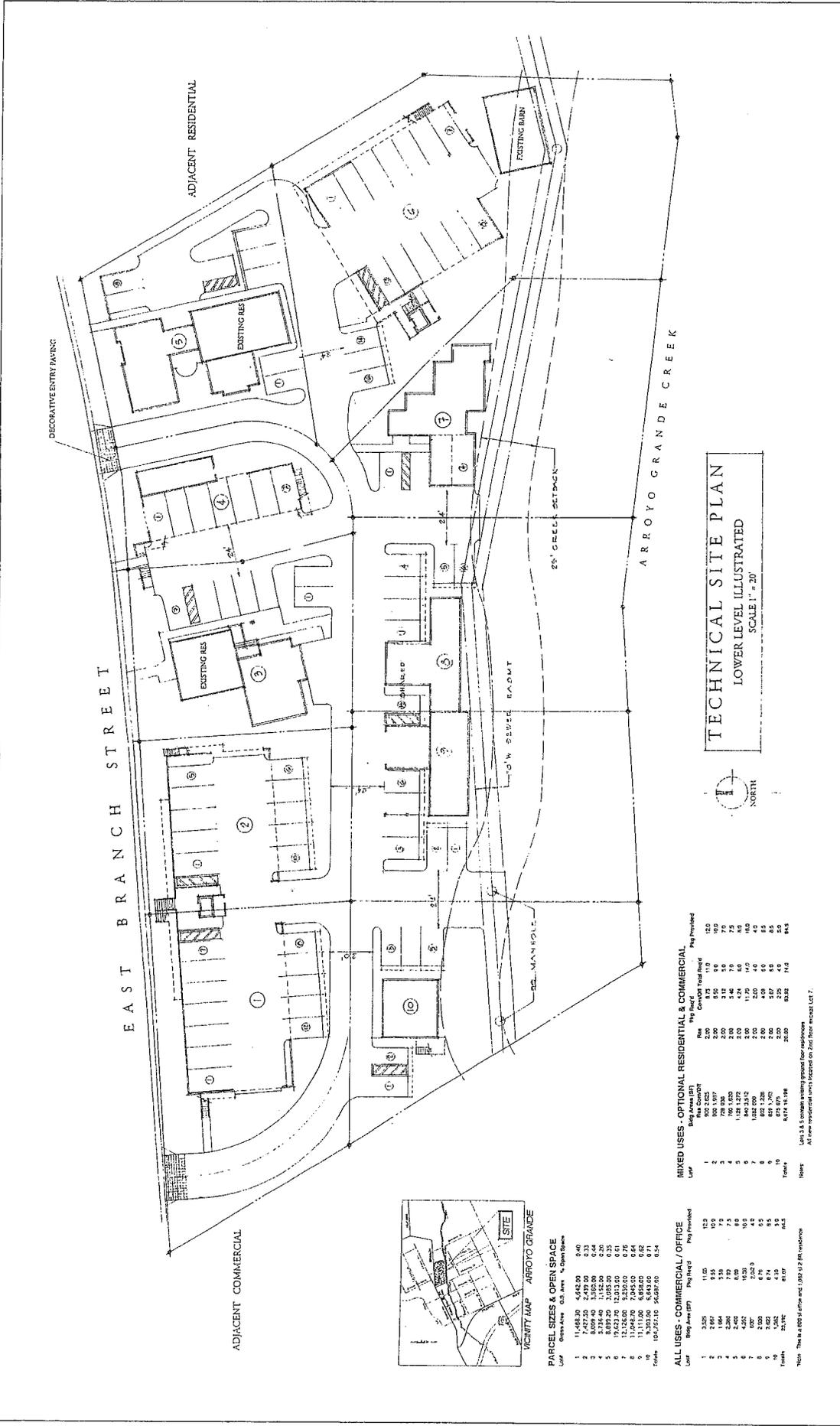
BUILDING 6

ARCHITECTURAL SITE PLAN



Developer DB&M Properties, LLC • 411 El Camino Real • Arroyo Grande, CA 93420 • 805.489.7448 Design/Planning Joseph Boud & Associates • 1009 Morro Street, Ste 206 • San Luis Obispo, CA 93401 • 805.543.0565

TECHNICAL SITE PLAN



PARCEL SIZES & OPEN SPACE

Lot	Open Area	G.S. Area	% Open Space
1	11,482.30	4,642.30	0.40
2	7,477.25	2,437.00	0.33
3	6,999.46	1,160.00	0.17
4	5,074.46	1,160.00	0.23
5	8,897.20	2,035.00	0.23
6	7,727.77	1,220.00	0.16
7	12,156.00	5,250.00	0.43
8	11,048.70	7,045.00	0.64
9	11,117.10	5,110.00	0.46
10	9,333.00	5,843.00	0.63
Totals	106,777.10	56,697.00	0.54

ALL USES - COMMERCIAL / OFFICE

Lot	Building Area (BS)	Reg. Area (R)	Reg. Provided
1	3,325	1,125	12.9
2	1,664	550	7.0
3	1,664	550	7.0
4	2,380	770	9.5
5	4,592	1,531	19.0
6	1,027	336	4.0
7	5,568	1,856	23.0
8	5,568	1,856	23.0
9	5,568	1,856	23.0
10	5,568	1,856	23.0
Totals	34,752	11,247	139.4

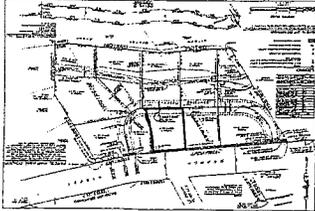
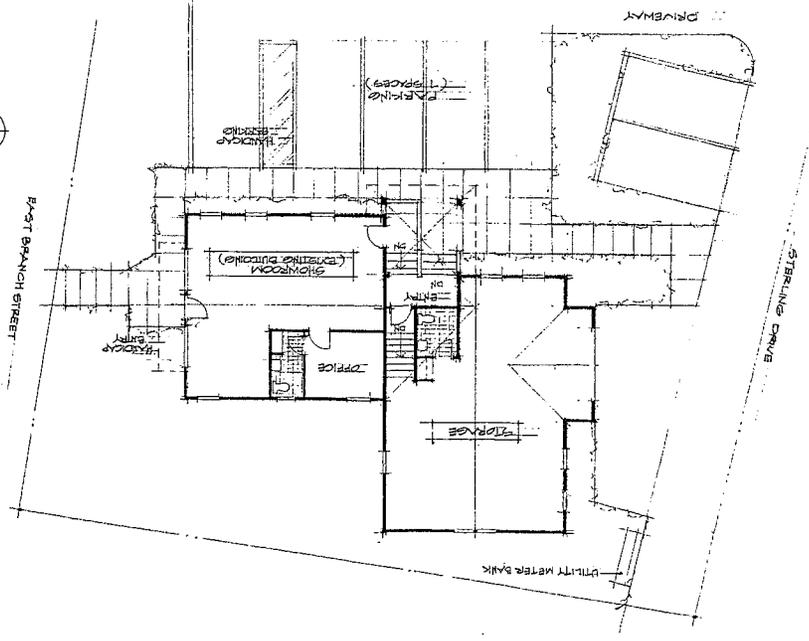
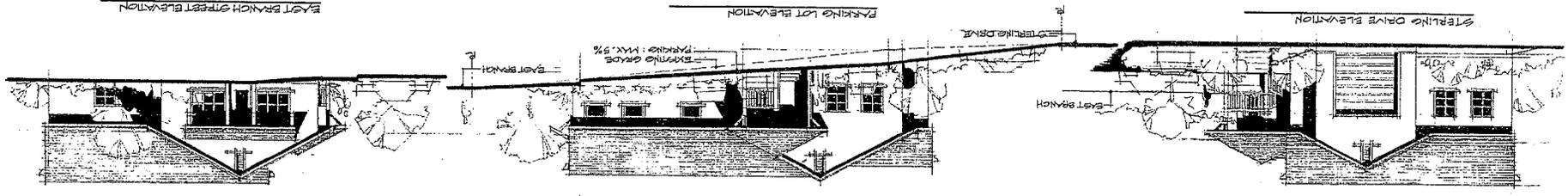
MIXED USES - OPTIONAL RESIDENTIAL & COMMERCIAL

Lot	Building Area (BS)	Reg. Area (R)	Reg. Provided
1	902,225	2,000	8.73
2	700,107	2,000	8.73
3	700,107	2,000	8.73
4	700,107	2,000	8.73
5	1,400,214	4,000	17.46
6	1,400,214	4,000	17.46
7	1,400,214	4,000	17.46
8	1,400,214	4,000	17.46
9	1,400,214	4,000	17.46
10	1,400,214	4,000	17.46
Totals	10,601,142	28,000	115.74

*Note: This is a 100% of gross and 100% of 2 BR. residence.
 All floor residential units located on 2nd floor except LOT 7.

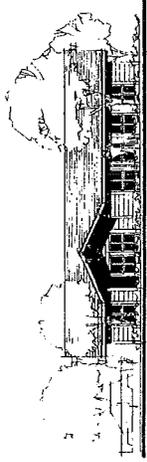
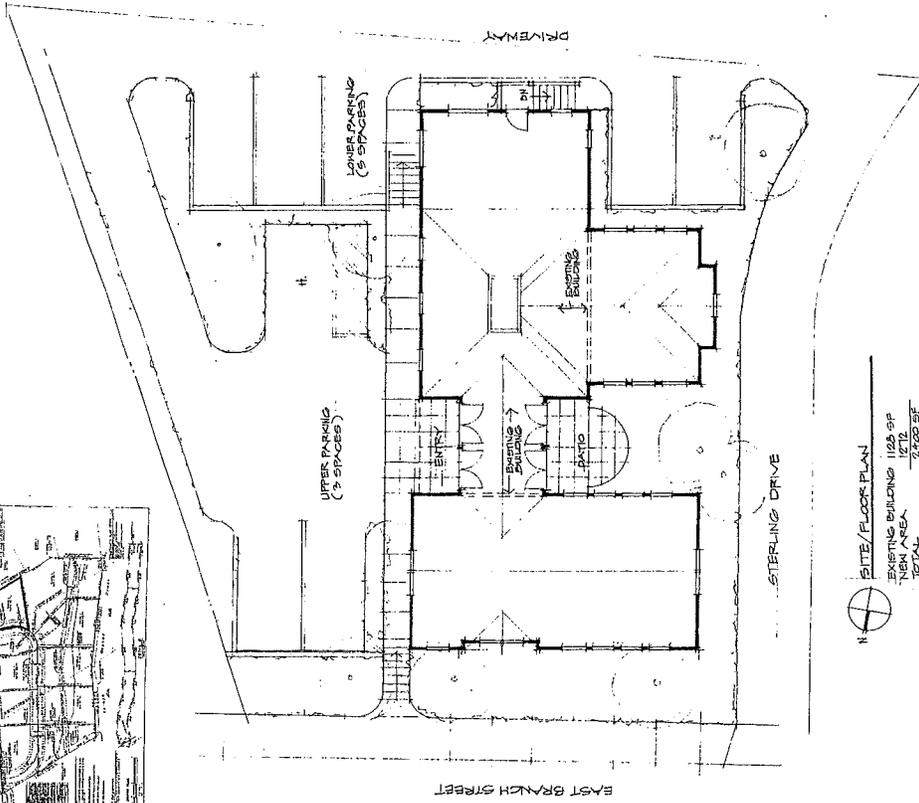
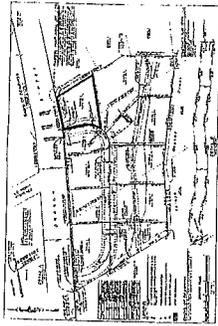
LOT 3 - FLOOR PLAN & ELEVATIONS

LOT 3 - FLOOR PLAN & ELEVATIONS

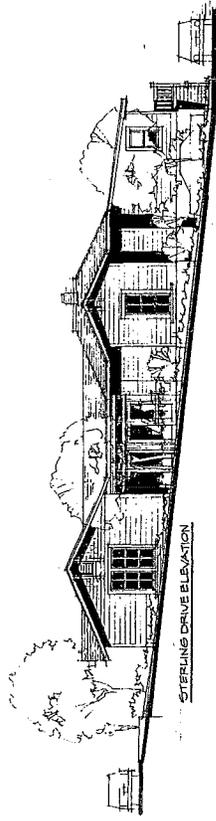


N
 SITE/FLOOR PLAN
 SHOWROOM 128 SF
 STORAGE 112 SF
 TOTAL 240 SF

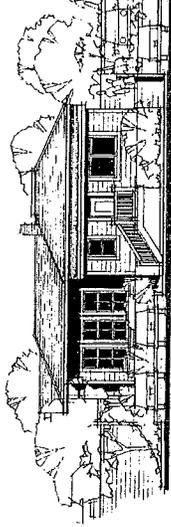
LOT 5 - FLOOR PLAN & ELEVATIONS



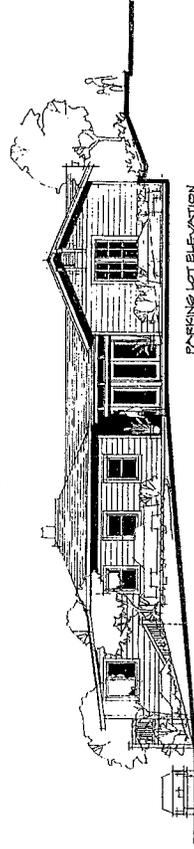
EAST BRANCH ST. ELEVATION



STERLING DRIVE ELEVATION



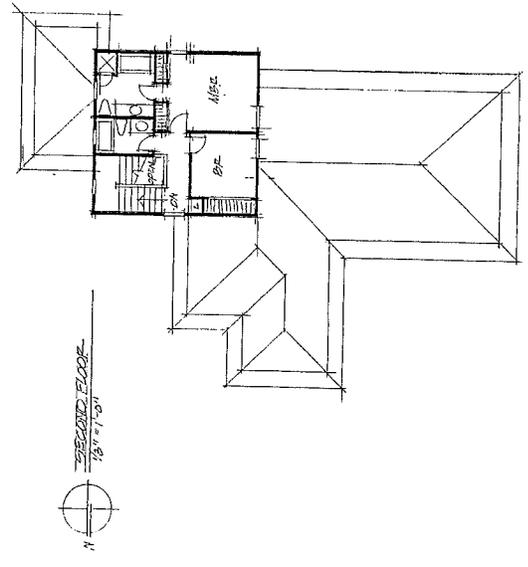
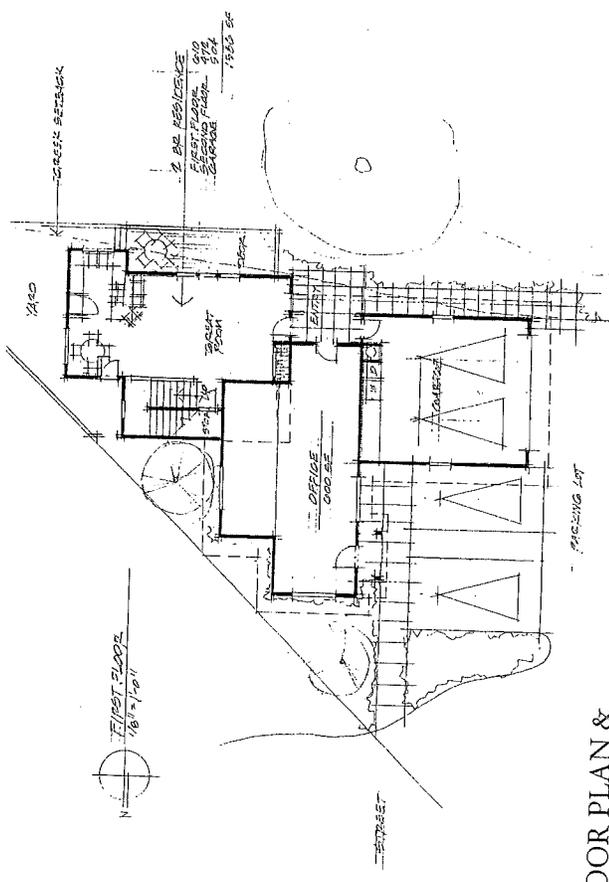
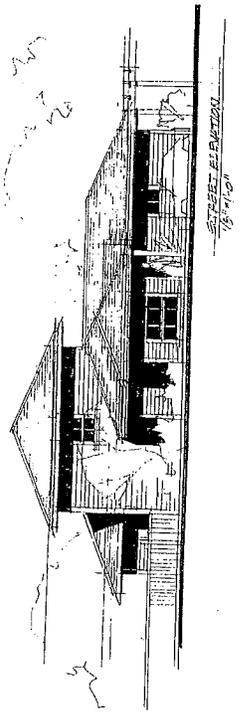
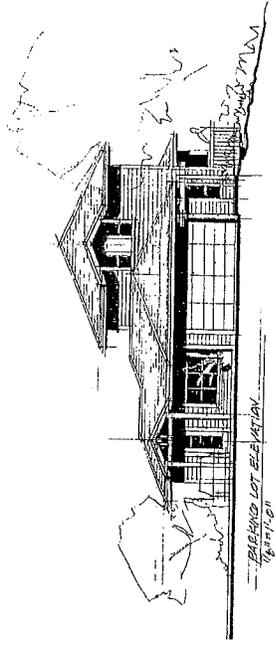
DRIVEWAY ELEVATION



PARKING LOT ELEVATION

LOT 5 - FLOOR PLAN & ELEVATIONS

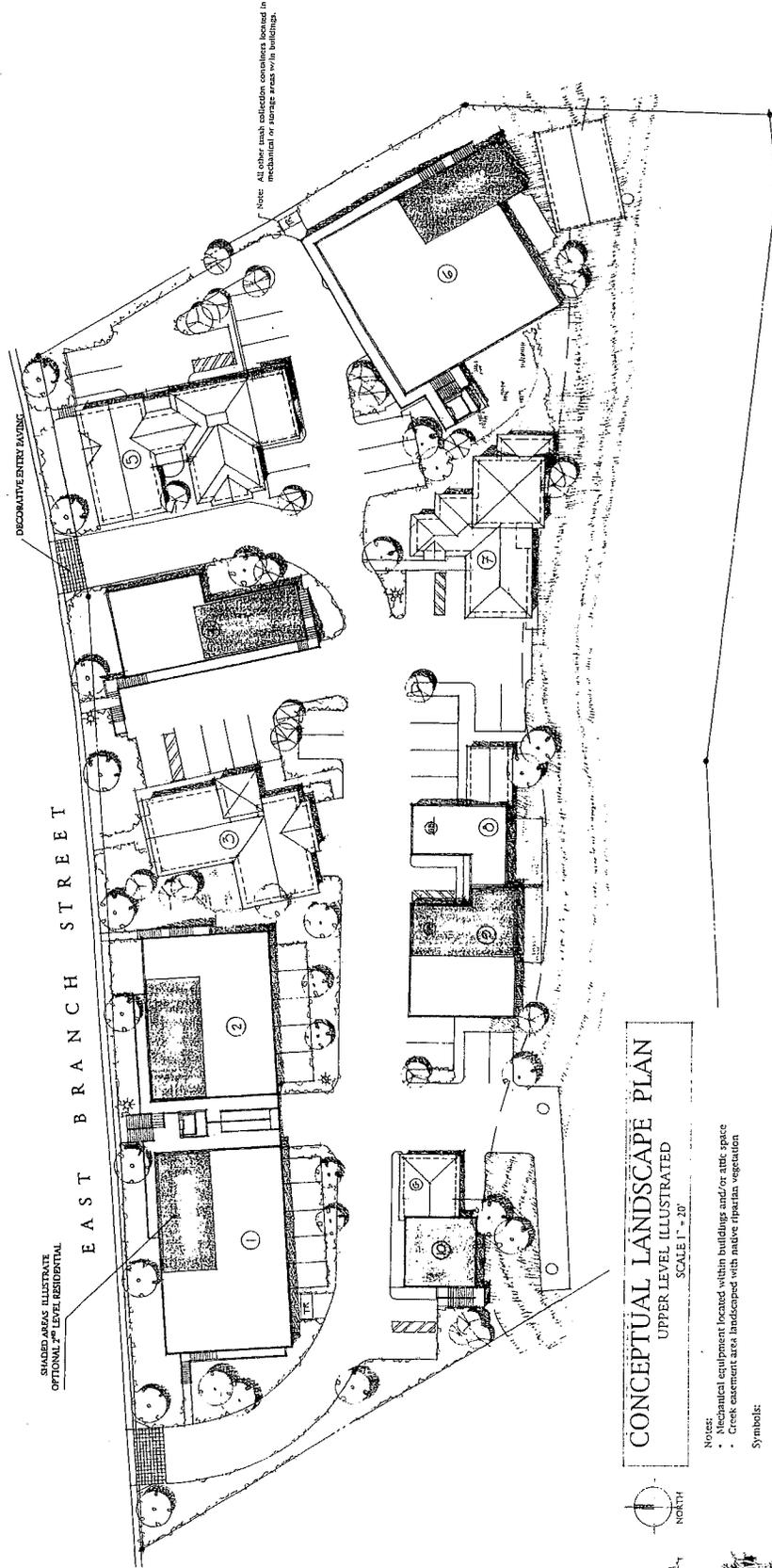
LOT 7 - FLOOR PLAN & ELEVATIONS



LOT 7 - FLOOR PLAN & ELEVATIONS

CONCEPTUAL LANDSCAPE PLAN

EAST VILLAGE PLAZA



Note: All other trash collection containers located in residential or storage areas will be hidden.

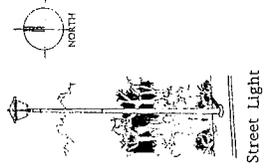
SHADED AREAS ILLUSTRATE OPTIONAL 7TH LEVEL RESIDENTIAL

CONCEPTUAL LANDSCAPE PLAN UPPER LEVEL ILLUSTRATED SCALE 1" = 20'

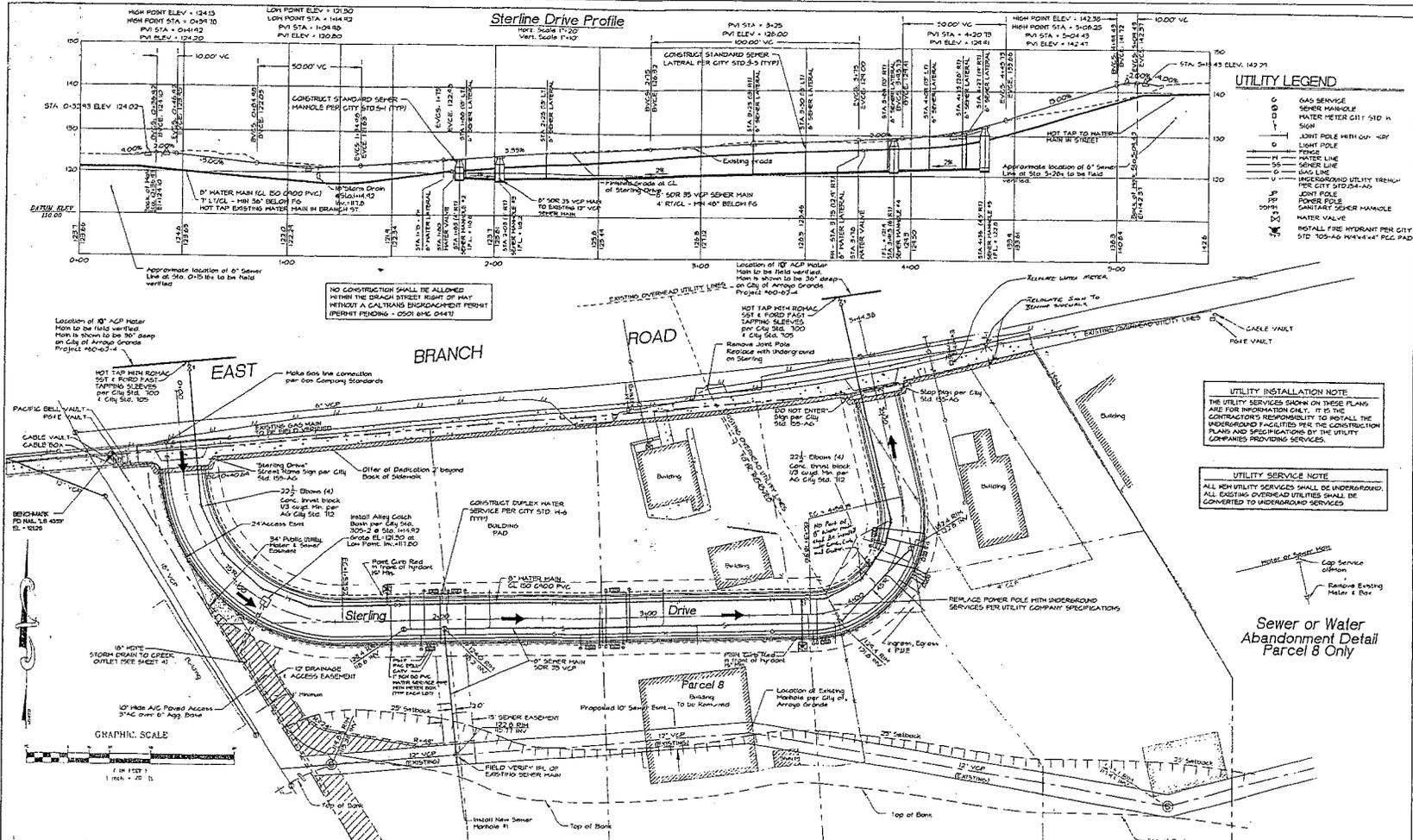
- Notes:
- Mechanical equipment located within buildings and/or site space
 - Create easement area landscaped with native riparian vegetation

Symbols:

- ☼ Street Light
- 🌳 Large Trees (Note: Street trees shown at minimum 50' o.c.)
- 🌿 Shrubs & Ground Cover
- 🌱 Turf



SEWER, WATER & UTILITY PLAN



REV.	DESCRIPTION	DATE	APP'D BY	DESIGN FIRM	SEAL	DESIGNED BY	DRAWN BY	CHECKED BY	SCALE	RECOMMENDED BY	DATE	CITY OF ARROYO GRANDE	REFERENCE NO.
1	Equipments, Scales	12/20/20	SM	VAUGHAN SURVEYS, INC.		FDW	FDW		20	<i>[Signature]</i>	12-21-21	CITY OF ARROYO GRANDE	00-017
2	Sterling Profile & Equip	02/02/21											
3	City Revisions	03/05/21											
4	Gas Line / Collars	04/01/21											
5	City Revisions	04/01/21											

Developer DB&M Properties, LLC • 411 El Camino Real • Arroyo Grande, CA 93420 • 805.489.7448 Design/Planning Joseph Boud & Associates • 1009 Morro Street, Ste 206 • San Luis Obispo, CA 93401 • 805.543.0565

*Minutes: ARC
Monday, December 7, 2015*

Warren Hoag made a motion, seconded by Bruce Berlin, to continue the project at an unspecified date to allow the architect time to revise the design with community input. The motion passed on a 5-0 voice vote.

6.c. CONSIDERATION OF CONDITIONAL USE PERMIT 15-002; LOCATION – HUEBNER LANE (RESERVOIR NO. 4); APPLICANT – VERIZON WIRELESS; REPRESENTATIVE – TRICIA KNIGHT (HEFFERNON)

Associate Planner Heffernon presented the staff report recommending the Architectural Review Committee review the proposed project and make a recommendation to the Planning Commission.

Associate Planner Heffernon responded to questions from the Committee.

The Committee provided comments on the project.

John Rubatzky made a motion, seconded by Mary Hertel, to recommend approval of the project to the Planning Commission as submitted. The motion passed on a 5-0 voice vote.

6.d. CONSIDERATION OF ARCHITECTURAL REVIEW 15-013; DESIGN GUIDELINES FOR 22 NEW SINGLE-FAMILY RESIDENCES IN TRACT 3048 (HEIGHTS AT VISTA DEL MAR); LOCATION – TERMINUS OF CASTILLO DEL MAR; APPLICANT/REPRESENTATIVE – JASON BLANKENSHIP (HEFFERNON)

Associate Planner Heffernon presented the staff report recommending the Architectural Review Committee review the proposed design guidelines and make a recommendation to the Community Development Director.

The Architectural Review Committee provided minor edits to the proposed design guidelines.

Warren Hoag made a motion, seconded by Bruce Berlin, to approve the design guidelines with the minor modifications. The motion passed on a 5-0 voice vote.

* **6.e. CONSIDERATION OF ARCHITECTURAL REVIEW 15-012 AND MINOR EXCEPTION 15-008; REVISED PLANS FOR TWO MIXED-USE BUILDINGS; LOCATION – PAULDING CIRCLE (EAST VILLAGE PLAZA); APPLICANT – DEBLAUW BUILDERS INC.; REPRESENTATIVE – DUANE DEBLAUW; ARCHITECT – M.W. ARCHITECTS (HEFFERNON)**

Michael Peachey recused himself due to possessing a conflict of interest as a member of M.W. Architects.

Associate Planner Heffernon presented the staff report recommending the Architectural Review Committee review the proposed project and make a recommendation to the Community Development Director.

Associate Planner Heffernon responded to questions from the Committee.

The applicant spoke and responded to questions from the Committee.

Susan Flores, 529 Branch Street, raised concerns about parking issues. Street parking on Branch Street is difficult, and many of the homes along Branch Street are historic and lack driveways. Residents and business owners of East Village Plaza are currently parking on Branch and impacting the parking for residents across the street.

Mike Flores, 529 Branch Street, seconded the previous concerns, and stated that he was told by the applicant that the project would not impact street parking, which has not been the case.

The Committee provided comments on the project.

Bruce Berlin made a motion, seconded by Mary Hertel, to recommend the Community Development Director approve the project and minor exception with the following modifications:

- Replace the Alder Trees with drought tolerant species; and
- Further enhance planting in the creek area.

Discussion on the motion included that the City and property owner would further evaluate parking concerns in the area and potentially provide temporary parking on the still vacant lots on Paulding Circle.

The motion passed on a 4-0-1 vote, with Michael Peachey recused.

7. DISCUSSION ITEMS

None.

8. COMMITTEE COMMUNICATIONS

Mary Hertel attended the East Branch Streetscape Stakeholder's Group meeting, and reported on the discussion that included bike lanes, more safe pedestrian crossings, and other traffic calming measures.

Warren Hoag will not be available for the ARC meeting on January 4th.

9. STAFF COMMUNICATIONS

None.



CITY OF ARROYO GRANDE

APPEAL OF COMMUNITY DEVELOPMENT DIRECTOR DECISION

TO PLANNING COMMISSION

Diller Ryan
(Name)

Feb 16, 2016 (Date)

P.O. Box 863 San Luis Obispo, CA
(Address) (City)

93406 (Zip Code)

Project Appeal Name and Case Number 15-008

Project Approved/Denied by Community Development Director on undisclosed
(Date)

Project Location Pauling Circle, lots 8 & 9 ARCH 15-012 MLX 15-008

Reason for Appeal The "Notice of Approval" specified approval of a 3 foot height deviation (increase) from the 30 foot standard. The plans show the height to be 34' 6". Either of those heights is too large for this historic district neighborhood.

The Planning Department told me future buildings would hide the proposed edifice from East branch Street. That does nothing to alleviate the effect on residents. Furthermore, if future buildings are required to shield the scale of the proposal, they should be built first.

The bigger problem is that the plans, dated 10-15-2015, are for a very wide three-story building. The plans I was given by the Planning Department in June 2015 show a staggered 2-story building. I never received any notification of any changes in the time since I purchased adjacent property in February of 2011. There are multiple problems with the plans of 10-15-2015, and they should receive the full consideration of the Planning Commission, and, if necessary, the City Council.

Signature Diller Ryan

Mailing Address P. O. Box 863 San Luis Obispo, CA 93406

Telephone 805-549-8923, 805-270-4189

Receipt Number 001-00456272

Date 2-16-2016

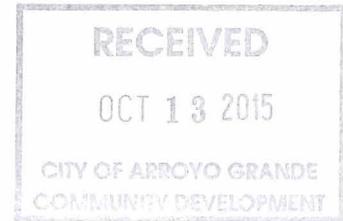
Debbie Weichinger
Community Development Secretary



October 13, 2015

City of Arroyo Grande
214 East Branch Street

Attn: Teresa McClish



Re: East Village Plaza Parking Review, Lots 1,2,4,6,7,8,9,10

Dear Teresa,

Enclosed is our review of the parking requirements for the lots owned by DeBlauw Properties, LLC. The attached spread sheet checks both the past and current Municipal Codes for comparison. The current code allows for some more flexibility and the result is the most lenient on required spaces. The four spaces on Lot 4 that have been taken out of use for parking and utilized for storage and wedding flower arrangement have been excluded from the "Parking Provided" tallies. Since the space is being used similar to a warehouse or wholesale space, the use of 800sf/parking space was calculated for the current use of the space.

The end result is that with or without parking reductions and past or current code calculation, the parking appears to be compliant.

Thankyou,

Duane P. DeBlauw
President, R.C.E. 48,215

East Village Plaza Parking Study for DeBlauw Properties, LLC

CURRENT MUNICIPAL CODE

Lot 4 Parking value determined by (1633-51-51)/300 and 894/800

Commercial Space, No Shared Use Reduction

	Office/Retail Gross Floor Area	Less Restrooms	Difference of GFA & RR	Required Parking Value (300sf per space)	Number of Spaces Req'd.	Spaces Provided	Notes
Lot 1	4023	56	3967	13.22	13	12	1 space on Lot 10 per parking agreement
Lot 2	3087	56	3031	10.10	10	10	Parking Std. met on its own Parcel
Lot 4 *	2527	101	2426	6.22	6	3	1 H.C. space shared with Lot 3 per pk'g agrmt. 2 spaces on Lot 3 per parking agreement 3 spaces on Lots 8 & 9 per parking agreement
Lot 6	4326	284	4042	13.47	13	16	Parking Std. met on its own Parcel
Lot 7	1195	56	1139	3.80	4	3	2 spaces on Lot 7 1 H.C. space shared with Lot 8 per pk'g agrmt. 1 space on Lot 6 per parking agreement
Lot 8	1092	116	976	3.25	3	5	Parking Std. Met on its own Parcel
Lot 9	1092	116	976	3.25	3	5	Parking Std. Met on its own Parcel
Lot 10	798	59	739	2.46	2	5	1 H.C. space shared with Lot 9 per pk'g agrmt.
Total					54	59	

* This area includes 894 sf of downstairs enclosed parking spaces and the parking value is calculated based upon warehouse use of 894 sf/800.

Residential

	Number of Bedrooms per Unit	Number of Spaces Req'd.	Spaces Provided	Notes
Lot 4	2	2	2	Covered
Lot 7	2	2	2	Covered
Lot 8 (proposed)	2	4	4	Uncovered
Lot 9 (proposed)	2	4	4	Uncovered
Lot 10	2	2	2	Covered
Total Eight Lots		68	73	

Commercial Space, With Shared Use Reduction

	Shared Use Reduction Factor	Required Parking Value (300sf per space)	Number of Spaces Req'd.	Spaces Provided
Lot 1	80%	10.58	11	12
Lot 2	80%	8.08	8	10
Lot 4 *	80%	4.98	5	3
Lot 6	None	13.00	13	16
Lot 7	80%	3.04	3	3
Lot 8	80%	2.60	3	5
Lot 9	80%	2.60	3	5
Lot 10	80%	1.97	2	5
			48	59

Residential

	Number of Bedrooms per Unit	Number of Spaces Req'd.	Spaces Provided	Notes
Lot 4	2	2	2	Covered
Lot 7	2	2	2	Covered
Lot 8 (proposed)	2	4	4	Uncovered
Lot 9 (proposed)	2	4	4	Uncovered
Lot 10	2	2	2	Covered
Total Eight Lots		62	73	

East Village Plaza Parking Study for DeBlauw Properties, LLC

2002 MUNICIPAL CODE

Lot 4 Parking value determined by 1633/300 and 894/800

Commercial Space, No Shared Use Reduction

	Office/Retail Gross Floor Area	Less Restrooms	Difference of GFA & RR	Required Parking Value (300sf per space)	Number of Spaces Req'd.	Spaces Provided	
Lot 1	4023		4023	13.41	13	12	
Lot 2	3087		3087	10.29	10	10	
Lot 4 *	2527		2527	6.56	7	3	
Lot 6	4326		4326	14.42	14	16	
Lot 7	1195		1195	3.98	4	3	
Lot 8	1092		1092	3.64	4	5	
Lot 9	1092		1092	3.64	4	5	
Lot 10	798		798	2.66	3	5	
Total					59	59	

* This area includes 894 sf of downstairs enclosed parking spaces and the parking value is calculated based upon warehouse use of 894 sf/800.

Residential

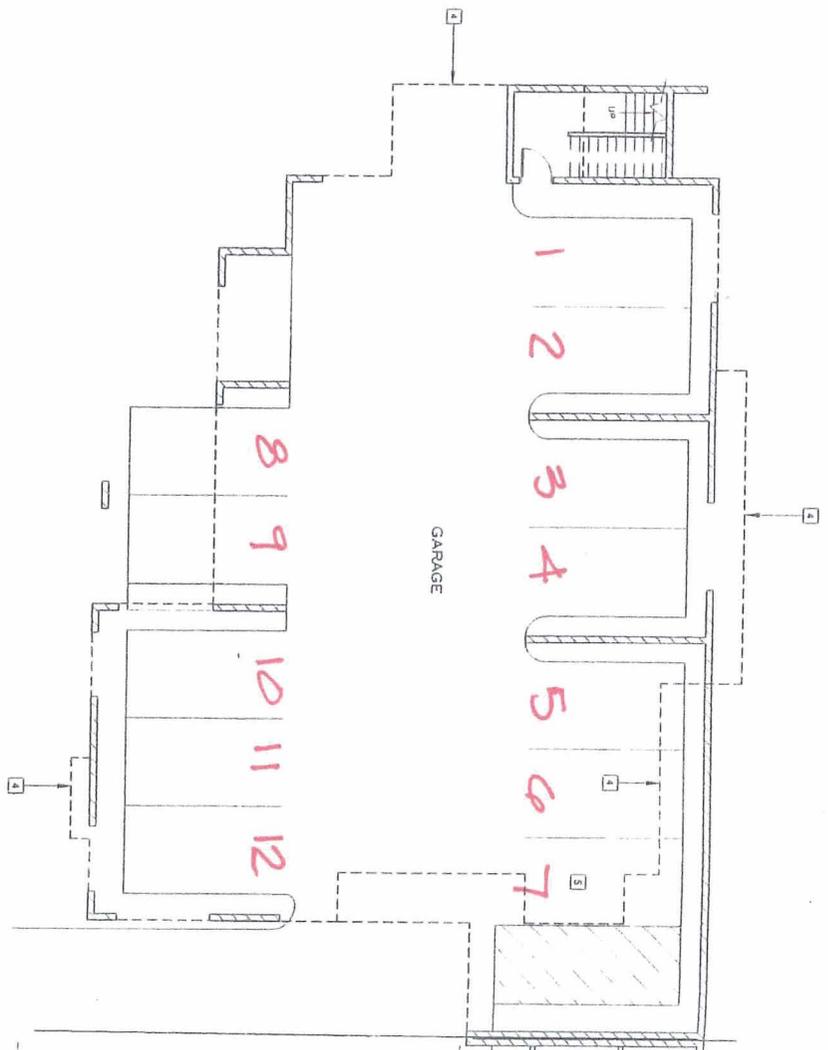
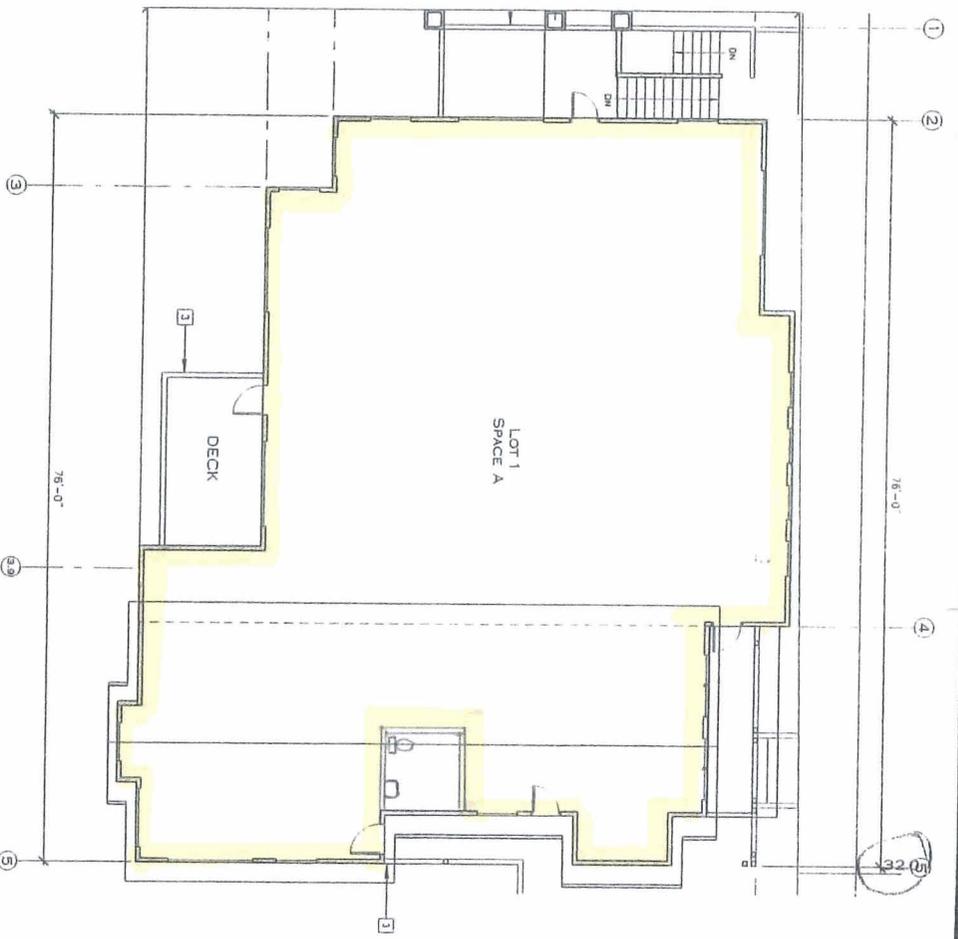
	Number of Bedrooms per Unit	Number of Spaces Req'd.	Spaces Provided	
Lot 4	2	2	2	Covered
Lot 7	2	2	2	Covered
Lot 8 (proposed)	2	4	4	Covered required 2002
Lot 9 (proposed)	2	4	4	Covered required 2002
Lot 10	2	2	2	Covered
Total Eight Lots		73	73	

Commercial Space, With Shared Use Reduction

	Shared Use Reduction Factor	Required Parking Value (300sf per space)	Number of Spaces Req'd.	Spaces Provided	
Lot 1	80%	10.73	11	12	
Lot 2	80%	8.23	8	10	
Lot 4 *	80%	5.25	5	3	
Lot 6	None	14.00	14	16	
Lot 7	80%	3.19	3	3	
Lot 8	80%	2.91	3	5	
Lot 9	80%	2.91	3	5	
Lot 10	80%	2.13	2	5	
			49	59	

Residential

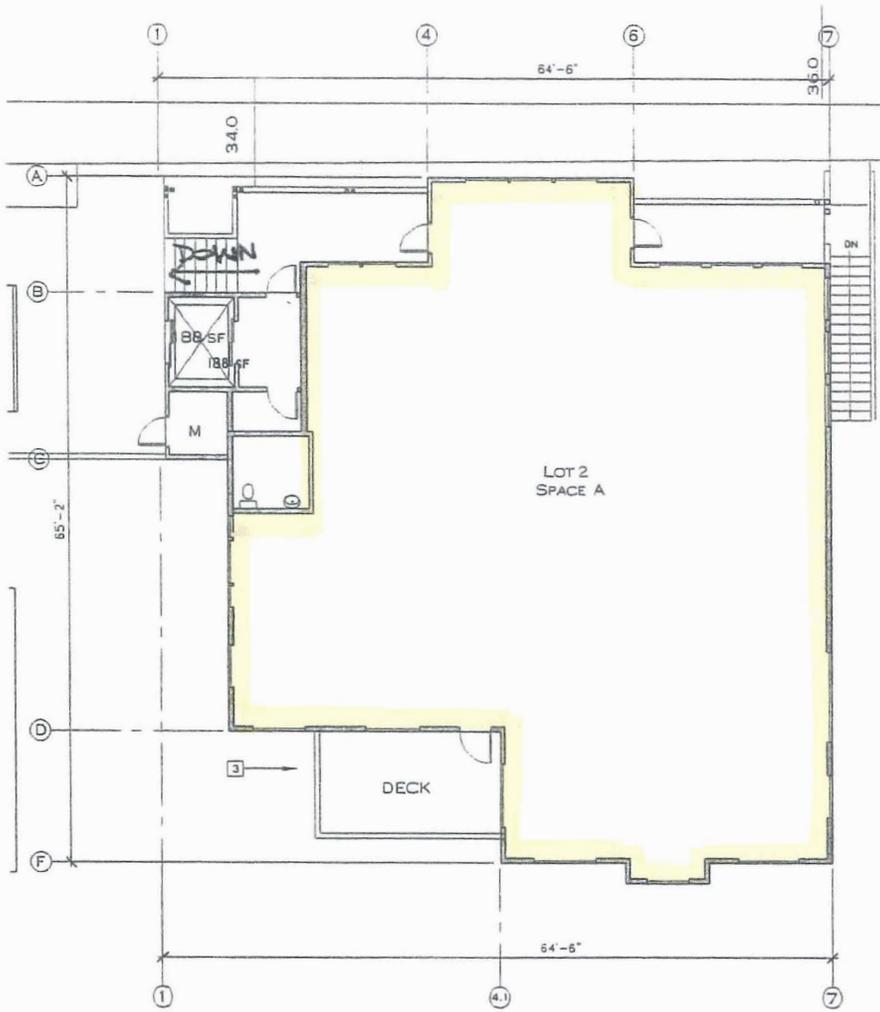
	Number of Bedrooms per Unit	Number of Spaces Req'd.	Spaces Provided	
Lot 4	2	2	2	Covered
Lot 7	2	2	2	Covered
Lot 8 (proposed)	2	4	4	Uncovered
Lot 9 (proposed)	2	4	4	Uncovered
Lot 10	2	2	2	Covered
Total Eight Lots		63	73	



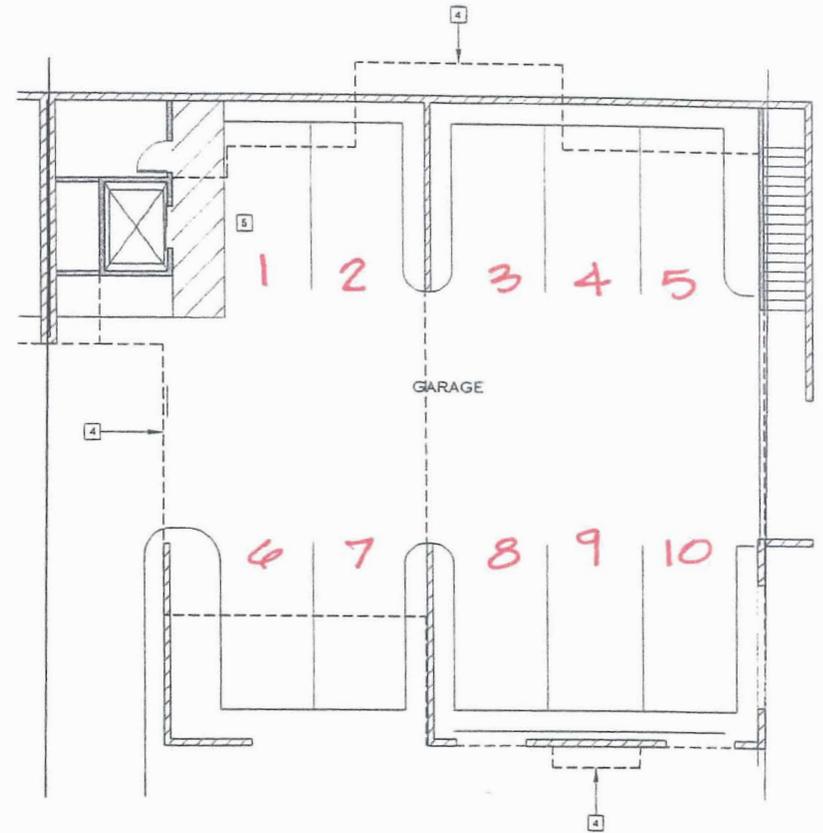
LOT 1 FLOOR PLANS



- REFERENCE NOTES
- 1 BUILDING LINE BELOW
 - 2 BUILDING LINE BELOW
 - 3 42" HIGH GALVANIZED RAIL
 - 4 BUILDING LINE ABOVE
 - 5 ACCESSIBLE PARKING SPACE & LOADING ZONE



2ND FLOOR



1ST FLOOR

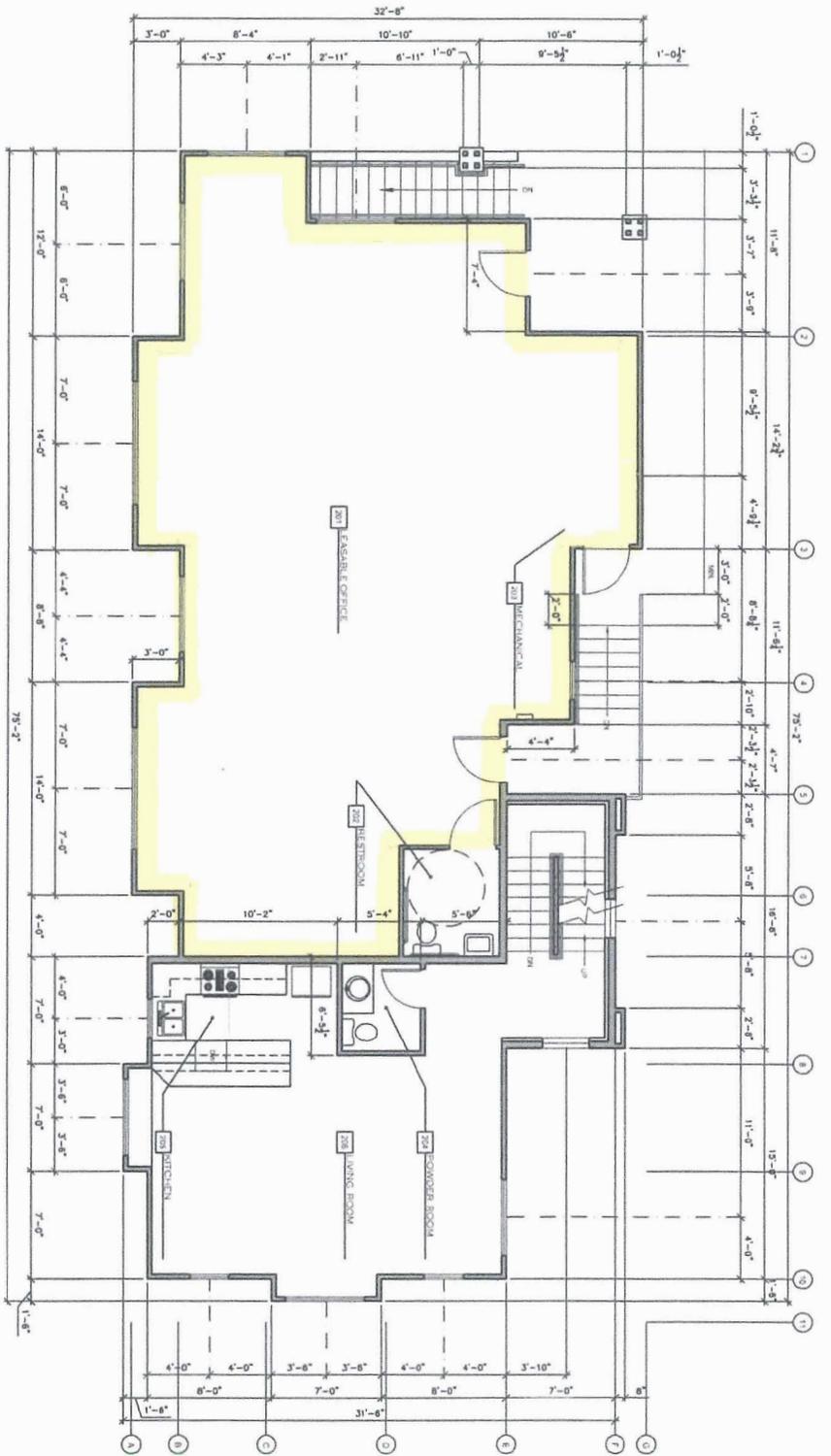
LOT 2 FLOOR PLANS



REFERENCE

- 1 ROOF BELOW
- 2 BUILDING LINE
- 3 42" HIGH GAUGE
- 4 BUILDING LINE
- 5 ACCESSIBLE PT.

LOT 4 - 2ND FLOOR PLAN

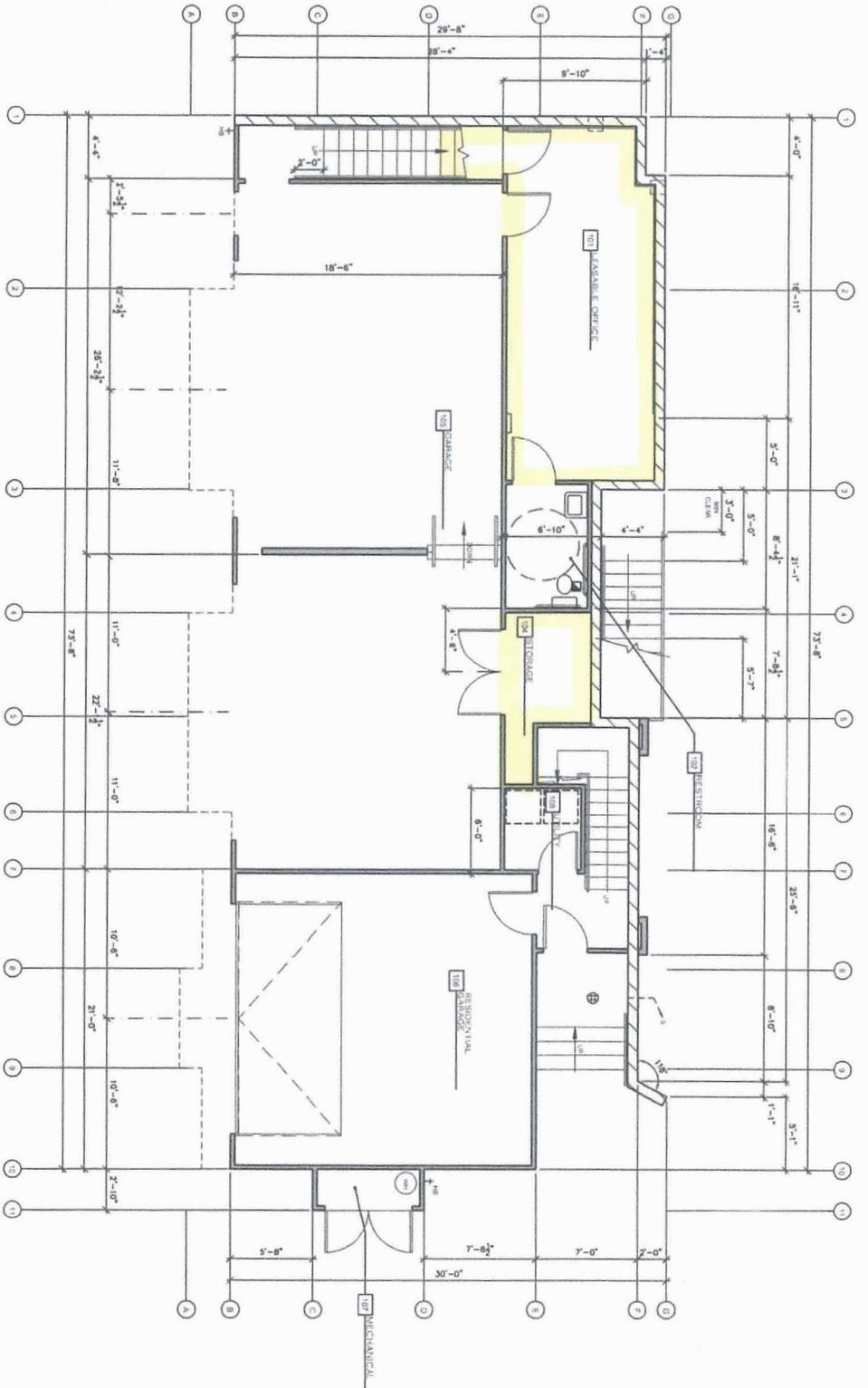


EAST VILLAGE PLAZA
 LOT 4
 2ND FLOOR PLAN

JOB NUMBER:
 DATE: 6.20.06



LOT 4 - 1ST FLOOR PLAN

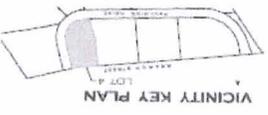


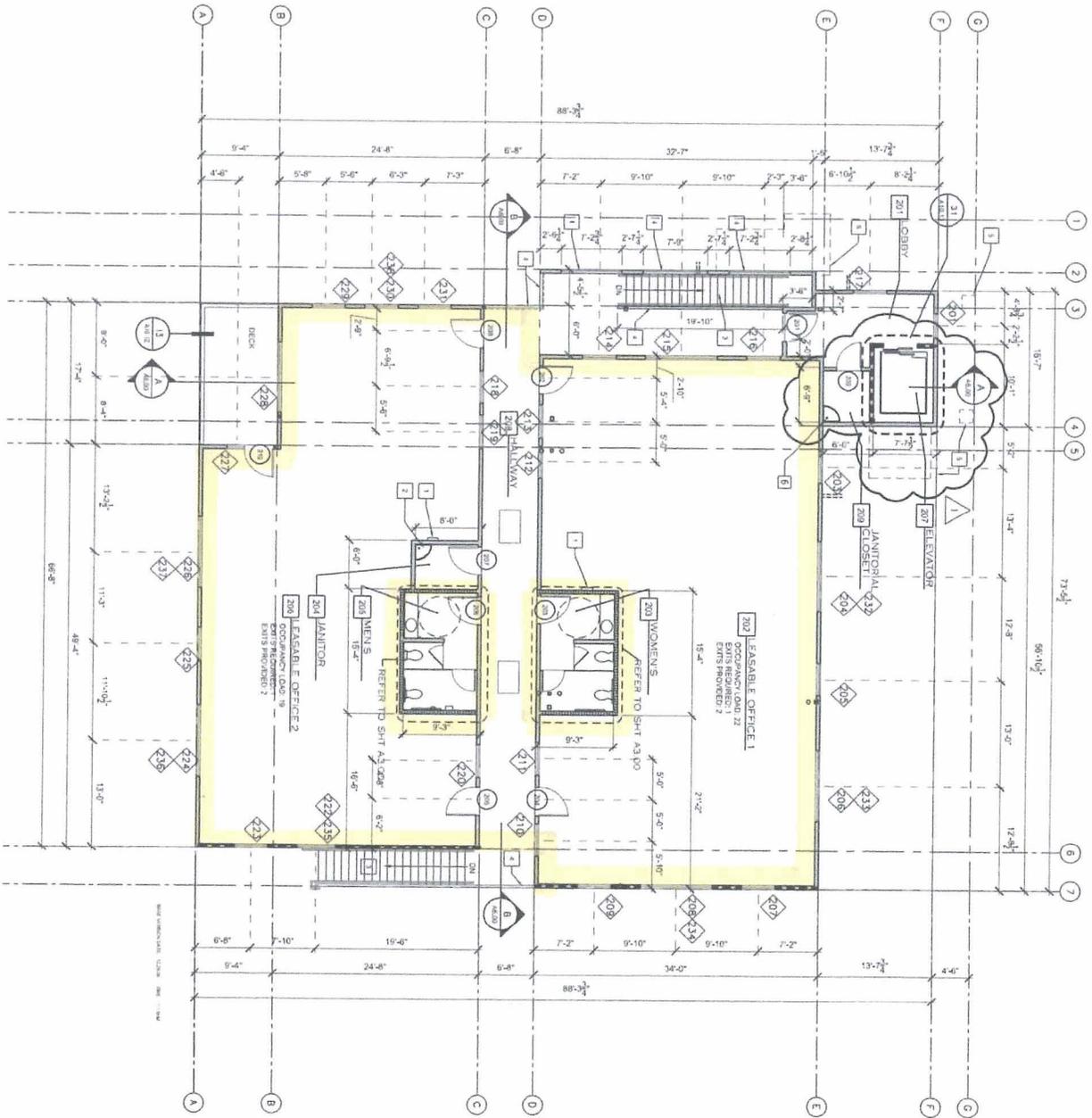
EAST VILLAGE PLAZA
 LOT 4
 1ST FLOOR PLAN



JOB NUMBER:
 DATE: 6.20.06

LOT 4





LOT 6

GENERAL NOTES

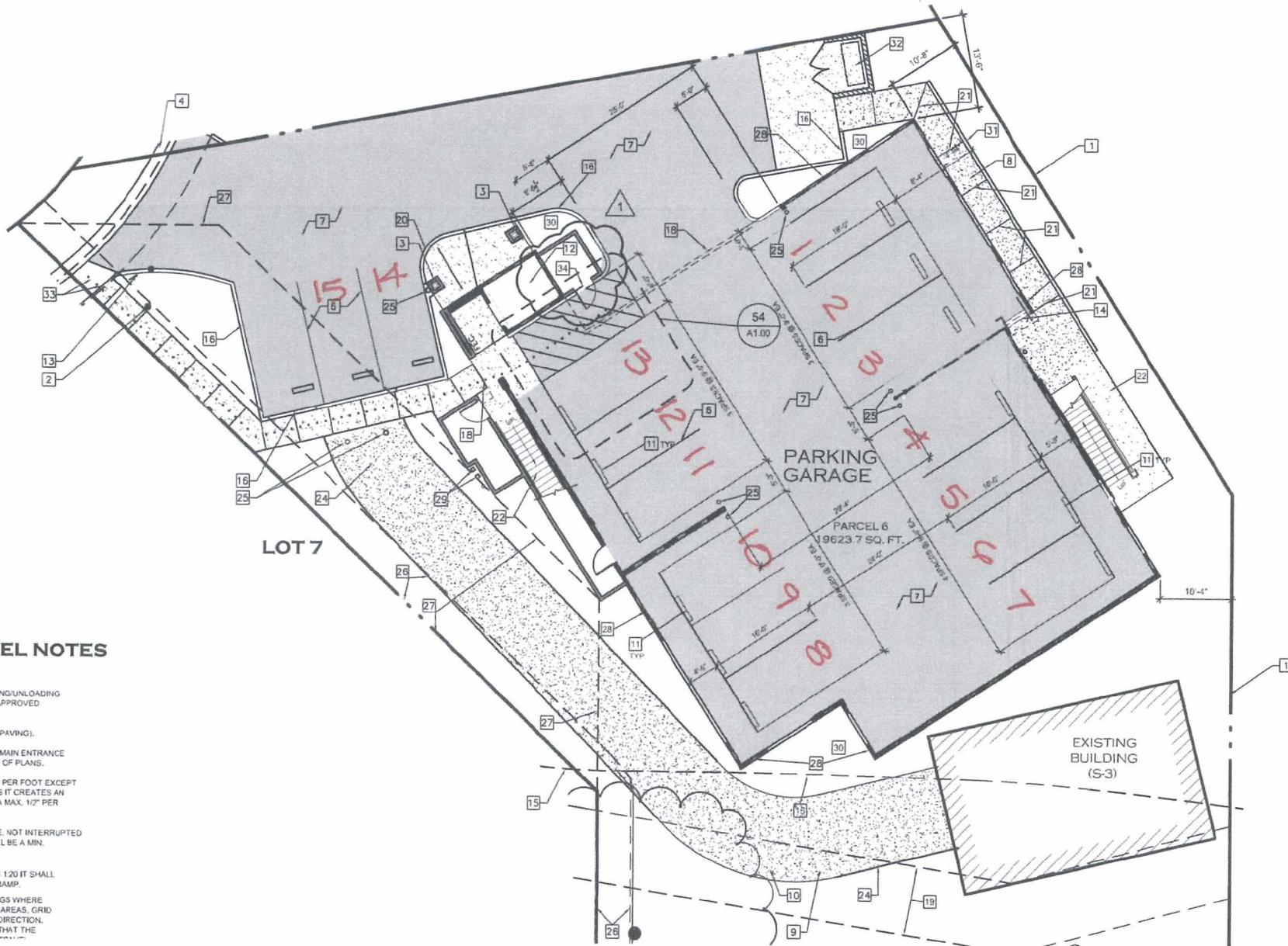
REFER TO FIRST FLOOR PLAN

REFERENCE NOTES

1. SEPARATED FIRE EXTINGUISHER CABINET WITH 4000 PSI FIRE EXTINGUISHER CENTER OF CABINET AT 4" ABOVE FLOOR WAKKAW 1" EXTENSION BEYOND FACE OF WALL. INSTALL 2 LAYERS OF FIRE RATED GYP BRD. BEHIND BACK OF CABINET.
2. JANITOR SINK
3. STAIRS. REFER TO SHEET A310 FOR BALANCED PLANS
4. 42" HIGH GUARDRAIL. REFER TO: (A) (B) (C) (D) (E) (F) (G)
5. LINE OF WALL BELOW
6. COP TUB

WALL LEGEND

- 2x4 WOOD STUD WALL. REFER TO STRUCTURAL DRAWINGS.
- 2x6 WOOD STUD WALL WITH SOUND ATTENUATION MATS (S1)
- 1-1/8" FINE ASSEMBLY 2x6 ACCO STUD WALL (A10) 64 FILE NO. WP 8105 (B1) F84 TRBU PENETRATIONS REFER TO DETAIL (A10)
- EXTENSION WALLS:
 - 1. 2" EXTENSION SEE DETAIL A310 FOR TYPE 1, GYPSUM BOARD OVER 1/2" GYPSUM BOARD.
 - 2. 1 3/8" CALUMBERED ROOFING WALLS 4" O.C. AT VERTICAL JOINTS AND 7" O.C. AT INTERMEDIATE STUDS AND TOP AND LEFT END TREAT. EXTENSION CLADDING TO BE ATTACHED THROUGH ROOF HANGING TO STUDS.
 - 3. TYPE 2 EXTENSION WALLS: GYPSUM BOARD OVER 1/2" GYPSUM BOARD. ON GYPSUM BOARD AND POSSIBLE INSULATION ON INTERIOR SIDES TO 1/4" HEADS 7" O.C.
- INTERIOR WALLS. REFER TO (A10)



GENERAL NOTI

- A ALL PROPERTY LINES EASEMENTS PROPOSED, ARE SHOWN ON THIS S
- B A CONCRETE LANDING SHALL BE IN:

REFERENCE N

- 1 PROPERTY LINE, TYP.
- 2 EXISTING GAS STUB
- 3 COLUMNS, REFER TO FLOOR PLANS
- 4 EXISTING GUTTER
- 5 EXISTING TREE/SHRUB TO REMAIN
- 6 PARKING STRIPING PER CITY STAND
- 7 ASPHALT PAVING, REFER TO CIVIL
- 8 CONCRETE PAVING WITH #3 REBAR
- 9 CONTROL JOINT, (12) A18/11
- 10 EXPANSION JOINT, (1) A11
- 11 CONCRETE WHEEL STOP
- 12 ELEVATOR, REFER TO FLOOR PLAN
- 13 SITE ENTRANCE SIGN, REFER TO:
- 14 CONCRETE STAIRS, (32) A10/11, (41) A10/11
- 15 25' CREEK SETBACK LINE ESTABLISH
- 16 CURB, REFER TO CIVIL DRAWINGS
- 17 WATER METER, REFER TO CIVIL DRA
- 18 DASHED LINE INDICATES FLOOR ABC
- 19 PUBLIC SEWER EASEMENT
- 20 CURB RAMP, (14) A10/11
- 21 6" STEP, TYP, REFER TO DETAIL, (3) A11
- 22 BUILDING STAIRS, REFER TO FLOOR
- 23 FLUSH CURB
- 24 NEW 12' WIDE APPROACH TO EXISTI

RAVEL NOTES

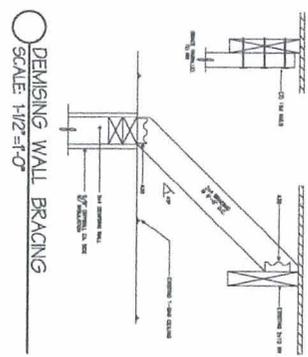
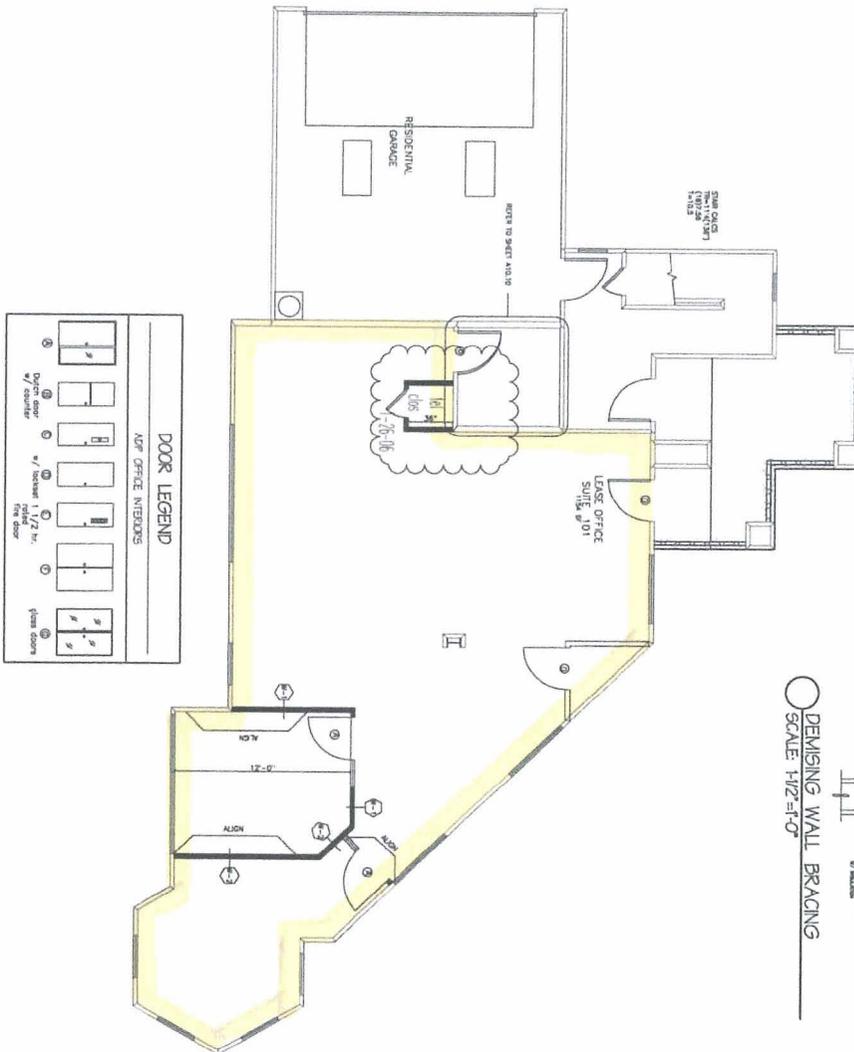
- ING LOADING/UNLOADING UNLESS AN APPROVED
- FACE (AC PAVING).
- 1/4" OF THE MAIN ENTRANCE V THIS SET OF PLANS.
- 1/2" EXCEED 1/4" PER FOOT EXCEPT UNLESS IT CREATES AN UNDESIRABLE CONDITION TO A MAX. 1/2" PER
- 4 SURFACE, NOT INTERRUPTED AND SHALL BE A MIN.
- 1 EXCEEDS 120 IT SHALL BE A MIN. STRAIN RAMP.
- 2/4" GRATINGS WHERE APPLICABLE, GRID TO BE IN ONE DIRECTION, PLACED SO THAT THE

LOT 6

LOT 7

WALL CONSTRUCTION DETAILS	
ADP OFFICE INTERIORS	
	1. WALL CONSTRUCTION WITH GYPSUM BOARD AND JOINT COMPOUND. SEE SPECIFICATIONS FOR GYPSUM BOARD TYPE AND JOINT COMPOUND TYPE. WALL SHALL BE FINISHED WITH VINYL WALL PAPER OR PAINT.
	2. WALL CONSTRUCTION WITH GYPSUM BOARD AND JOINT COMPOUND. SEE SPECIFICATIONS FOR GYPSUM BOARD TYPE AND JOINT COMPOUND TYPE. WALL SHALL BE FINISHED WITH VINYL WALL PAPER OR PAINT.
	3. WALL CONSTRUCTION WITH GYPSUM BOARD AND JOINT COMPOUND. SEE SPECIFICATIONS FOR GYPSUM BOARD TYPE AND JOINT COMPOUND TYPE. WALL SHALL BE FINISHED WITH VINYL WALL PAPER OR PAINT.
	4. WALL CONSTRUCTION WITH GYPSUM BOARD AND JOINT COMPOUND. SEE SPECIFICATIONS FOR GYPSUM BOARD TYPE AND JOINT COMPOUND TYPE. WALL SHALL BE FINISHED WITH VINYL WALL PAPER OR PAINT.
	5. WALL CONSTRUCTION WITH GYPSUM BOARD AND JOINT COMPOUND. SEE SPECIFICATIONS FOR GYPSUM BOARD TYPE AND JOINT COMPOUND TYPE. WALL SHALL BE FINISHED WITH VINYL WALL PAPER OR PAINT.
	6. WALL CONSTRUCTION WITH GYPSUM BOARD AND JOINT COMPOUND. SEE SPECIFICATIONS FOR GYPSUM BOARD TYPE AND JOINT COMPOUND TYPE. WALL SHALL BE FINISHED WITH VINYL WALL PAPER OR PAINT.
	7. WALL CONSTRUCTION WITH GYPSUM BOARD AND JOINT COMPOUND. SEE SPECIFICATIONS FOR GYPSUM BOARD TYPE AND JOINT COMPOUND TYPE. WALL SHALL BE FINISHED WITH VINYL WALL PAPER OR PAINT.
	8. WALL CONSTRUCTION WITH GYPSUM BOARD AND JOINT COMPOUND. SEE SPECIFICATIONS FOR GYPSUM BOARD TYPE AND JOINT COMPOUND TYPE. WALL SHALL BE FINISHED WITH VINYL WALL PAPER OR PAINT.
	9. WALL CONSTRUCTION WITH GYPSUM BOARD AND JOINT COMPOUND. SEE SPECIFICATIONS FOR GYPSUM BOARD TYPE AND JOINT COMPOUND TYPE. WALL SHALL BE FINISHED WITH VINYL WALL PAPER OR PAINT.
	10. WALL CONSTRUCTION WITH GYPSUM BOARD AND JOINT COMPOUND. SEE SPECIFICATIONS FOR GYPSUM BOARD TYPE AND JOINT COMPOUND TYPE. WALL SHALL BE FINISHED WITH VINYL WALL PAPER OR PAINT.

CONSTRUCTION LEGEND	
ADP OFFICE INTERIORS	
	NEW WALL CONSTRUCTION
	GYPSUM WALL CONSTRUCTION TO REMAIN
	GYPSUM WALL CONSTRUCTION TO BE ENCLOSED
	NEW DOOR
	GYPSUM DOOR TO REMAIN
	GYPSUM DOOR TO BE RELOCATED
	GYPSUM DOOR TO BE REPLACED
	DOOR TRIM (SEE DOOR LEGEND)
	WALL TRIM (SEE WALL CONSTRUCTION DETAILS)
	FINISH WITH GADP
	CENTER LINE
	DETAIL MARKER
	GYPSUM DRAWING MARKER
	ROOM / SPACE MARKER
	WALL MARKER (SEE DOOR LEGEND)
	CHANGE ROOM MARKER (SEE DOOR LEGEND)



DOOR LEGEND	
ADP OFFICE INTERIORS	
	Door with counter
	Door with counter and kick plate
	Door with counter and kick plate, fire door
	Glass door

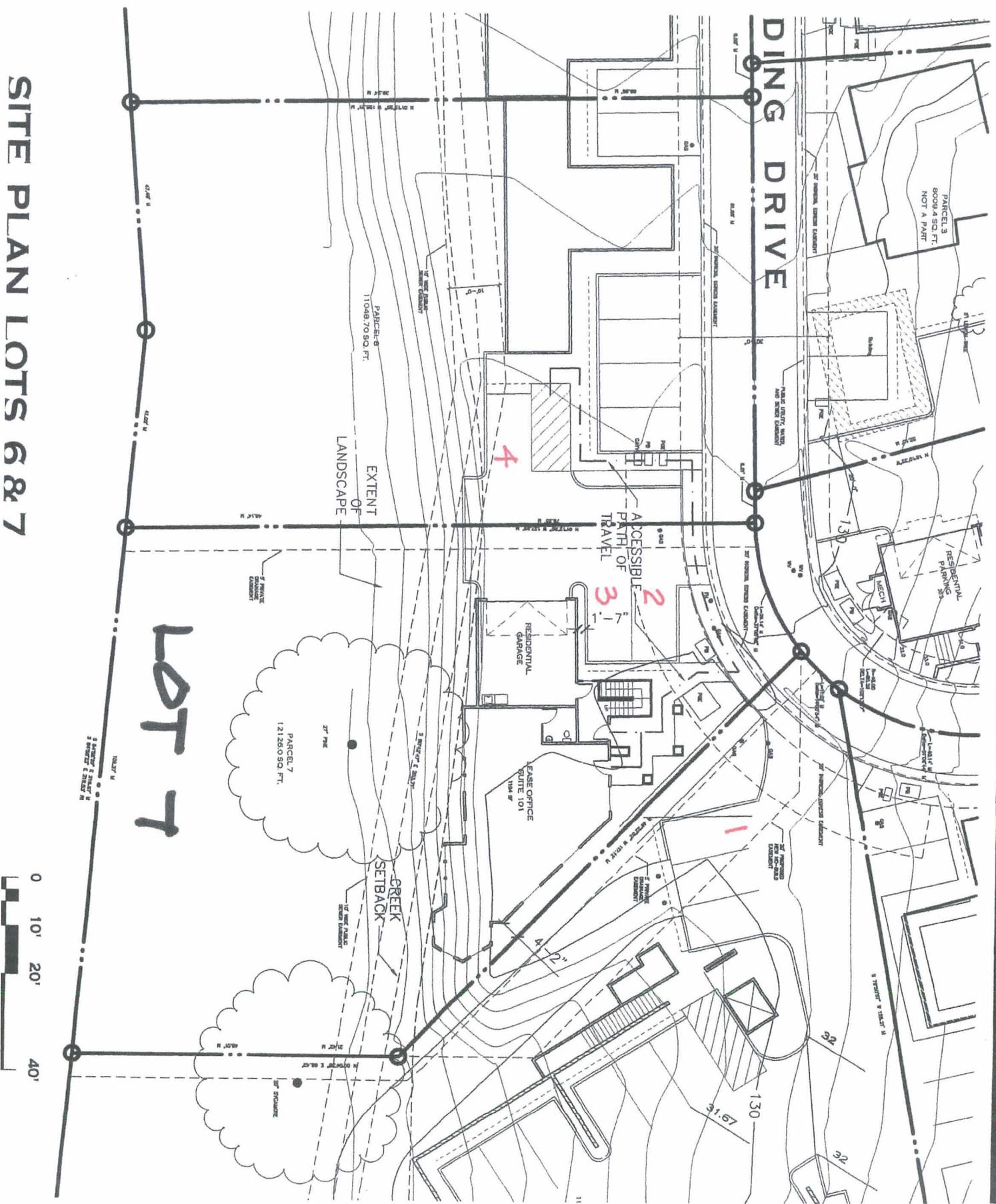


Facilities Planning Department
 One ADP Boulevard
 Roseland, New Jersey 07068
 (973)974-7501

Project:
 ADP Paulding Circle Arroyo.

SCALE: 1/8" = 1'-0"	DRAWN BY: JIE
CHECKED BY:	APPROVAL:
TITLE: XXX	
PROJECT NUMBER: XXX	DWG. NO.:
INITIAL ISSUE DATE: 12-20-05	

SITE PLAN LOTS 6 & 7



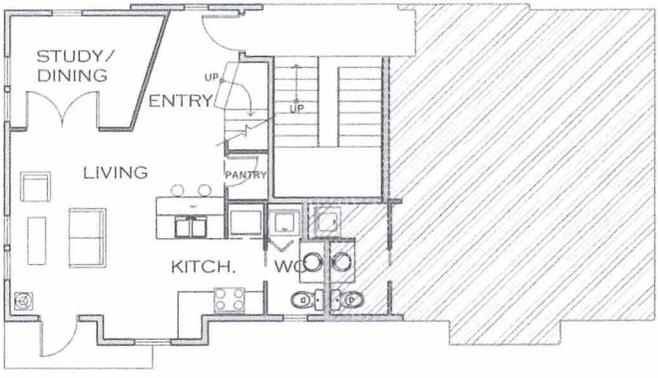
LOT 7

LOTS 8 & 9

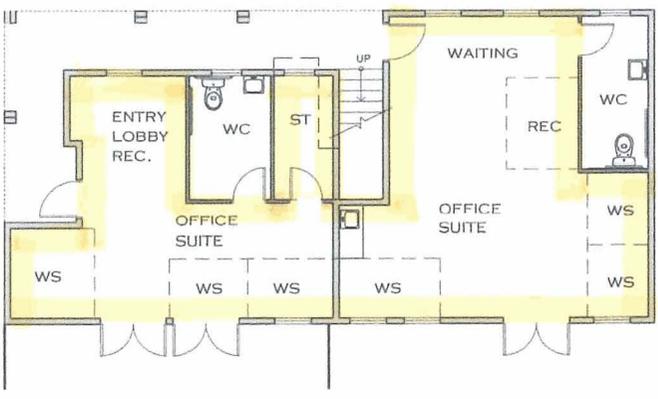
CONCEPT FLOOR PLANS



FLOOR 3



FLOOR 2



FLOOR 1

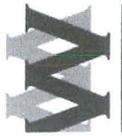


EX-1

24.13428 DATE 8.31.11

LOT 8 & 9 CONCEPT EAST VILLAGE PLAZA ARROYO GRANDE, CA

MW ARCHITECT
 MICHAEL W. STURGE
 3300 GRANDE CAYSI
 SAN JOSE, CA 95134
 TEL: (408) 944-2228
 FAX: (408) 944-2228



CURRENT CODE

16.56.060 - Off-street parking requirements by land use.

The following off-street parking requirements shall apply to all buildings erected and new or expanded uses. Where the total requirements result in a fractional number, a fraction of 0.5 or greater shall be rounded to the higher whole number.

For any use not specifically set forth in this section, the planning commission shall determine the amount of required parking based upon similar uses, or evidence of actual demand based on traffic engineering or planning data. The applicant shall provide the necessary data and background information.

OFF-STREET PARKING REQUIREMENTS

1. RESIDENTIAL USES	NOTE: Parking required for residential use in mixed use projects does not have to be covered.
a. Single-family homes	
Conventional size lot	2 spaces per unit within an enclosed garage.
Small lot (PUD)	2 spaces per unit within an enclosed garage and 0.5 space/unit for visitor parking.
b. Duplexes	2 space per unit within an enclosed garage and 1 uncovered space per unit.
c. Second residential units	1 uncovered space per unit.
d. Townhouse and condominiums (Attached ownership units)	

RESIDENT AND VISITOR PARKING	
Studio	1 space per unit within an enclosed garage.
1 bedroom	1 space per unit within an enclosed garage and .5 uncovered spaces per unit for developments over four units.
2+ bedrooms	2 spaces per unit within an enclosed garage and 0.5 uncovered space per unit for developments over four units.
e. Apartments and multifamily dwellings (rental units)	
RESIDENT PARKING:	
Studio	1 covered space per unit.
1 bedroom	1 covered space per unit and 0.5 uncovered space per unit for developments over four units.
2+ bedrooms	2 covered spaces per unit and .5 unit for developments over four units.

NO LOT HAS GREATER THAN 4 UNITS.
 ∴ 2 REAP

2 covered spaces per unit and .5 unit for developments over four units.

<p>h. Bowling alleys and billiard halls</p>	<p>5 parking spaces per lane and 2 spaces per billiard table</p>
<p>4. INDUSTRIAL AND WAREHOUSE USES</p>	
<p>a. Warehouse and wholesale</p> <p style="color: red; text-align: center;">LOT 4 SIMILAR USE OF THE FOUR ENCLOSED PARKING STALLS.</p>	<p>1 parking space/800 sq. ft. of gross floor area, or 1 parking space/employee and 1 space/company vehicle, whichever is larger.</p>
<p>b. Manufacturing industrial distribution centers</p>	<p>2 parking spaces/3 employees on the largest but not less than 1 space/2,000 sq. ft. of area used for allowed uses.</p>

(Ord. 600 § 2, Exh. A (part), 2008; Ord. 557 § 3, Exh. C (part), 2004; prior code § 9-12.060)

e. Public utility buildings without on-site offices	1 parking space/2 employees on the largest work shift.
f. Schools	
Grade schools, elementary, junior high schools	1 parking space/classroom and office for faculty and employees.
High schools, colleges	1 parking space/classroom and office for faculty members and employees, and 5 parking spaces/classroom for students.
Vocational, business, trade schools	1 parking space/3 students of the maximum classroom capacity and 1 space/faculty, staff and employee.
g. Child care facilities	1 parking space/employee or teacher and 1 space/5 children.
3. COMMERCIAL USES	
a. General retail, services, office and commercial	1 parking space/250 sq. ft. of gross floor area.
b. General retail office, services, restaurants and bars in the Village Core Downtown (VCD); Village Mixed Use (VMU)	1 parking space/300 sq. ft. of gross floor area accessible to public (excluding restrooms.) Up to six (6) chairs for outdoor seating permitted without additional parking. For beauty salons, one additional parking space required for every 3 beauty stations exceeding the first three.
c. Hotels and motels	1 parking space/unit, and 2 parking spaces for the manager's office.
d. Restaurants and bars (outside VCD/VMU districts.)	1 parking space/100 sq. ft. of public area (any area accessible by the public).
Fast food restaurant	1 parking space/75 ft. of public area (any area accessible by the public.)
e. Outdoor sales and rental areas, including nurseries, auto, RV, boat sales	1 parking space/2,000 sq. ft. open area for the first 10,000 sq. ft. then 1 space/5,000 sq. ft. over 10,000 sq. ft.

16.56.050 - Common parking facilities.

Common parking facilities may be provided in lieu of individual requirements if the total number of parking spaces is the sum of the requirements for individual uses and the parking facilities are located within five hundred (500) feet of the associated use.

1. The total parking requirement may be reduced to eighty (80) percent of the required standard for shared uses; or seventy (70) percent of the required standard for shared uses if a parking study, prepared by a licensed engineer or architect, can clearly show that the shared uses have different hours of operation and would not conflict in their time of use. A conditional use permit shall be required to be reviewed and approved by the planning commission for such a reduction.
2. As a condition of allowing common parking facilities, parties using common parking facilities shall provide evidence of such joint use by a proper legal agreement approved by the city attorney. Such agreements when approved shall be filed with the planning and building departments and recorded with the county recorder.

(Ord. 557 § 3, Exh. C (part), 2004; prior code § 9-12.050)

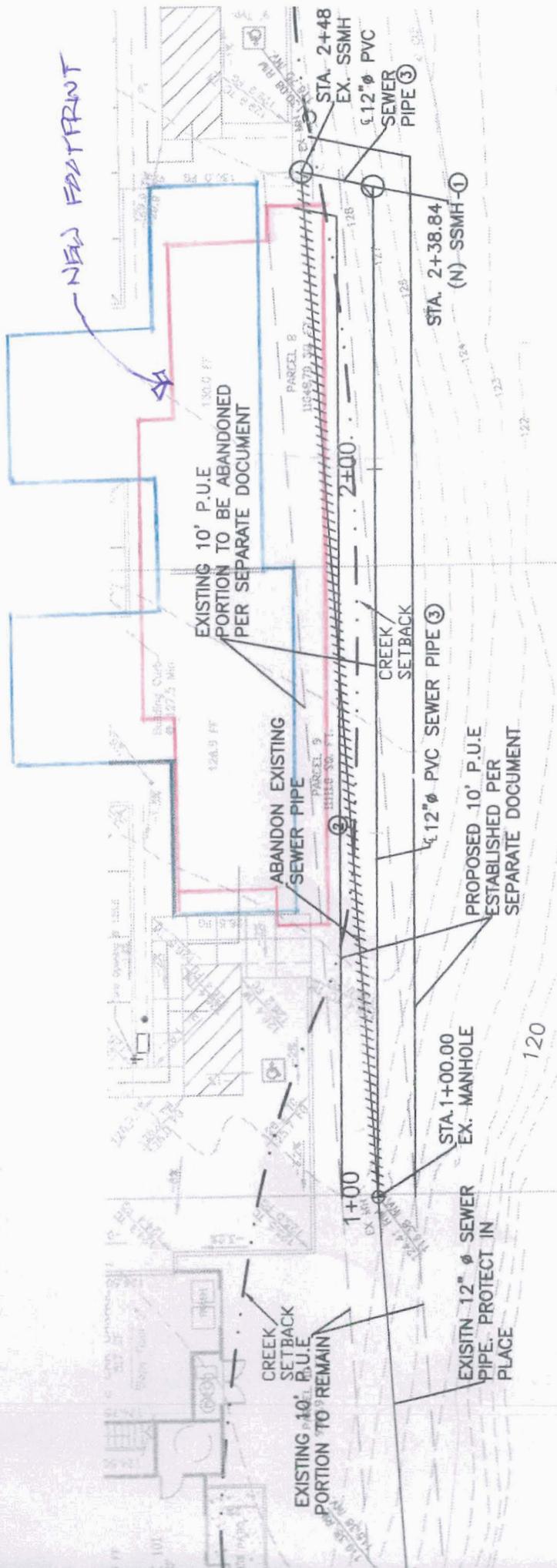
CODE AT TIME OF APPROVAL

USED PREVIOUSLY FOR LOTS 4, 7, 10

1. RESIDENTIAL USES							
a.	Single family homes						
	<table border="1"> <tr> <td>Conventional size lot</td> <td>2 spaces per unit within an enclosed garage</td> </tr> <tr> <td>Small lot (PUD)</td> <td>2 spaces per unit within an enclosed garage and 0.5 space/unit for visitor parking</td> </tr> </table>	Conventional size lot	2 spaces per unit within an enclosed garage	Small lot (PUD)	2 spaces per unit within an enclosed garage and 0.5 space/unit for visitor parking		
Conventional size lot	2 spaces per unit within an enclosed garage						
Small lot (PUD)	2 spaces per unit within an enclosed garage and 0.5 space/unit for visitor parking						
b.	Duplexes						
c.	Second residential units						
d.	Townhouse and condominiums (Attached ownership units)						
	RESIDENT PARKING:						
	<table border="1"> <tr> <td>Studio</td> <td>1 space per unit within an enclosed garage</td> </tr> <tr> <td>1 bedroom</td> <td>1 space per unit within an enclosed garage and 1 uncovered space per unit</td> </tr> <tr> <td>2+ bedrooms</td> <td>2 spaces per unit within an enclosed garage and 0.5 uncovered space per unit for each additional bedroom over 2</td> </tr> </table>	Studio	1 space per unit within an enclosed garage	1 bedroom	1 space per unit within an enclosed garage and 1 uncovered space per unit	2+ bedrooms	2 spaces per unit within an enclosed garage and 0.5 uncovered space per unit for each additional bedroom over 2
Studio	1 space per unit within an enclosed garage						
1 bedroom	1 space per unit within an enclosed garage and 1 uncovered space per unit						
2+ bedrooms	2 spaces per unit within an enclosed garage and 0.5 uncovered space per unit for each additional bedroom over 2						
	VISITOR PARKING: 0.5 uncovered space per unit						
e.	Apartments and multi-family dwellings (Rental units)						
	RESIDENT PARKING:						
	<table border="1"> <tr> <td>Studio</td> <td>1 covered space per unit</td> </tr> <tr> <td>1 bedroom</td> <td>1 covered space per unit and 0.5 uncovered space per unit</td> </tr> <tr> <td>2+ bedroom</td> <td>2 covered spaces per unit and 0.5 uncovered space per unit for each additional bedroom over 2</td> </tr> </table>	Studio	1 covered space per unit	1 bedroom	1 covered space per unit and 0.5 uncovered space per unit	2+ bedroom	2 covered spaces per unit and 0.5 uncovered space per unit for each additional bedroom over 2
Studio	1 covered space per unit						
1 bedroom	1 covered space per unit and 0.5 uncovered space per unit						
2+ bedroom	2 covered spaces per unit and 0.5 uncovered space per unit for each additional bedroom over 2						
	VISITOR PARKING: 0.5 uncovered space per unit						
f.	Senior Housing - independent living						
	<p>NO UNIT EXCEEDS 2 BEDRMS ∴ 2 SPACES REQ'D</p> <table border="1"> <tr> <td>Studio</td> <td>1 covered space per unit</td> </tr> <tr> <td>1 bedroom</td> <td>1 covered space per unit</td> </tr> <tr> <td>2+ bedrooms</td> <td>1 covered space per unit and 0.5 uncovered space per unit</td> </tr> </table>	Studio	1 covered space per unit	1 bedroom	1 covered space per unit	2+ bedrooms	1 covered space per unit and 0.5 uncovered space per unit
Studio	1 covered space per unit						
1 bedroom	1 covered space per unit						
2+ bedrooms	1 covered space per unit and 0.5 uncovered space per unit						
	VISITOR PARKING: 0.5 uncovered space per unit						
g.	Senior Housing - assisted living						
h.	Mobile home parks						

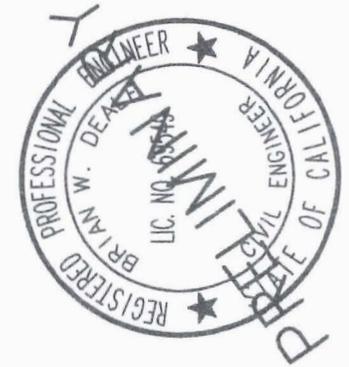
i.	Large Family Day Care Facilities	1 uncovered space per staff person other than the homeowner in addition to the required parking for the residential building
2. PUBLIC AND SEMI-PUBLIC USES		
a.	Public buildings - administrative	1 parking space/150 sq. ft. of work space
b.	Public and semi-public buildings - assembly (including auditoriums, theaters, lodges, clubs, churches, mortuaries)	1 parking space/5 fixed seats, or 1 parking space/50 sq. ft. of floor area designed for public assembly
c.	Hospitals	1 space/bed and 1 space/doctor or employee on the largest shift
d.	Convalescent hospitals	1 space/3 beds and 1 space/doctor or employee on the largest shift
e.	Public utility buildings without on-site offices	1 parking space/2 employees on the largest work shift
f.	Schools	
	Grade schools, elementary, junior high schools	1 parking space/classroom and office for faculty and employees
	High schools, colleges	1 parking space/classroom and office for faculty members and employees, and 5 parking spaces/classroom for students
	Vocational, business, trade schools	1 parking space/3 students of the maximum classroom capacity and 1 space/faculty, staff and employee
g.	Child care facilities	1 parking space/employee or teacher and 1 space/5 children
3. COMMERCIAL USES		
a.	General retail, office and commercial	1 parking space/250 sq. ft. of gross floor area.
b.	Village commercial - general retail and office only	1 parking space/300 sq. ft. of gross floor area.
c.	Hotels and motels	1 parking space/unit, and 2 parking spaces for the manager's office.
d.	Restaurants and bars	1 parking space/100 sq. ft. of public area (any area accessible by the public).
	Fast Food Restaurant	1 parking space/75 sq. ft. of public area (any area accessible by the public).

ATTACHMENT 5



2624 Airpark Dr., Santa Maria, CA 93455
 (805) 934-5767

BRIAN W. DEALER RCE 69549 DATE



D	LETTER	DATE
C		
B		
A		



LOTS 8 & 9 EAST VILLAGE PLAZA ARROYO GRANDE, CA

SITE SUMMARY

LEGAL DESCRIPTION: PARCELS 8 & 9 OF PARCEL MAP AGAL 00-005 RECORDED IN BOOK 56 OF PARCEL MAPS, AT PAGE 43, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

APN: 007-501-008 & 009

LOCAL ZONING: VMU- VILLAGE MIXED USE

ADJACENT USE: NORTH PAULDING DRIVE
SOUTH ARROYO GRANDE CREEK
EAST FUTURE MIXED USED
WEST FUTURE MIXED USED

PROPOSED USE: OFFICE / RETAIL & SINGLE FAMILY RESIDENCE

EXISTING USE: VACANT LAND

GROSS LOT AREA:
LOT 8: 11,049 SQ. FT.
LOT 9: 11,111 SQ. FT.

SETBACKS - FRONT REQ'D.: 0'-0" **ACTUAL:** 4'-0"
SIDE REQ'D.: 0'-0" **ACTUAL:** 9'-10"
REAR REQ'D.: 0'-0" **ACTUAL:** 15'-6"

LOT COVERAGE:

LOT 8
5,074 SQ.FT. (BUILDINGS, LANDSCAPING AND PAVED) / 11,049 SQ. FT. = 46%

LOT 9
4,960 SQ. FT (BUILDINGS, LANDSCAPING AND PAVED) / 11,111 SQ. FT. = 45%

PROJECT DESCRIPTION

TWO SMALL MIXED USED PROJECTS WITH COMMERCIAL ON THE FIRST FLOOR AND RESIDENTIAL ON THE SECOND FLOOR & THIRD FLOOR

BUILDING SUMMARY

PROPOSED USE: OFFICE / RETAIL & SINGLE FAMILY RESIDENCE

NUMBER OF DWELLING UNITS: LOT 8: 2 LOT 9: 2

NUMBER OF STORIES:
LOT 8: 3
LOT 9: 3

BUILDING HGT: 33'-0"

BUILDING AREA:

LOT 8

FIRST FLOOR:	COMMERCIAL	1,092 SQ.FT.
SECOND FLOOR:	RESIDENTIAL	1,387 SQ.FT.
THIRD FLOOR:	RESIDENTIAL	1,112 SQ.FT.

TOTAL COMMERCIAL:	1,092 SQ.FT.
TOTAL RESIDENTIAL:	2,499 SQ.FT.

LOT 9

FIRST FLOOR:	COMMERCIAL	1,092 SQ.FT.
SECOND FLOOR:	RESIDENTIAL	1,387 SQ.FT.
THIRD FLOOR:	RESIDENTIAL	1,112 SQ.FT.

TOTAL COMMERCIAL:	1,092 SQ.FT.
TOTAL RESIDENTIAL:	2,499 SQ.FT.

PARKING REQUIREMENTS

LOT 8 & 9 SPACES REQUIRED (SAME CALCULATION FOR EACH LOT)

OFFICE GROSS FLOOR AREA -	1092
(LESS RESTROOM)	(119)
DIFFERENCE	978 SQ. FT.

COMMERCIAL - 1 PER 300 SQ. FT. → 3 REQUIRED

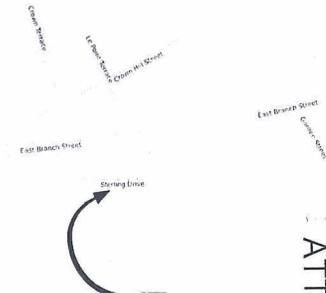
RESIDENTIAL - 2 PER UNIT → 4 REQUIRED

TOTAL REQUIRED PER LOT 7 REQUIRED

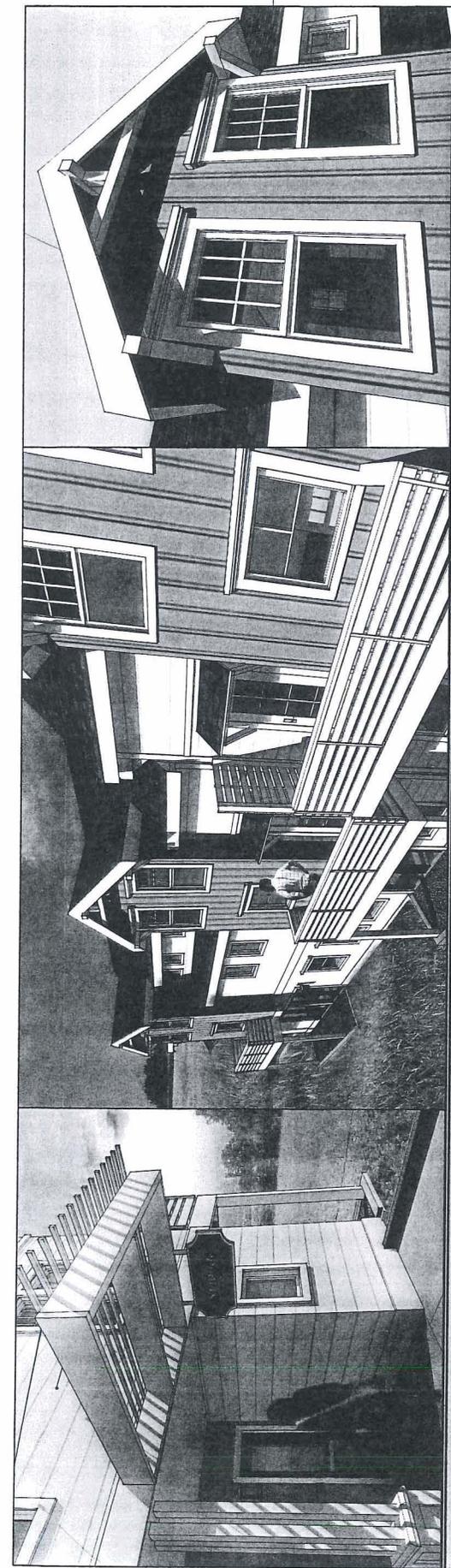
SPACES PROVIDED

LOT 8-	9 w/ 1 ACCESSIBLE (1 REQ)
LOT 9-	9 w/ 1 ACCESSIBLE (1 REQ)

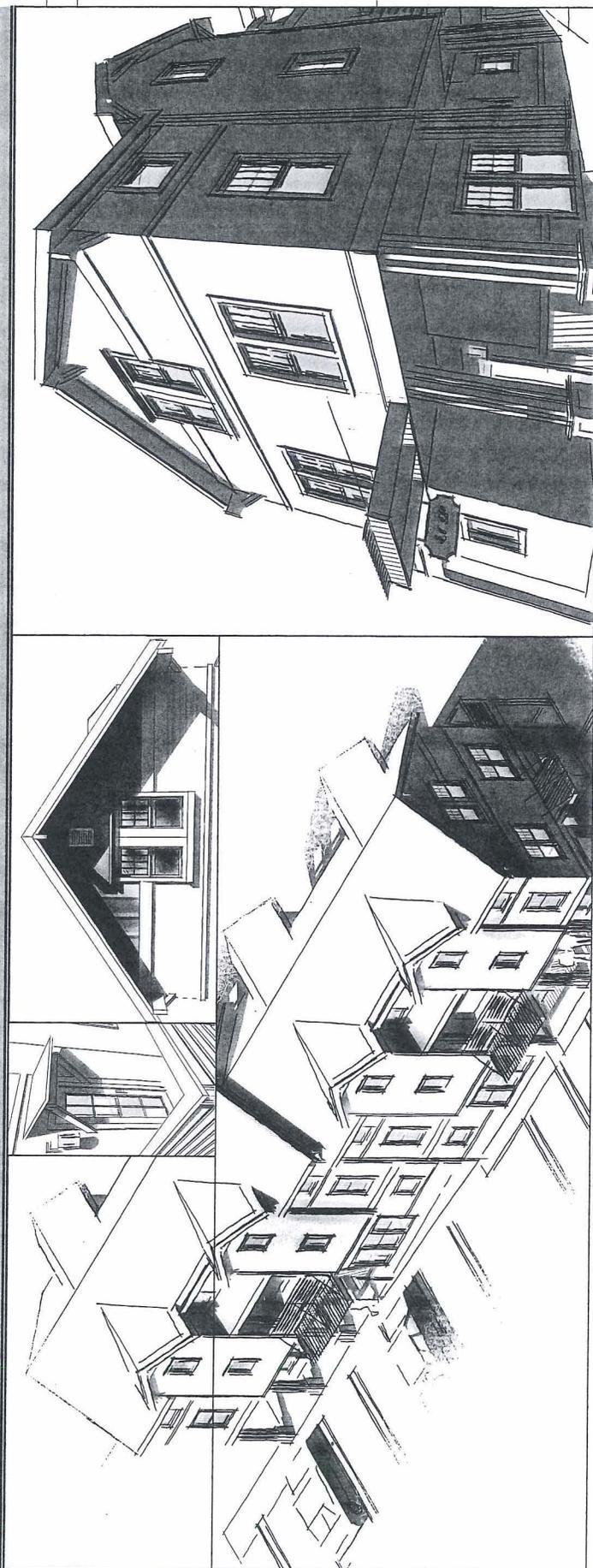
VICINITY MAP



ATTACHMENT 6



EAST VILLAGE PLAZA



MW ARC



MICHAEL C. ARROYO
 330 S. HILL
 ARROYO GRANDE
 P.O. BOX 1008
 FAX: (809) 885-1111
 E-MAIL: MW

EAST VILLAGE PLAZA

JOB TITLE

PERSPECTIVES

SHEET TITLE

BY: [Name], [Title]
 CHECKED: [Name], [Title]
 DATE: [Date]
 SCALE: [Scale]
 DRAWING NO.: [Number]
 PROJECT NO.: [Number]
 SHEET NO.: [Number]

REVISIONS

DATE: 10.15.15

EAST VILLAGE MASTER SITE PLAN

PARKING CALCULATIONS

Commercial Space, No Shared Use Reduction

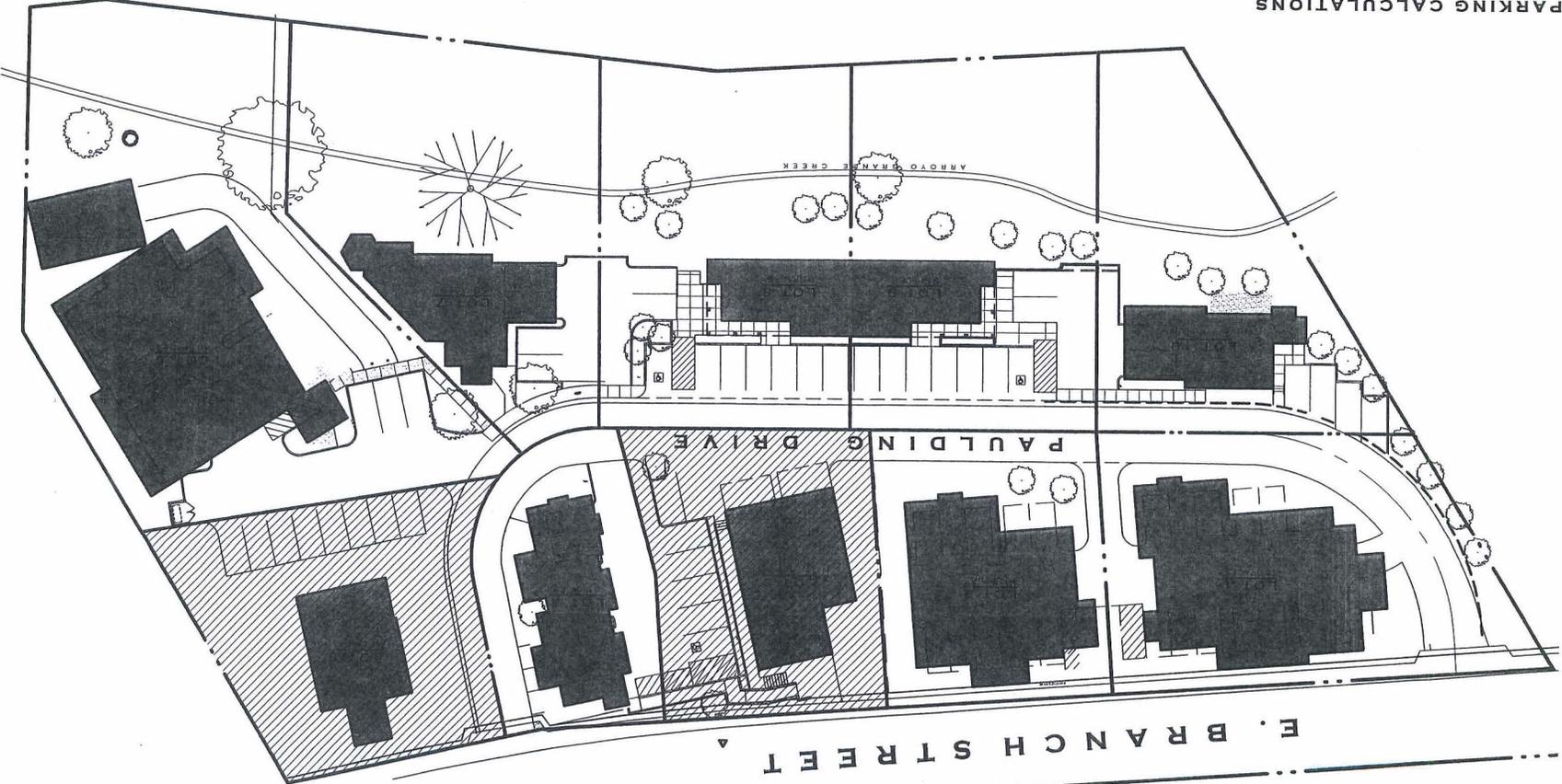
Lot #	Gross Floor Area	Office/Retail Less Restrooms	Difference of GFA & RR	Required Parking Value (800\$/per space)	Number of Spaces Req'd.	Number of Spaces Provided	Notes
Lot 1	4023	56	3967	13.22	13	12	1 space on lot 10 per parking agreement
Lot 2	3087	56	3031	10.10	10	10	Parking Std. met on its own Parcel
Lot 4*	2527	101	2426	6.22	6	3	1 H.C. space shared with Lot 3 per pkg agrmt.
Lot 6	4326	284	4042	13.47	13	16	3 spaces on Lots 8 & 9 per parking agreement
Lot 7	1195	56	1139	3.80	4	3	Parking Std. met on its own Parcel
Lot 8	1092	116	976	3.25	3	5	1 H.C. space shared with Lot 8 per pkg agrmt.
Lot 9	1092	116	976	3.25	3	5	1 space on Lot 6 per parking agreement
Lot 10	798	59	739	2.46	2	5	Parking Std. Met on its own Parcel
							1 H.C. space shared with Lot 9 per pkg agrmt.
Total					54	59	

* This area includes 894 sf of downstairs enclosed parking spaces:

* This area includes 894 sf of downstairs enclosed parking spaces:

Residential

Lot #	Covered	Uncovered	Number of Bedrooms per Unit	Number of Spaces Req'd.	Number of Spaces Provided	Notes
Lot 4	2	2	2	2	2	Covered
Lot 7	2	4	2	2	4	Covered
Lot 8 (proposed)	4	4	2	4	4	Uncovered
Lot 9 (proposed)	4	4	2	4	4	Uncovered
Lot 10	2	2	2	2	2	Covered
Total Eight Lots	16	16		68	73	



DATE: 10.15.15
JOB NUMBER: 13436

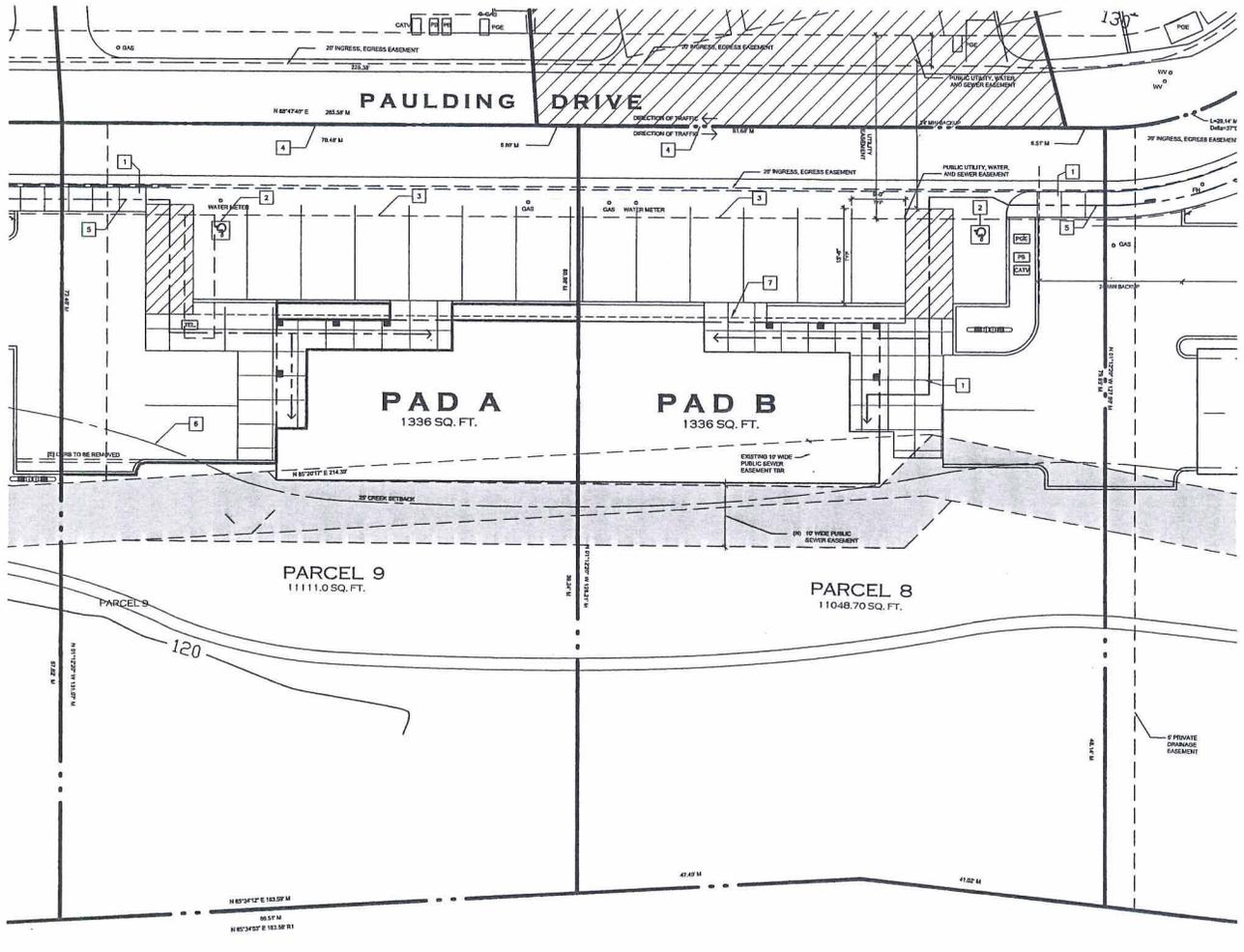
REVISIONS:
BY: [Name]
DATE: [Date]
DESCRIPTION: [Text]

MASTER PLAN
EAST VILLAGE
PLAZA

ARCHITECT:
MICHAEL C. WARE P.L.L.C.
330 S. HALL
ARROYO GRANDE
TEL: (805) [Number]
FAX: (805) [Number]
SHALL: MW



MW ARC



REFERENCE NOTES

- 1 SIDEWALK
- 2 ACCESSIBLE PARKING
- 3 UTILITY EASEMENT
- 4 PROPERTY LINE, TYP.
- 5 ACCESSIBLE PATH OF TRAVEL
- 6 CREEK SETBACK
- 7 2'-6" PARKING OVERHANG TYP.

SCHEMATIC SITE PLAN



MW ARCHITECTS

ARCHITECTS
MICHAEL C. WEAVER, P.E.
330 S. HALCYON
ARROYO GRANDE
TEL: (805) 341-1111
FAX: (805) 341-1112
EMAIL: MWA@MWARCHITECTS.COM

EAST VILLAGE PLAZA

JOB TITLE

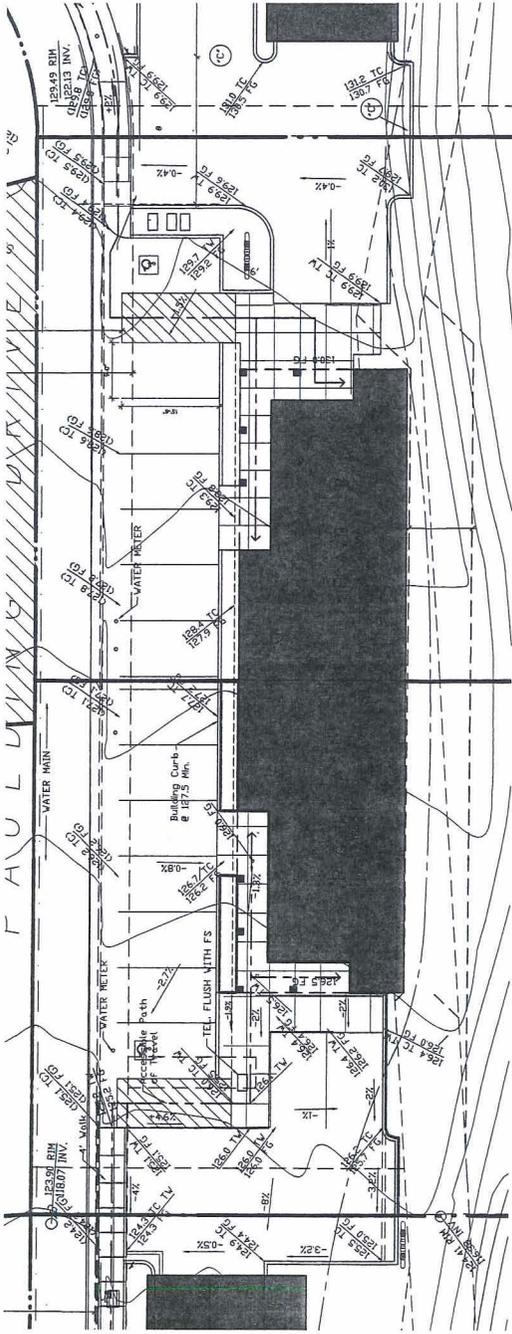
SITE PLAN

SHEET TITLE

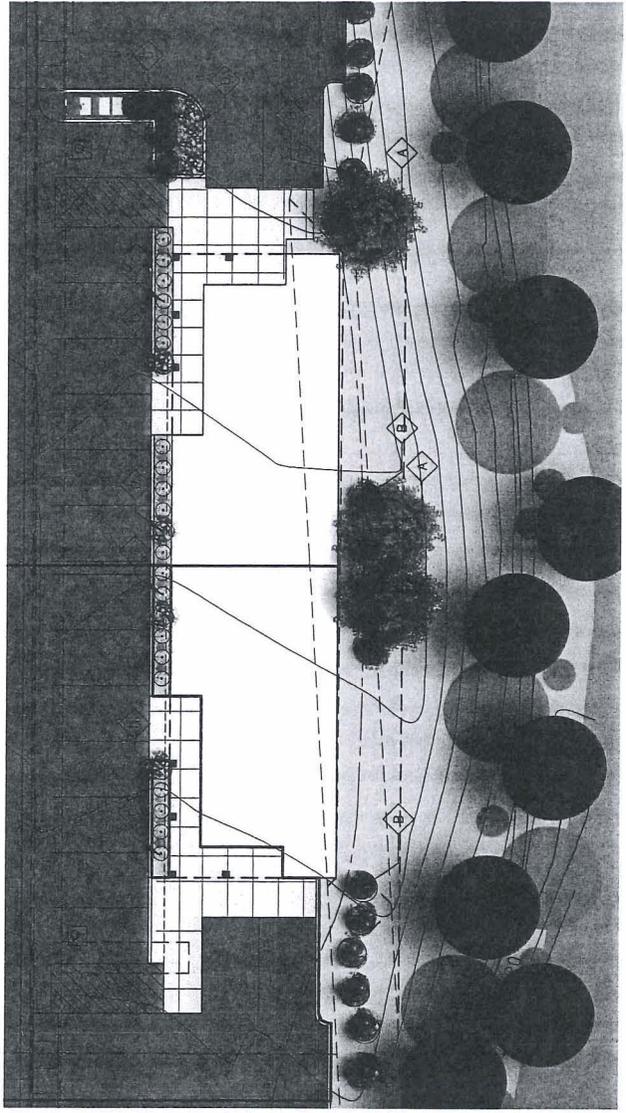
By MW ARCHITECTS, ALL OUR OTHER PROPERTY RIGHTS, DESIGN, CONCEPTS, AND DEVELOPMENT ARCHITECTS, AND THIS WORK IS CONTROLLED BY MW ARCHITECTS. NO PART OF PROJECT OTHER THAN THIS SHEET IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MW ARCHITECTS. ANY REVISIONS TO THIS SHEET SHALL BE MADE BY MW ARCHITECTS. ANY DISCREPANCY OR CONFLICT BETWEEN THIS SHEET AND ANY OTHER SHEET SHALL BE RESOLVED BY MW ARCHITECTS. ANY DISCREPANCY OR CONFLICT BETWEEN THIS SHEET AND ANY OTHER SHEET SHALL BE RESOLVED BY MW ARCHITECTS.

REVISIONS

JOB NUMBER	13438
DATE	10.15.15



SCHEMATIC GRADING PLAN

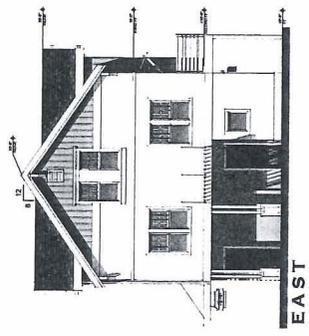
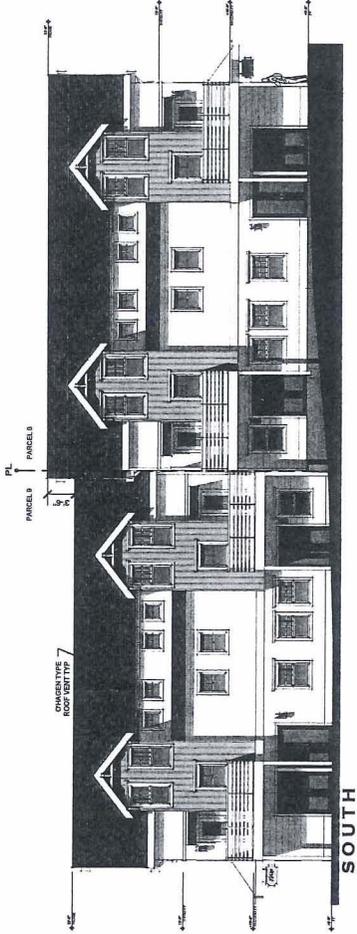
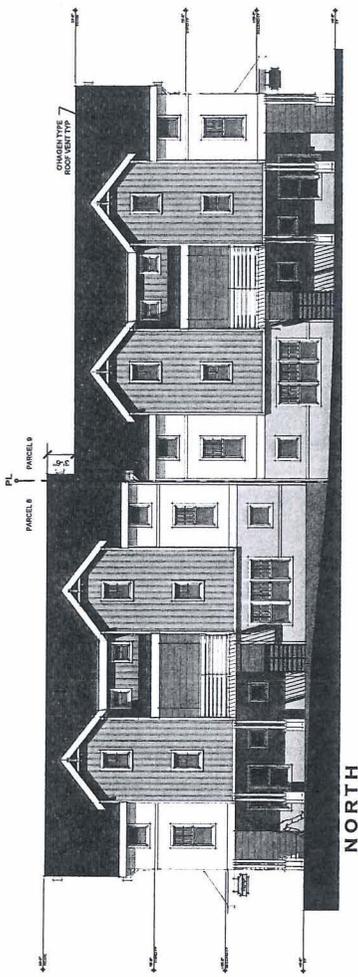


SCHEMATIC LANDSCAPE PLAN



LANDSCAPE REFERENCES

- ◆ 5 GAL. ALTINUS RHOMBIFOLIA / WHITE ALDER
- ◆ 1 GAL. ROSA CALIFORNICA / CALIFORNIA WILD ROSE
- ◆ 5 GAL. NEPHROLEPIS CORDIFOLIA / SOUTHERN SWORD FERN
- ◆ 5 GAL. PITTIOSPORUM TENUIFOLIA



PRIMARY EXTERIOR FINISH KEY

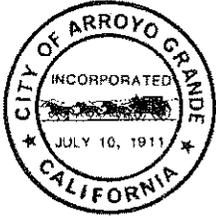
- VERTICAL BATTEN BOARD
- HORIZONTAL LAP SIDING
- STUCCO SIDING

FINISHES - TEXTURE & COLOR

- ASPHALT SHINGLES - COLOR: ANTIQUE SLATE
- VERTICAL BATTEN BOARD - COLOR: SW9152 - LET IT RAIN
- HORIZONTAL LAP SIDING - COLOR: SW 7006 - EXTRA WHITE
- STUCCO - COLOR: 6450 - EASY GREEN



SCHEMATIC ELEVATIONS



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: MATTHEW DOWNING, ASSOCIATE PLANNER

SUBJECT: CONSIDERATION OF STAFF PROJECT 16-002; INTERPRETATION OF SIGN ORDINANCE REGARDING SPONSORSHIP BANNERS NOT INTENDED TO BE VIEWED BY THE GENERAL PUBLIC; LOCATION – SOTO SPORTS COMPLEX; APPLICANT – CITY OF ARROYO GRANDE

DATE: MARCH 15, 2016

RECOMMENDATION:

It is recommended that the Planning Commission review the Sign Ordinance and provide an interpretation regarding the placement of sponsorship banners at the Soto Sports Complex (the "Complex").

BACKGROUND:

On June 28, 2011, the City Council adopted Ordinance No. 634 modifying Chapter 16.60 of the Arroyo Grande Municipal Code (AGMC) relating to temporary signage (Attachment 1). The Ordinance was in response to Council direction regarding confusion related to the previous sign regulations. The goals of the revisions were to establish regulations that:

- Are more clear;
- Balance the need to be "business friendly" with maintaining an attractive business environment;
- Are more feasible to enforce; and
- Enforce the regulations on a more proactive and consistent basis.

Overall, the revisions to the sign regulations have been very successful. They provide the business community an opportunity to display temporary signage with little City oversight while also providing the attractive business environment the Council was striving for. The regulations have recently created confusion regarding the ability for the Recreation Services Department to display sponsorship banners on the fields at the Complex

ANALYSIS OF ISSUES:

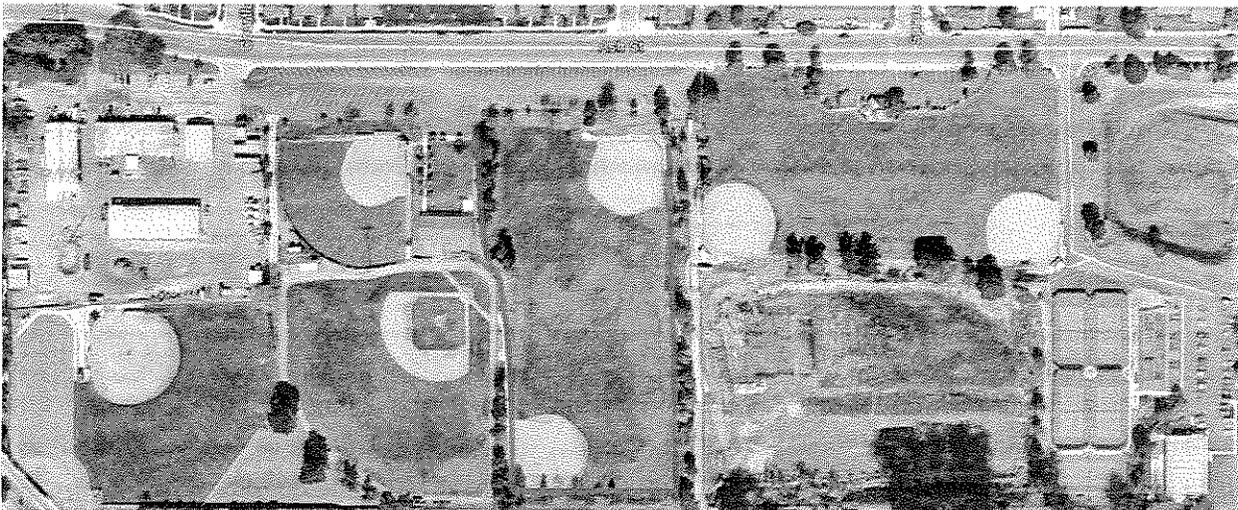
Under the current regulations, temporary banners may only be displayed if they meet the following:

**PLANNING COMMISSION
CONSIDERATION OF STAFF PROJECT 16-002
MARCH 15, 2016
PAGE 2**

- Shall not exceed twenty-four (24) square-feet;
- Shall be professionally printed on vinyl or plastic;
- Shall be firmly attached to the building, below the roofline; and
- Shall not be displayed for more than thirty (30) days in any ninety (90) day period.

These specific banner regulations provide opportunities for temporary banners to be located in the City to attract and inform customers, visitors, and residents without providing for the proliferation of temporary banners.

The regulations seem to preclude the Recreation Services Department from placing sponsorship banners on fences surrounding the basin fields, as indicated in the below image.



However, several Subsections of the Exempt Signs regulations (AGMC Section 16.60.050) provide an opportunity for these signs to be placed on the fences, when considered together (Attachment 2).

Municipal Code Subsection 16.60.050.K.1. states that interior signs are exempt from regulation when “completely within a building when not visible or readable or intended to be read from off-site or outside of the building or structure”. While sponsorship banners at the Complex would not be located within a building, they would not be visible or readable from off-site, and would only be read by those individuals in the Complex, which meets the intent of this specific exemption.

Municipal Code Subsection 16.60.050.K.15 states that “City-sponsored civic signs for community entrance, identification, direction, or information” are exempt from regulation as well. While sponsored banners at the Complex would be paid for by private entities, they would be visible by those attending City-sponsored sporting events and would provide the identification and information of those individuals who helped to sponsor the events.

**PLANNING COMMISSION
CONSIDERATION OF STAFF PROJECT 16-002
MARCH 15, 2016
PAGE 3**

Considering these AGMC Sections together provides an opportunity for the display of sponsorship banners at the Complex without jeopardizing the goals of the temporary sign regulations when they were revised in 2011.

ALTERNATIVES:

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

- Adopt a Resolution and find that the display of sponsorship banners on interior fencing at the Soto Sports Complex is consistent with exempt signage provisions of Chapter 16.60 of the Arroyo Grande Municipal Code; or
- Provide other direction to staff.

ADVANTAGES:

Finding that the display of sponsorship banners on interior fencing at the Complex is consistent with exempt signage provision of Chapter 16.60 of the AGMC will allow sponsorship banners to be placed within the Soto Sports Complex, provides opportunities for local businesses and community members to show their investment in the youth sporting events of the City, and allows the Recreation Services Department an opportunity for fundraising during the athletic seasons.

DISADVANTAGES:

Finding that the display of sponsorship banners on interior fencing at the Complex is consistent with exempt signage provisions of Chapter 16.60 of the AGMC could result in local businesses feeling at a disadvantage since they would not have an opportunity to display sponsorship banners in a similar fashion. However, local business would have the opportunity to attract customers to their business as a result of individuals patronizing the Complex seeing the sponsorship banners. Also, local business can still display other signage in accordance with the Sign Ordinance.

ENVIRONMENTAL REVIEW:

Environmental review is not required for this item.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda and staff report were posted at City Hall and on the City's website on Friday, March 11, 2016. No comments have been received

Attachments:

1. Ordinance No. 634
2. Arroyo Grande Municipal Code Subsection 16.60.050 – Exempt Signs

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE INTERPRETING THAT THE DISPLAY OF SPONSORSHIP BANNERS ON INTERIOR FENCING AT THE SOTO SPORTS COMPLEX IS CONSISTENT WITH EXEMPT SIGNAGE PROVISIONS OF SECTION 16.60.050 OF CHAPTER 16.60 OF TITLE 16 OF THE ARROYO GRANDE MUNICIPAL CODE

WHEREAS, the Development Code is Title 16 of the Arroyo Grande Municipal Code, was adopted by the City Council on May 14, 1991, and became effective on June 13, 1991; and

WHEREAS, the City Council adopted Ordinance No. 634 on June 28, 2011, modifying regulations associated with the display of temporary signage in the City; and

WHEREAS, Municipal Code Section 16.60.050 provides for instances when signage displayed within the City is exempt from further regulation and permitting; and

WHEREAS, the Planning Commission has received a request for an interpretation to determine if the display of sponsorship banners on interior fencing at the Soto Sports Complex is consistent with the exempt signage provisions of Section 16.60.050 of the Municipal Code; and

WHEREAS, the Planning Commission has considered the Municipal Code interpretation at a duly noticed meeting on March 15, 2016.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby makes the interpretation that the display of sponsorship banners on interior fencing at the Soto Sports Complex is consistent with exempt signage provisions of Section 16.60.050 of the Municipal Code.

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

AYES:

NOES:

ABSENT:

the foregoing Resolution was adopted this 15th day of March, 2016.

RESOLUTION NO.
PAGE 2

LAN GEORGE, CHAIR

ATTEST:

DEBBIE WEICHINGER
SECRETARY TO THE COMMISSION

AS TO CONTENT:

TERESA McCLISH
DIRECTOR OF COMMUNITY DEVELOPMENT

ORDINANCE NO. 634

AN ORDINANCE OF THE CITY OF ARROYO GRANDE AMENDING PORTIONS OF CHAPTER 16.60 OF TITLE 16 OF THE ARROYO GRANDE MUNICIPAL CODE REGARDING TEMPORARY BANNERS AND SIGNS

WHEREAS, the purpose of the City's sign regulations is to protect the character, quality of life, and economic health of the city by maintaining the suitability and appropriateness of allowed signs in a manner that benefits the public and minimizing visual clutter; and

WHEREAS, the City has determined that use of temporary signs are suitable and appropriate to advertise business activities under certain limitations and requirements; and

WHEREAS, temporary signs are exempted from the administrative sign permit, administrative sign program and planned sign program requirements subject to certain limitations and requirements; and

WHEREAS, after consideration of all testimony and all relevant evidence, the City Council has determined that the following Development Code Amendment findings can be made in an affirmative manner:

- A. The proposed changes to Chapter 16.60 will help allow temporary signs that are limited to those appropriate and suitable to protect the character, quality of life and economic health of the City.
- B. The proposed changes to Chapter 16.60 will not adversely affect the public health, safety, and welfare.
- C. The proposed changes to Chapter 16.60 are consistent with the purpose and intent of Title 16, satisfies the intent of Chapter 16.60 of the Municipal Code and provides for internal consistency.
- D. As disclosed in the Negative Declaration, the potential environmental impacts of the proposed changes to Chapter 16.60 are insignificant.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Arroyo Grande as follows:

SECTION 1: The above recitals and findings are true and correct and incorporated herein by this reference.

SECTION 2: Arroyo Grande Municipal Code Subsection 16.60.050. A. is hereby repealed and replaced in its entirety as follows:

- A. Temporary banners, decorations and searchlights in accordance with the following provisions:
 - 1. Banners

- a. Shall not exceed twenty-four (24) square-feet.
 - b. Shall be professionally printed on vinyl or plastic.
 - c. Shall be firmly attached to the building, below the roofline.
 - d. Shall be registered with the Community Development Department prior to display.
 - e. Shall not be displayed for more than thirty (30) days in any ninety (90) day period.
2. Pennants, Balloons and Flags
 - a. Shall not contain any text or other advertising message.
 - b. Shall not be displayed for more than three (3) days in any thirty (30) day period.
3. Searchlights
 - a. Shall be directed upwards into the sky and not at any point on land.
 - b. Shall not be displayed for more than three (3) days in any thirty (30) day period.

Section 3: Arroyo Grande Municipal Code Subsection 16.60.050. B. is hereby amended as follows:

B. Permanent window signs provided that all of the following are met:

1. The total area of such signs does not exceed twenty (20) percent of the window area.
2. The sign is no greater than twenty-four (24) square-feet.
3. Signage is limited to street-facing windows.

Section 4: Arroyo Grande Municipal Code Subsection 16.60.060 O. is hereby amended as follows:

O. Sail or wing signs.

Section 5: Arroyo Grande Municipal Code Subsection 16.60.030.E is hereby amended as follows:

E. Accessory Signs. Signs that advertise products sold or services provided on the premises, such as beer signs or an automated teller machine (ATM) signs, shall be considered accessory signs and do not count towards the permitted signage listed in Table 16.60.040-A if they are restricted to ten (10) percent or less of the wall area on which it is placed. Accessory signs between ten (10) and twenty (20) percent of the wall area can be allowed with a recommendation from the architectural review committee, however areas greater than ten (10) percent shall be considered toward total permitted sign area. The design, number, location and size of accessory signs shall be reviewed and approved as part of an administrative sign permit, administrative sign program, or planned sign program by the architectural review committee if the following findings are made:

1. The proposed general design, arrangement, texture, colors, and lighting placement are consistent with the purposes and regulations of this chapter and any applicable design guidelines; and
2. The appropriateness of the proposed accessory signs are compatible with other signs and other structures on the premises and contiguous area and do not exceed twenty (20) percent of the ~~window or~~ wall area on which they are placed.

Section 6: Arroyo Grande Municipal Code Subsection 16.60.030.G is hereby added as follows:

- G. Portable Signs ("Sandwich Board Signs") that are allowed per Section 16.60.040, Table 16.60.040. A., must meet the following criteria:
1. Portable Signs cannot block doorway, access, or Americans with Disabilities access.
 2. Portable Signs must be constructed from wood or plastic and have a professional appearance.
 3. Only one portable sign is allowed per business.
 4. Portable signs cannot be located on any public right-of-way.
 5. Portable signs that are proposed for a store or restaurant located in shopping centers must be located immediately adjacent to that business.

Section 7: If any section, subsection, subdivision, paragraph, sentence, or clause of this Ordinance or any part thereof is for any reason held to be unlawful, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, or clause thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, or clause be declared unconstitutional.

Section 8: Upon adoption of this Ordinance, the City Clerk shall file a Notice of Exemption.

Section 9: A summary of this Ordinance shall be published in a newspaper published and circulated in the City of Arroyo Grande at least five (5) days prior to the City Council meeting at which the proposed Ordinance is to be adopted. A certified copy of the full text of the proposed Ordinance shall be posted in the office of the City Clerk. Within fifteen (15) days after adoption of the Ordinance, the summary with the names of those City Council Members voting for and against the Ordinance shall be published again, and the City Clerk shall post a certified copy of the full text of such adopted Ordinance.

Section 10: This Ordinance shall take effect thirty (30) days from the date of adoption.

ORDINANCE NO. 634

PAGE 4

On motion of Council Member Brown, seconded by Council Member Guthrie, and on the following roll call vote to wit:

AYES: Council Members Brown, Guthrie, Ray, and Mayor Ferrara

NOES: None

ABSENT: Council Member Costello

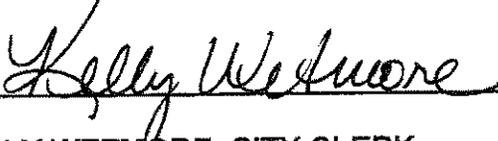
The foregoing Ordinance was adopted this 28th day of June, 2011.

ORDINANCE NO.
PAGE 5



TONY FERRARA, MAYOR

ATTEST:



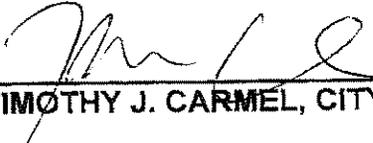
KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:



STEVEN ADAMS, CITY MANAGER

APPROVED AS TO FORM:



TIMOTHY J. CARMEL, CITY ATTORNEY

OFFICIAL CERTIFICATION

I, **KELLY WETMORE**, City Clerk of the City of Arroyo Grande, County of San Luis Obispo, State of California, do hereby certify under penalty of perjury, that the attached is a true, full, and correct copy of Ordinance No. 634 which was introduced at a regular meeting of the City Council on June 14, 2011; was passed and adopted at a regular meeting of the City Council of the City of Arroyo Grande on the 28th day of June 2011; and was duly published in accordance with State law (G.C. 40806).

WITNESS my hand and the Seal of the City of Arroyo Grande affixed this 30th day of June 2011.



KELLY WETMORE, CITY CLERK

16.60.050 - Exempt signs.

The following signs shall be exempt from the administrative sign permit, administrative sign program, and planned sign program requirements, and shall be permitted subject to the limitations contained in this section. A greater number of signs or signs of larger size than specified below shall be prohibited, unless elsewhere specifically permitted by, and an appropriate permit obtained consistent with, the provisions of this chapter.

- A. Temporary banners, decorations and searchlights in accordance with the following provisions:
 - 1. Banners.
 - a. Shall not exceed twenty-four (24) square-feet.
 - b. Shall be professionally printed on vinyl or plastic.
 - c. Shall be firmly attached to the building, below the roofline.
 - d. Shall be registered with the community development department prior to display.
 - e. Shall not be displayed for more than thirty (30) days in any ninety-day period.
 - 2. Pennants, Balloons and Flags.
 - a. Shall not contain any text or other advertising message.
 - b. Shall not be displayed for more than three days in any thirty-day period.
 - 3. Searchlights.
 - a. Shall be directed upwards into the sky and not at any point on land.
 - b. Shall not be displayed for more than three (3) days in any thirty-day period.
- B. Permanent window signs provided that all of the following are met:
 - 1. The total area of such signs does not exceed twenty (20) percent of the window area.
 - 2. The sign is no greater than twenty-four (24) square-feet.
 - 3. Signage is limited to street-facing windows.
- C. Real estate signs for sales, rental or lease subject to the following regulations:
 - 1. Residential dwellings offered for sale, rent or lease on an individual basis not in association with a subdivision or apartment complex, one sign per separate street frontage not exceeding six square feet each and six feet in height. Such signs shall be removed within ten (10) calendar days after the sale has been closed or the property has been rented or leased. Signs shall not create sight distance hazards.
 - 2. One sign per street frontage to advertise the sale, lease or rent of commercial or industrial property, provided all of the following are met:
 - a. Such signs shall have a maximum area of thirty-two (32) square feet each, and be no greater than eight feet in height.
 - b. Signs shall not create sight distance hazards for pedestrians or vehicles.
 - c. Such signs shall be removed within ten (10) calendar days of the close of the sale or termination of the lease or rental agreement.
 - d. Where a project has in excess of six hundred (600) lineal feet of street frontage, one additional sign shall be permitted for each full six hundred (600) lineal feet of street frontage.

D. Subdivision signs subject to the following regulations:

1. Off-site unlighted signs advertising subdivisions within the city, containing only the name of the subdivision, the name of the developer and/or agent, an identification emblem and a directional arrow shall be permitted, provided:
 - a. There shall be no more than three such signs located within the city limits for each subdivision. Signs must be located on private property.
 - b. The total area of each sign shall not exceed thirty-two (32) square feet.
 - c. The total height of each sign shall not exceed eight feet.
 - d. Directional subdivision signs may be displayed during the two years following the date of recordation of the final map or until ninety (90) percent of the lots have been sold, whichever is earlier.
2. One on-site subdivision sign per subdivision entrance shall be permitted provided the total area per sign is not greater than thirty-two (32) square feet and sign height does not exceed eight feet. Such on-site signs shall be permitted to remain only as long as a sales office is maintained in the subdivision or until ninety (90) percent of the lots have been sold and provided that such signs are maintained in good condition as determined by the building official.

E. Architect, contractor or construction signs, providing the name of architect(s) and/or contractor(s) working on the site, subject to the following:

1. For residential projects greater than four dwelling units, up to two signs may be placed on the construction site; provided, that the total area of each sign shall not exceed twelve (12) square feet, maximum height shall be six feet, and the sign is located no closer than ten (10) feet to any property line.
2. For commercial and industrial projects, up to two signs may be placed on the construction site; provided, that the total area of each sign shall not exceed thirty-two (32) square feet, maximum height shall be six feet, and the sign is located no closer than ten (10) feet to any property line.
3. For all other projects, a total of two signs may be placed on the construction site, provided that the total area of each sign shall not exceed eight square feet, maximum height six feet, and the sign is located no closer than five feet to any property line.

F. Future tenant identification sign to advertise the future use of an approved project on the property may be placed on vacant or developing property to give the location where information may be obtained, subject to the following:

1. Only one future tenant identification sign per parcel may be permitted.
2. Future tenant identification signs shall be limited to a maximum of thirty-two (32) square feet and four feet in height.
3. The sign shall be placed no closer than ten (10) feet to any property line.
4. Such signs shall not be erected until a building permit is issued for the development and shall be removed within one year from the date of the building permit.
5. Where a project has in excess of six hundred (600) lineal feet of street frontage, one additional future tenant identification sign shall be permitted for each full six hundred (600) lineal feet of street frontage.

G. Residential Signs.

1. Multiple-family residential building identification signs limited to address and building number or letter. One wall sign per building frontage located below the roof line, limited to a maximum area of two square feet and a maximum letter height of four inches.
 2. Residential name plate: one name plate per parcel for single-family residential or agricultural uses, limited to a maximum area of two square feet and a maximum letter height of four inches.
- H. Agricultural signs identifying agricultural products grown or raised on the premises subject to the following:
1. The number of such signs shall be limited to one per street frontage.
 2. If wall mounted, the sign shall be located below the roof line.
 3. Freestanding signs shall be no higher than six feet.
 4. Each sign shall have an area no greater than sixteen (16) square feet and shall be erected only during the growing and harvest season.
- I. Exempt Signs. Political and religious signs which are no larger than sixteen (16) square feet, placed on private property with the express consent of the property owner and which comply with all other applicable provisions of this chapter. If the political sign pertains to an upcoming election, the sign cannot be posted sooner than sixty (60) days prior to the election and must be removed no later than seven days after the election.
- J. Government and noncommercial flags: an official flag, except when displayed in connection with commercial promotion; provided, that such flags are no greater in size than ten (10) feet by fifteen (15) feet or as approved with a recommendation from the architectural review committee.
- K. Miscellaneous Signs.
1. Interior signs completely within a building when not visible or readable or intended to be read from off-site or outside of the building or structure;
 2. Memorial tablets, plaques, or directional signs for community historical and cultural resources installed by the city or by a city-recognized historical society or civic organization;
 3. Official and legal notices issued by any court, public body or officer, or in furtherance of any nonjudicial process by federal, state or local laws;
 4. Public utility signs indicating danger or that serve as an aid to public safety, or that show locations of underground facilities or public telephones;
 5. Safety signs on construction sites;
 6. Public transportation vehicle signs, including, but not limited to, buses and taxi cabs;
 7. Signs on licensed commercial vehicles that are not used or intended for use as portable signs and that are not specifically prohibited by the provisions of this chapter;
 8. Change of copy within an approved planned sign program or administrative sign program that conforms to the provisions of the approved sign program;
 9. Holiday decorations to celebrate nationally recognized holidays and local celebrations;
 10. Vehicle-oriented convenience and directional signs solely for the purpose of guiding traffic and parking on private property, and not bearing advertising material, limited to a maximum area of two square feet and a maximum letter height of four inches;
 11. Directional, warning or informational signs as required or authorized by law or by any federal, state, county special district or city authority and "No Trespassing," "No Parking," "Neighborhood Watch" and similar warning signs, limited to a maximum area of two square

feet and a maximum letter height of four inches;

12. Incidental signs for auto-related uses, motels and hotels that show notices of services provided or required by law, trade affiliations, and credit cards accepted, provided such signs are attached to an otherwise approved ground sign, structure or building and limited to a maximum area of eight square feet and a maximum letter height of four inches;
 13. "Open" and "Closed" signs: one sign per entrance no larger than one square foot in area;
 14. Automobile service stations are permitted to have the following additional signs, provided they conform to the height and setback requirements of the district in which they are located:
 - a. State-authorized testing centers. Four square feet per sign, wall mounted only,
 - b. Price signs: one single- or double-faced sign per street frontage, twenty (20) square feet maximum per face. This exception is intended to allow for full compliance with state law for posting of gasoline prices. Portable price signs are not permitted,
 - c. Pump signs: one sign for each gas pump unit not to exceed two square feet per pump face or one sign per bank of pumps, not to exceed eight square feet per face, identifying the gasoline brand and rating only.
 15. City-sponsored civic signs for community entrance, identification, direction or information.
- L. Banners in accordance with the provisions of the design guidelines and standards for design overlay district (D-2.11)—Traffic Way and Station Way.
- M. Any sign as determined by the community development director to be similar in use and size to the signs listed above.

(Ord. 590 § 2, Exh. A (part), 2007)

(Ord. No. 634, §§ 2, 3, 6-28-2011; Ord. No. 645, § 6, 8-28-2012)