



**AGENDA SUMMARY
PLANNING COMMISSION MEETING
TUESDAY, APRIL 5, 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 15, 2016 meeting

Documents:

[PC 07.a. Approval of Minutes.pdf](#)

8. PUBLIC HEARINGS:

8.a. CONSIDERATION OF CONDITIONAL USE PERMIT 15-009; CONSTRUCTION OF AN APPROXIMATELY 7,200 SQUARE FOOT WAREHOUSE RETAIL BUILDING; LOCATION – BEHIND 995 EAST GRAND AVENUE; APPLICANT – KENT ALLEN; REPRESENTATIVE – MARK VASQUEZ, NORMAN & VASQUEZ ASSOCIATES

Recommended Action: It is recommended that the Planning Commission adopt a Resolution approving Conditional Use Permit 15-009

Documents:

[PC 08.a. CUP 15-009 East Grand Avenue.pdf](#)

8.b. **CONSIDERATION OF TENTATIVE PARCEL MAP 15-003 AND PLANNED UNIT DEVELOPMENT 15-003; SUBDIVISION OF ONE (1) LOT INTO TWO (2) LOTS AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE; LOCATION – 316 SHORT STREET; APPLICANT – WADE KELLY; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS**

Recommended Action: It is recommended that the Planning Commission adopt a Resolution approving Tentative Parcel Map 15-003 and Planned Unit Development 15-003

Documents:

[PC 08.b. TPM 15-003 PUD 15-003 316 Short Street.pdf](#)

9. NON-PUBLIC HEARING ITEMS:

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.

10.a. **NOTICE OF ADMINISTRATIVE DECISIONS SINCE MARCH 15, 2016**

Documents:

[PC 10.a. Administrative Decisions.pdf](#)

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 15, 2016
COUNCIL CHAMBERS, 215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

Chair George 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, John Mack, and Lan George were present.

Staff Present: Community Development Director Teresa McClish, Associate Planner Kelly Heffernon, Associate Planner Matt Downing, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Mack 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 March 1, 2016 as submitted.

Action: Commissioner Mack moved to approve the minutes of the Regular Planning Commission Meeting of March 1, 2016, as submitted. Commissioner Keen seconded, and the motion passed on the following roll call vote:

AYES: Mack, Keen, Fowler-Payne, Martin

NOES: None

ABSENT: None

ABSTAIN: George

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

Associate Planner Heffernon presented the staff report and 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.

Associate Planner Heffernon and Community Development Director McClish responded to questions from the Commission regarding the proposed project.

Diller Ryan, Appellant, said the three story is not appropriate for the site, parking is a problem, expressed concern with the increased parking requirement generated from the three story project, and is opposed to the project.

Duane DeBlauw, DeBlauw Builders, presented the history of the project parking study, stated the proposed project meets the parking requirements, stated he could provide the parking easement for Lot 4, and responded to questions from the Commission.

Michael Peachey, representative, MW Architects, explained the height of the lots/roof and responded to questions from the Commission on the proposed project.

Chair George opened the public hearing. Upon hearing no comment, Chair George closed the public hearing.

The Commission spoke in support of the Architectural Review and Minor Exception.

Action: Commissioner Keen moved to adopt a resolution entitled **“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”**. Commissioner Mack seconded and the motion passed on the following roll call vote:

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

9. NON-PUBLIC HEARING ITEM

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

Associate Planner Downing presented the staff report and recommended that the Planning Commission review the Sign Ordinance and provide an interpretation regarding the placement of sponsorship banners at the Soto Sports Complex.

Associate Planner Downing and Community Development Director McClish responded to questions from the Commission.

Chair George invited public comment. No public comments were received.

Individual Commissioners provided the following comments: banners are appropriate for advertisement, asked specifically where banners would be hung i.e. can they be seen in public view from Ash Street, and the signage should be appropriate for children.

Action: Commissioner Martin moved to adopt a resolution entitled “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE INTERPRETATING 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**”.

Commissioner Keen seconded and the motion passed on the following roll call vote:

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

9.b. ELECTION OF OFFICERS

Community Development Director McClish presented the staff report and recommended that the Planning Commission elect a Chair and Vice Chair to hold office effective its first meeting in April 2016, and continuing until its second regular meeting in March 2017.

Commissioner Keen nominated Lan George as Chair.

Action: Upon hearing no further nominations, Commissioner George was elected as Chair upon the following roll call vote:

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

Commissioner George nominated John Keen as Vice Chair.

Action: Upon hearing no further nominations, Commissioner Keen was elected as Vice Chair upon the following roll call vote:

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

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE FEBRUARY 16, 2016

None

12. STAFF COMMUNICATIONS

None

11. COMMISSION COMMUNICATIONS

In answer to Commissioner Fowler-Payne, Associate Planner Downing stated that there were two items presented at the last ARC meeting: 1) Architectural Review and Minor Exception for a two-story residence located on Short Street and 2) Preliminary review of the Draft Design Guidelines for the E. Cherry Avenue Specific Plan. He stated that the next ARC agenda will be available on the City’s website at www.arroyogrande.org.

Commissioner Mack stated he attended a Bridge Street Bridge Community Meeting earlier in the month. Community Development Director McClish stated there is not another community meeting scheduled at this time, but staff will let the public know of the next community meeting.

In answer to Commissioner Fowler-Payne, Community Development Director McClish gave an update on the Swinging Bridge and stated staff anticipates the bridge opening before the Strawberry Festival.

13. ADJOURNMENT

On motion by Commissioner George, seconded by Commissioner Keen and unanimously carried, the meeting adjourned at 7:30 p.m.

ATTEST:

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

LAN GEORGE, CHAIR

DRAFT



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: MATTHEW DOWNING, ASSOCIATE PLANNER

**SUBJECT: CONSIDERATION OF CONDITIONAL USE PERMIT 15-009;
CONSTRUCTION OF AN APPROXIMATELY 7,200 SQUARE-FOOT
WAREHOUSE RETAIL BUILDING; LOCATION – BEHIND 995 EAST
GRAND AVENUE; APPLICANT – KENT ALLEN; REPRESENTATIVE –
MARK VASQUEZ, NORMAN & VASQUEZ ASSOCIATES**

DATE: APRIL 5, 2016

RECOMMENDATION:

It is recommended the Planning Commission adopt a Resolution approving Conditional Use Permit 15-009.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

Location



PLANNING COMMISSION
CONSIDERATION OF CONDITIONAL USE PERMIT 15-009
APRIL 5, 2016
PAGE 2

The subject property is a vacant parcel located behind the developed property at 995 East Grand Avenue. The site has access easements to East Grand Avenue through the neighboring 995 East Grand Avenue property, owned by the same property owner. The property is zoned Fair Oaks Mixed-Use (FOMU) and is surrounded by commercial uses to the north and east and residential uses to the west and south.

Staff Advisory Committee

The Staff Advisory Committee (SAC) reviewed the proposed project on February 24, 2016. The SAC discussed several aspects of the proposed project, including utility design, emergency and delivery vehicle access, post construction stormwater requirements, and adequate fire sprinkler sizing. Members of the SAC were in support of the project conditions of approval included in the Resolution.

Architectural Review Committee

The Architectural Review Committee (ARC) reviewed the proposed project on March 21, 2016 (Attachment 1). The ARC discussed several aspects of the project, including delivery truck and emergency vehicle circulation, the unique orientation and location of the parcel, compatibility with the nearby commercial development, and methods of ensuring compatibility with adjacent residences. The ARC recommended approval of the project to the Planning Commission, with emphasis on addressing traffic circulation and considering adding a fence to the southeast corner of the property to restrict access to the rear of the building.

ANALYSIS OF ISSUES:

Project Description

The proposed project consists of the construction of a 7,200 square-foot warehouse retail building with no tenants currently proposed. The building is proposed to be one (1) story, with a maximum building height of twenty-eight feet (28'). The building is proposed to be located in the southern portion of the site, allowing the surface parking lot containing ten (10) spaces to be located further away from the structure. The applicant is not proposing a tenant at this time; however, the Conditional Use Permit is approving the use of the building for warehouse retail. A warehouse retail use would be permitted through the business license application process. Other uses proposed would be evaluated through separate land use entitlement, if necessary. To clearly communicate prohibited uses, including storage, automotive uses, etc., several uses prohibited in the FOMU zoning district have been identified in the conditions of approval.

General Plan

The General Plan designates the subject property for Mixed Use land uses. Development of a warehouse retail building meets Objective LU5 of the General Plan Land Use Element, which states:

PLANNING COMMISSION
CONSIDERATION OF CONDITIONAL USE PERMIT 15-009
APRIL 5, 2016
PAGE 3

LU5: Community commercial, office, residential, and other compatible land uses shall be located in Mixed Use (MU) areas and corridors, both north and south of the freeway, in proximity to major arterial streets.

Development Standards

The primary purpose of the FOMU district is to provide for the combination of retail and service uses with an emphasis on those related to home improvement, as well as restaurants, offices, visitor service uses and multi-family residences that are preferably incorporated in a mixed-use project. The design of the structure for warehouse retail use is allowed in the FOMU zoning district following approval of a Conditional Use Permit. The development standards for the FOMU district and the proposed project are identified in the following table:

Table 1: Site Development Standards for the FOMU Zoning District

Development Standards	FOMU District	CUP 15-009	Notes
Maximum Density – Mixed Use Projects	25 dwelling units/acre	None	Not applicable – residential not proposed
Maximum Density Multi-family Housing	15 dwelling units/acre	None	Not applicable – residential not proposed
Minimum Density	75% of maximum density	None	Not applicable – residential not proposed
Minimum Lot Size	15,000 square-feet	19,570 square-feet	Code met
Minimum Lot Width	80 feet	125.50 feet	Code met
Front Yard Setback	0-10 feet	64 feet	Code met
Rear Yard Setback	0-15 feet	10 feet	Code met
Side Yard Setback	0-5 feet	5 feet, 1 foot 3 inches	Code met
Street Side Yard Setback	0-15 feet	None	Not applicable – no street side yard
Building Size Limits	35 feet or 3 stories 50,000 square-feet max	28 feet 7,200 square-feet	Code met
Site Coverage and Floor Area Ratio	70% site coverage Floor Area Ratio: 1	36.79% coverage/Floor Area Ratio	Code met
Off-Street Parking	1 space/800 sq. ft. gross floor area (9) OR 1 space/employee and 1 space/company vehicle	10	No uses/operators identified to provide employee information

PLANNING COMMISSION
CONSIDERATION OF CONDITIONAL USE PERMIT 15-009
APRIL 5, 2016
PAGE 4

Neighborhood Compatibility

As mentioned above, the project site is zoned FOMU and is surrounded by commercial uses to the north and east and residential uses to the west and south. The applicant has indicated that the building's loading dock has been located to the west of the building adjacent to the residential uses due to the location, access to, and orientation of the site. This could create compatibility issues resulting in complaints from neighboring residences associated with noise and vibrations. In order to address these issues, conditions of approval have been included requiring deliveries to be conducted between the hours of 7:00 am and 10:00 pm to reduce noise issues. The applicant has also included a wall around the loading dock to help contain noise associated with deliveries. A second condition of approval has been included in the Resolution requiring delivery vehicles to be shut off and not allowed to idle on site. Signage is required to be posted informing drivers of this requirement to further ensure a successful project.

Access and Parking

The project site proposes one (1) public access point from East Grand Avenue, following existing easements through the parcels adjacent to the street. The site also has an emergency access point from Alder Street to the west of the proposed structure. This emergency access point is acceptable to emergency services personnel and has been shown to be able to accommodate vehicular turning. A loading dock is proposed on the west side of the building, covered by a sixteen foot (16') trellis and surrounded by fence screening to reduce truck delivery noise.

As identified in the table above, the proposed project requires parking at a ratio of 1/800 square-feet of building space OR 1/employee and 1/company vehicle. The project includes ten (10) surface parking spaces onsite. The proposed project does not identify proposed operators within the building, and therefore information on the number of employees and company vehicles is not available. However, for a warehouse retail building of the size proposed, the parking ratio of 1/800 square feet of floor area appears to adequately provide parking for the future use of the building.

Pedestrian Connectivity

Due to the project site's location near the end of the Wood Place cul-de-sac, discussion with the applicant regarding pedestrian connectivity through the site to East Grand Avenue has occurred. The applicant has indicated that due to the building setback on the east side of the project being narrow at 1' 6", pedestrian connectivity could not be accommodated on the site. A pedestrian connection utilizing the 1' 6" area on the subject property would require a minimum of the same width on adjacent properties, as well as a connection point to Wood Place.

Architecture

The building's architecture is proposed to be a simple design, with large expanses of vertical box bib siding and a band of horizontal box bib siding breaking up this expanse.

PLANNING COMMISSION
CONSIDERATION OF CONDITIONAL USE PERMIT 15-009
APRIL 5, 2016
PAGE 5

The proposed building also includes two (2) canvas awnings over the individual storefronts. The trellis proposed over the loading dock is proposed to utilize steel beams, tying into the theme of the building. The building color will primarily be taupe with trim and accents, black awnings, and brown doors (Attachment 2).

Trees and Landscaping

The conceptual landscape plan indicates a number of Crape Myrtle trees intended to help screen the building from neighboring properties. The applicant proposes an additional seven (7) Purple Leaf Plum trees on the east and north portion of the site around the parking areas. Additional shrubs and ground cover will be included in the project. The final landscape plan will comply with the Model Water Efficient Landscaping Ordinance.

Signage

The project plans indicate two (2) areas where non illuminated signage would be located. A formal sign application is not proposed as part of the project and would be required to be approved separately.

ALTERNATIVES:

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

- Adopt the attached Resolution, approving Conditional Use Permit Case No. 15-009;
- Modify and adopt the attached Resolution, approving Conditional Use Permit Case No. 15-009;
- Do not adopt the attached Resolution and provide direction to staff regarding findings for denial of Conditional Use Permit Case No. 15-009; or
- Provide direction to staff.

ADVANTAGES:

The proposed project will develop a unique mixed-use property with a low intensity commercial use and maintaining emergency access. Additionally, a condition of approval has been added identifying those uses expressly prohibited from operating on the site for additional notice to potential future tenants.

DISADVANTAGES:

The proposed project does not have tenants identified as part of the project, which is typically preferable. However, the building has been designed to maximize the use of the site while providing flexibility for the future.

ENVIRONMENTAL REVIEW:

In accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Procedures for the Implementation of CEQA, the project has been determined to be categorically exempt per Section 15332 of the CEQA

**PLANNING COMMISSION
CONSIDERATION OF CONDITIONAL USE PERMIT 15-009
APRIL 5, 2016
PAGE 6**

Guidelines regarding In-fill Development Projects. If the Planning Commission finds this determination to be incorrect, project approval shall not be considered.

PUBLIC NOTIFICATION AND COMMENTS:

A notice of public hearing was mailed to all property owners within 300' of the project site, was published in The Tribune, and posted at City Hall and on the City's website and posted at the project site on Friday, March 25, 2016. The agenda and staff report were posted at City Hall and on the City's website on Thursday, March 31, 2016. No comments have been received.

Attachments:

1. Draft minutes of the March 21, 2016 Architectural Review Committee meeting
2. Color sheet
3. Project plans

RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF ARROYO GRANDE APPROVING
CONDITIONAL USE PERMIT 15-009; LOCATED BEHIND
995 EAST GRAND AVENUE (APN 077-223-064); APPLIED
FOR BY KENT ALLEN**

WHEREAS, the project site is currently vacant and located behind 995 East Grand Avenue (APN 077-223-064); and

WHEREAS, the applicant has filed Conditional Use Permit 15-009 for the construction of an 7,200 square foot warehouse retail building; and

WHEREAS, the Planning Commission has reviewed this project in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for Implementation of CEQA and determined that the project is exempt per Section 15332 of the CEQA Guidelines regarding In-fill Development Projects; and

WHEREAS, the Planning Commission of the City of Arroyo Grande has reviewed the project at a duly noticed public hearing on April 5, 2016; and

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

Conditional Use Permit Findings:

1. The proposed use is permitted within the subject district pursuant to the provisions of this section and complies with all the applicable provisions of this title, the goals, and objectives of the Arroyo Grande General Plan, and the development policies and standards of the City.

The proposed development for a warehouse retail building is permitted within the FOMU zoning district and is consistent with the Arroyo Grande General Plan.

2. The proposed use would not impair the integrity and character of the district in which it is to be established or located.

The proposed use of a warehouse retail building on a commercially zoned property would not impair the integrity and character of the district as the development meets the development standards of the FOMU zoning district and the Arroyo Grande Municipal Code, and conditions of approval have been identified to specifically protect the integrity and character of the district.

3. The site is suitable for the type and intensity of use or development that is proposed.

RESOLUTION NO.

PAGE 2

The site is approximately 0.45 acres of vacant land and meets the development standards of the FOMU zoning district and the Arroyo Grande Municipal Code, and is suitable for the intensity of the development.

4. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

The provisions for water, sanitation, and public utilities were examined during processing of the entitlement and it was determined that adequate public services will be available for the proposed project and will not result in substantially adverse impacts.

5. The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties and improvements in the vicinity.

The proposed use will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity as it will comply with all applicable codes and standards of the Municipal Code and in accordance with conditions of approval specifically developed for the project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby recommends the City Council approve Conditional Use Permit 15-009 as set forth in Exhibit "B", attached hereto and incorporated herein by this reference, with the above findings and subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

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

AYES:

NOES:

ABSENT:

the foregoing Resolution was adopted this 5th day of April, 2016.

**RESOLUTION NO.
PAGE 3**

**LAN GEORGE,
CHAIR**

ATTEST:

**DEBBIE WEICHINGER,
SECRETARY TO THE COMMISSION**

AS TO CONTENT:

**TERESA MCCLISH
COMMUNITY DEVELOPMENT DIRECTOR**

**EXHIBIT 'A'
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT 15-009
LOCATED BEHIND 995 EAST GRAND AVENUE
(APN 077-223-064)**

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

GENERAL CONDITIONS

1. This approval authorizes the construction of a 7,200 square foot warehouse retail building.
2. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
3. The applicant shall comply with all applicable conditions of approval for Conditional Use Permit 15-009.
4. This application shall automatically expire on April 5, 2018 unless a building permit is issued or an extension is granted pursuant to Section 16.12.140 of the Development Code.
5. Development shall conform to the Fair Oaks Mixed-Use zoning district requirements except as otherwise approved.
6. Development shall occur in substantial conformance with the plans presented to the Planning Commission at the meeting of April 5, 2016.
7. The applicant shall agree to indemnify and defend at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of said approval, or in any way relating to the implementation thereof, 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.
8. A copy of these conditions and mitigation measures shall be incorporated into all construction documents.

RESOLUTION NO.

PAGE 5

9. At the time of application for construction permits, plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
10. Signage shall be subject to the requirements of Chapter 16.60 of the Development Code. **Prior to issuance of a building permit**, all illegal signs shall be removed, if any.
11. Development shall comply with Development Code Sections 16.48.070, "Fences, Walls and Hedges"; 16.48.120, "Performance Standards"; and 16.48.130 "Screening Requirements", except as otherwise modified by this approval.
12. Setbacks, lot coverage, and floor area ratios shall be as shown on the development plans including those specifically modified by these conditions.
13. The developer shall comply with Development Code Chapter 16.56, "Parking and Loading Requirements", except as otherwise modified by this approval. All parking spaces adjacent/parallel to a wall, fence, or property line shall have a minimum width of 11 feet.
14. All parking areas of five or more spaces shall have an average of one-half foot-candle illumination per square foot of parking area for visibility and security during hours of darkness.
15. Trash enclosures shall be screened from public view with landscaping or other appropriate screening materials, and shall be made of an exterior finish that complements the architectural features of the main building. The trash enclosure area shall accommodate recycling container(s). The location and function of the trash enclosures shall be reviewed and approved by South County Sanitation prior to approval of the improvement plans.
16. Final architecture and design and location of the trash enclosure(s) shall be approved by the Community Development Director.
17. Noise resulting from construction and operational activities shall conform to the standards set forth in Chapter 9.16 of the Municipal Code. Construction activities shall be restricted to the hours of 7 AM and 5 PM Monday through Friday. No construction shall occur on Saturday or Sunday.
18. At the time of application for construction permits, the applicant shall provide details on any proposed exterior lighting. The lighting plan shall include the height, location, and intensity of all exterior lighting consistent with Section 16.48.090 of the Development Code. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. All lighting for the site shall be downward directed and shall not create spill or glare to

RESOLUTION NO.

PAGE 6

adjacent properties. All lighting shall be energy efficient (e.g. LED) and shall comply with the 2013 California Energy Code.

19. All new construction shall utilize fixtures and designs that minimize water and energy usage. Such fixtures shall include, but are not limited to, low flow showerheads, water saving toilets, instant water heaters and hot water recirculating systems. Water conserving designs and fixtures shall be installed prior to final occupancy.
20. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection/establishment of use. The landscape and irrigation plan shall be prepared by a licensed landscape architect subject to review and approval by the Community Development and Public Works Departments. The landscape plan shall be in conformance with Development Code Chapter 16.84 (Model Water Efficient Landscaping Ordinance).
21. All planted areas shall be continuously maintained in a healthy, growing condition, shall receive regular pruning, fertilizing, mowing and trimming, and shall be kept free of weeds and debris by the owner or person in possession of such areas. Any damaged, dead or decaying plant material shall be replaced within thirty (30) days from the date of damage.
22. Trees shall be provided at a ratio of one tree for every five parking spaces.
23. All Fire Department Connections (FDC) shall be located near a fire hydrant, adjacent to a fire access roadway, and screened to the maximum extent allowed by the Building Official.
24. Double detector check valve assemblies shall be located directly adjacent to or within the respective building to which they serve.
25. All ducts, meters, air conditioning equipment and all other mechanical equipment, whether on the ground, on the structure or elsewhere, shall be screened from public view with materials architecturally compatible with the main structure. It is especially important that gas and electric meters, electric transformers, and large water piping systems be completely screened from public view. All roof-mounted equipment which generates noise, solid particles, odors, etc., shall cause the objectionable material to be directed away from residential properties.
26. All conditions of this approval run with the land and shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be

RESOLUTION NO.

PAGE 7

revoked pursuant to Development Code Section 16.08.100.

27. The applicant shall provide for maintenance of the driveways, common areas, sewer lines, and other facilities, in a form approved by the City Attorney.

SPECIAL CONDITIONS

28. For the extent of time the applicant is the owner of the subject property and the property located at 995 East Grand Avenue, delivery vehicle access to the subject property shall be provided along the southern boundary of the property located at 995 East Grand Avenue.
29. Prior to issuance of a certificate of occupancy, the applicant shall grant an emergency access easement to the City along the southern boundary of the property located at 995 East Grand Avenue, in a form approved by the City Attorney.
30. Prior to issuance of a certificate of occupancy, the applicant shall record an instrument that establishes and grants or reserves an easement for vehicular access, ingress and egress along the southern boundary of the property located at 995 East Grand Avenue for the benefit of the subject property, which shall become effective upon the transfer of either the subject property or the property located at 995 East Grand Avenue, in a form approved by the City Attorney.
31. No mezzanine shall be constructed within the building without first obtaining a building permit.
32. All store deliveries shall be restricted to between the hours of 7:00 AM to 10:00 PM to ensure compatibility with existing residential development in the vicinity.
33. Delivery truck drivers shall be instructed to turn off engines when trucks are parked or being unloaded. Signs shall be posted in the loading dock informing drivers of this restriction.
34. Proposed uses other than warehouse retail uses are subject to further land use entitlement as indicated by the Arroyo Grande Municipal Code at the time of request to establish the use. The following uses are not permitted on the site:
 - a. Automotive and vehicle services – major repair or body work;
 - b. Automotive and vehicle services – minor maintenance or repair including tire services;
 - c. Equipment rental;
 - d. Kennel, animal boarding;
 - e. Mortuary, funeral home;
 - f. Personal services – Restricted;
 - g. Construction yard;

RESOLUTION NO.

PAGE 8

- h. Agricultural product processing;
- i. Manufacturing or processing – light;
- j. Recycling – scrap and dismantling yard;
- k. Storage – outdoor;
- l. Storage – mini – storage;
- m. Wholesaling and distribution;
- n. Adult business; and
- o. All other uses identified as Not Permitted in the Municipal Code.

BUILDING AND LIFE SAFETY DIVISION AND FIRE DEPARTMENT CONDITIONS

CBC/CFC

35. The project shall comply with the most recent editions of all California Building and Fire Codes, as adopted by the City of Arroyo Grande.

FIRE LANES

36. **Prior to issuance of a certificate of occupancy**, the applicant shall post designated fire lanes, per Section 22500.1 of the California Vehicle Code.
37. All fire lanes must be posted and enforced, per Police Department and Fire Department guidelines.

FIRE FLOW/FIRE HYDRANTS

38. Project shall have a fire flow in accordance with the California Fire Code.
39. Fire hydrants shall be installed, per Fire Department and Public Works Department standards and per the California Fire Code.
40. Provide one (1) onsite hydrant as directed by the Building Official.

SECURITY KEY BOX

41. The applicant must provide an approved "security key vault," per Building and Fire Department guidelines and per the California Fire Code. The location shall be determined by the Building Official or Fire Chief.

FIRE SPRINKLER

42. All buildings must be fully sprinklered per Building and Fire Department guidelines and per the California Fire Code.

RESOLUTION NO.

PAGE 9

ABANDONMENT / NON-CONFORMING

43. The applicant shall show proof of properly abandoning all non-conforming items such as septic tanks, wells, underground piping and other undesirable conditions.
44. Remove all obstructions that might be within the fire apparatus access roadway, such as fences, etc. Alternatively, provide a method for emergency and delivery vehicles to access the site through any remaining gate, so long as adequate clearance is provided.

DEMOLITION PERMIT / RETAINING WALLS

45. A demolition permit must be applied for, approved and issued. All asbestos and lead shall be verified if present and abated prior to permit issuance. Proof of ACM and lead must be given to the Building Official prior to abatement. After abatement, proof of abatement and proper disposal must also be provided.

SPECIAL CONDITIONS

46. **One week prior to scheduling of final inspection or any issuance of certificate of occupancy**, a project inspection by the Building, Planning, and Engineering Divisions and Public Works Department is required.
47. The developer shall reimburse the City for all costs associated with outside plan checks performed at either the developer's or City's request.

ENGINEERING DIVISION AND PUBLIC WORKS DEPARTMENT CONDITIONS

POST CONSTRUCTION REQUIREMENTS REGIONAL WATER QUALITY CONTROL BOARD, STORMWATER CONTROL PLAN, OPERATIONS AND MAINTENANCE PLAN, AND ANNUAL STORMWATER CONTROL FACILITIES MAINTENANCE

48. The Applicant shall develop, implement and provide the City a:
 - a. Stormwater Control Plan that clearly provides engineering analysis of all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls.
 - b. Operations and Maintenance Plan and Maintenance Agreements that clearly establish responsibility for all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls.
 - c. Annual Maintenance Notification indicating that all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls have been maintained and are functioning as designed.
 - d. All reports must be completed by either a Registered Civil Engineer or Qualified Stormwater Pollution Prevention Plan Developer (QSD).

RESOLUTION NO.

PAGE 10

49. **Prior to any Permit – Stormwater Control Plan.** The Stormwater Control Plan must include, at minimum:

Contents

- a. Project information including project name; application number; location; parcel numbers; applicant contact information; land use information; site area; existing, new, and replaced impervious area, and applicable PCR requirements and exceptions.
- b. Narrative analysis or description of site features and conditions, and opportunities and constraints for stormwater control.
- c. Narrative description of site design characteristics that protect natural resources including endangered species habitat, protected vegetation, and archaeological resources, and preserve natural drainage features, minimize imperviousness, and disperse runoff from impervious areas.
- d. Tabulation of proposed pervious and impervious DMAs, showing self-treating areas, self-retaining areas, areas draining to self-retaining areas, and areas tributary to each LID facility.
- e. Proposed sizes, including supporting calculations, for each LID facility.
- f. Narrative description of each DMA and explanation of how runoff is routed from each impervious DMA to a self-retaining DMA or LID facility.
- g. Description of site activities and potential sources of pollutants.
- h. Table of pollutant sources identified from the list in Appendix A and for each source, the source control measure(s) used to reduce pollutants to the maximum extent practicable.
- i. Description of signage for bioretention facilities.
- j. General maintenance requirements for bioretention facilities and site design features.
- k. Means by which facility maintenance will be financed and implemented in perpetuity.
- l. Statement accepting responsibility for interim operation & maintenance of facilities.

Exhibits

- m. Existing natural hydrologic features (depressions, watercourses, relatively undisturbed areas) and significant natural resources.
- n. Proposed design features and surface treatments used to minimize imperviousness and reduce runoff.
- o. Existing and proposed site drainage network and connections to drainage off-site.
- p. Entire site divided into separate Drainage Management Areas (DMAs). Each DMA has a unique identifier and is characterized as self-retaining (zero-discharge), self-treating, or draining to a LID facility.
- q. Proposed locations and footprints of LID facilities.
- r. Potential pollutant source areas, including loading docks, food service areas, refuse areas, outdoor processes and storage, vehicle cleaning, repair or maintenance, fuel dispensing, equipment washing, etc.

RESOLUTION NO.

PAGE 11

50. **Prior to Final Approval - Operations and Maintenance Plan.** The Operations and Maintenance Plan must include, at minimum:
- a. Stormwater Control Measures report number
 - b. A site map identifying all Stormwater Control Measures requiring Operations and Maintenance practices to function as designed.
 - c. Operations and Maintenance Procedures for each structural stormwater control measure including, but not limited to, Low Impact Design facilities, retention and detention basins, and manufactured or propriety devices operations and maintenance.
 - d. Short-and long-term maintenance requirements, recommended frequency of maintenance, and estimated cost for maintenance.
51. **Prior to Occupancy - Maintenance Agreement.** The Applicant shall provide a signed statement accepting responsibility for the Operations and Maintenance of the installed Storm Water Control Measures. The Applicant shall include written conditions in the sales, lease agreements, deed, CCRs, HOA or any other legally enforceable mechanism that require the assumed responsibility for the Operations and Maintenance of Stormwater Control Facilities. Additionally, the signed statement shall include the following information:
- a. Stormwater Control Measures Report Number
 - b. The location and address of Storm Water Control Facilities
 - c. Completion dates of the following milestones
 - i. Construction
 - ii. Field verification of Stormwater Control Facilities
 - iii. Final Project approval/occupancy
 - d. Party responsible for O&M
 - e. Source of funding for O&M
 - f. Statement indicating the Storm Water Control Facilities are Maintained as required in the Operations and Maintenance Plan and facilities continues to function as designed or have been repaired or replaced
 - g. Statement describing any vector or nuisance problems.
52. **Annual - Maintenance Notification.** The Owner/Applicant shall provide a signed statement notifying the City of all maintenance of the installed Storm Water Control Measures. Additionally, the signed statement shall include the following information:
- a. Stormwater Control Measures Report Number
 - b. The location and address of Storm Water Control Facilities
 - c. Completion date of the maintenance activities
 - d. Party responsible for O&M
 - e. Source of funding for O&M
 - f. Statement indicating the Storm Water Control Facilities are Maintained as required in the Operations and Maintenance Plan and facilities continues to function as designed or have been repaired or replaced

RESOLUTION NO.

PAGE 12

- g. Statement describing any vector or nuisance problems.

GENERAL CONDITIONS

53. The developer shall be responsible during construction for cleaning City streets, curbs, gutters and sidewalks of dirt tracked from the project site. The flushing of dirt or debris to storm drain or sanitary sewer facilities shall not be permitted. The cleaning shall be done after each day's work or as directed by the Director of Public Works, the Community Development Director or his/her representative.
54. For work requiring engineering inspections, perform construction activities during normal business hours (Monday through Friday, 7 A.M. to 5 P.M.), for noise and inspection purposes. The developer or contractor shall refrain from performing any work other than site maintenance outside of these hours, unless an emergency arises or approved by the Community Development Director. The City may hold the developer or contractor responsible for any expenses incurred by the City due to work outside of these hours.
55. Trash enclosure area(s) shall have a roof structure. Provide a grease trap prior to draining to sanitary sewer or appropriate LID stormwater device.
56. Trash enclosure area(s) shall be screened from public view with landscaping or other appropriate screening materials, and shall be reserved exclusively for dumpster and recycling container storage. Interior vehicle travel ways shall be designed to be capable of withstanding loads imposed by trash trucks.
57. All public project improvements and applicable private improvements shall be designed and constructed in accordance with the City of Arroyo Grande Standard Drawings and Specifications.
58. The property owner shall provide maintenance of all landscaping placed in and adjacent to the development.
59. Submit as-built plans at the completion of the project or improvements as directed by the Community Development Director. One (1) set of mylar prints and an electronic version on CD in AutoCAD format shall be required.
60. Submit three (3) full-size paper copies and one (1) full-size mylar copy of approved improvement plans for inspection purposes during construction.
61. Provide a Licensed Land Surveyor or a Registered Civil Engineer to tie-out survey monuments or vertical control bench marks within 24 inches of work. Should any existing survey monument be disturbed or destroyed during construction, it must be reset at the previous location. Should any existing bench mark be disturbed or destroyed during construction, a new one must be set at a nearby, but different,

RESOLUTION NO.

PAGE 13

location than the existing, as determined by the City Engineer. For monuments, a Corner Record must be filed with the County and a copy delivered to the City Engineer. For bench marks, documentation of the bench mark and how it was reset must be delivered to the City Engineer prior the project acceptance or sign off of the Encroachment Permit.

62. It is recommended to connect water, sewer and fire protection devices to facilities in Alder Street. The applicant may connect to Wood Place if appropriate facilities and agreements are in place and feasible.
63. Remove and replace driveway on Grand Avenue so that driveway is large enough for truck traffic, if necessary.
64. Relocate existing water meter out of truck turn paths, if necessary.
65. Remove and replace driveway on Alder Street so that driveway is large enough for truck traffic, if necessary.

IMPROVEMENT PLANS

66. Improvement plans (including the following) shall be prepared by a registered Civil Engineer or qualified specialist licensed in the State of California and approved by the Public Works or Community Development Department:
 - a. Grading, drainage and erosion control.
 - b. Street paving, curb, gutter and sidewalk.
 - c. Public utilities.
 - d. Water and sewer.
 - e. Landscaping and irrigation.
 - f. Other improvements as required by the Community Development Director.
(NOTE: All plan sheets must include City standard title blocks).
 - g. Engineers estimate for construction cost based on County of San Luis Obispo unit cost.
67. The site plan shall include the following:
 - a. The location and size of all existing and proposed water, sewer, and storm drainage facilities within the project site and abutting streets or alleys.
 - b. The location, size and orientation of all trash enclosures.
 - c. The location and dimension of all existing and proposed paved areas.
 - d. The location of all existing and proposed public or private utilities.
68. Improvement plans shall include plan and profile of existing and proposed streets, utilities and retaining walls.

RESOLUTION NO.

PAGE 14

69. Submit all retaining wall calculations for review and approval by the Community Development Director for walls not constructed per City standards.
70. Prior to approval of an improvement plan the applicant shall enter into an agreement with the City for inspection of the required improvements.
71. The applicant shall be responsible for obtaining an encroachment permit for all work within a public right-of-way.

STREET IMPROVEMENTS

72. Obtain approval from the Public Works Director prior to excavating in any street recently over-laid or slurry sealed. The Director shall approve the method of repair of any such trenches, but shall not be limited to an overlay, slurry seal, or fog seal.
73. All street repairs shall be constructed to City standards.
74. Overlay, slurry seal, or fog seal any roads dedicated to the City prior to acceptance by the City may be required as directed by the Public Works Director.
75. The developer shall show that emergency vehicles can negotiate the final site plan.

CURB, GUTTER, AND SIDEWALK

76. In areas where driveways cross pedestrian sidewalks, new facilities shall be colored and textured as directed by the Community Development Director.
77. Install ADA compliant facilities where necessary or verify that existing facilities are compliant with State and City Standards.
78. Any sections of damaged or displaced curb, gutter & sidewalk or driveway approach shall be repaired or replaced to the satisfaction of the Public Works Director.

DEDICATIONS AND EASEMENTS

79. All easements, abandonments, or similar documents to be recorded as a document separate from a map, shall be prepared by the applicant on 8 1/2 x 11 City standard forms, and shall include legal descriptions, sketches, closure calculations, and a current preliminary title report. The Developer shall be responsible for all required fees, including any additional required City processing.

RESOLUTION NO.

PAGE 15

GRADING AND DRAINAGE

80. All grading shall be performed in accordance with the City Grading Ordinance.
81. All drainage facilities shall be designed to accommodate a 100-year storm flow.
82. Submit a soils report for the project prepared by a registered Civil Engineer and supported by adequate test borings. All earthwork design and grading shall be performed in accordance with the approved soils report.
83. The applicant shall submit an engineering study regarding flooding related to the project site. The study shall be approved by the Director of Public Works.
84. Infiltration basins shall be designed based on soil tests and with an adequate number of borings per a qualified hydraulic engineer to determine infiltration.
85. The applicant shall provide on-site storm water retardation facilities designed and constructed to Public Works and Community Development requirements, and the 100-year basin overflow shall not exceed the pre-development flow.

WATER

86. A Double Detector Check (DDC) backflow device is required on the water service line.
87. Non-potable water is available at the Soto Sports Complex. The City of Arroyo Grande does not allow the use of hydrant meters.

SEWER

88. All sewer laterals within the public right-of-way must have a minimum slope of 2%.
89. The parcel shall be provided a separate sewer lateral. Laterals shall be sized for the appropriate use, minimum 4".
90. All sewer mains or laterals crossing or parallel to public water facilities shall be constructed in accordance with City standards.

PUBLIC UTILITIES

91. The developer shall comply with Development Code Section 16.68.050: All projects that involve the addition of over 100 square feet of habitable space shall be required to place service connections underground - existing and proposed utilities.

RESOLUTION NO.

PAGE 16

92. Prior to approving any building permit within the project for occupancy, all conditions of approval for the project shall be satisfied..

FEES AND BONDS FOR ALL CITY DEPARTMENTS

The applicant shall pay all applicable City fees, including the following:

93. **FEES TO BE PAID PRIOR TO ISSUANCE OF PERMIT**

- a. **Plan check** for improvement plans.
(Based on an approved construction cost estimate)
- b. **Inspection Fee** of subdivision or public works construction plans.
(Based on an approved construction cost estimate)
- c. **Plan Review Fee**
(Based on the current Building Division fee schedule)

94. **FEES TO BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT**

- a. **Water Neutralization fee**, to be based on codes and rates in effect at the time of building permit issuance, involving water connection or enlargement of an existing connection.
- b. **Water Distribution fee**, to be based on codes and rates in effect at the time of building permit issuance, in accordance with Municipal Code Section 13.04.030.
- c. **Water Meter charge** to be based on codes and rates in effect at the time of building permit issuance, in accordance with Municipal Code 6-7.22.
- d. **Water Availability charge**, to be based on codes and rates in effect at the time of building permit issuance, in accordance with - (not correct).
- e. **Traffic Impact fee**, to be based on codes and rates in effect at the time of building permit issuance, in accordance with Ord. 461 C.S., Res. 3021.
- f. **Traffic Signalization fee**, to be based on codes and rates in effect at the time of building permit issuance, in accordance with Ord. 346 C.S., Res. 1955.
- g. **Sewer Connection fee**, to be based on codes and rates in effect at the time of building permit issuance, in accordance with Municipal Code Section 13.12.190.
- h. **South San Luis Obispo County Sanitation District Connection fee** in accordance with Municipal Code Section 13.12.180.
- i. **Drainage fee**, as required by the area drainage plan for the area being developed.
- j. **Alarm Fee**, to be based on codes and rates in effect at the time of development in accordance with Ord. 435 C.S.
- k. **Strong Motion Instrumentation Program (SMIP) Fee**, to be based

RESOLUTION NO.

PAGE 17

on codes and rates in effect at the time of development in accordance with State mandate.

- I. **Building Permit Fee**, to be based on codes and rates in effect at the time of development in accordance with Title 8 of the Municipal Code.

BONDING SURETY

95. **Erosion Control**, prior to issuance of the grading or building permit, a performance bond for erosion control and landscaping shall be furnished based on Engineer's Estimate. This bond is refundable upon successful completion of the work, less expenses incurred by the City in maintaining and/or restoring the site.
96. The applicant shall provide bonds or other financial security for the following. All bonds or security shall be in a form acceptable to the City, and shall be provided prior to recording of the map, unless noted otherwise. The minimum term for Improvement securities shall be equal to the term of the subdivision agreement.
 - a. **Faithful Performance**, 100% of the approved estimated cost of all subdivision improvements.
 - b. **Labor and Materials**, 50% of the approved estimated cost of all subdivision improvements.
 - c. **One Year Guarantee**, 10% of the approved estimated cost of all subdivision improvements. This bond is required prior to acceptance of the subdivision improvements.
 - d. **Monumentation**, 100% of the estimated cost of setting survey monuments.

POLICE DEPARTMENT CONDITIONS

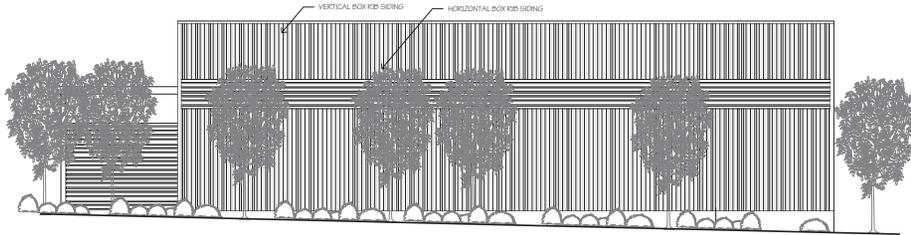
97. **Prior to issuance of building permit**, applicant to submit exterior lighting plan for Police Department approval.
98. **Prior to issuance of a certificate of occupancy**, the applicant shall post handicapped parking, per the California Building Code.
99. **Prior to issuance of a certificate of occupancy**, the applicant shall install a burglary [or robbery] alarm system on commercial buildings per Police Department guidelines, and pay the Police Department alarm permit application fee of (\$94.00). Annual renewal fee is \$31.00.
100. **Prior to issuance of a certificate of occupancy**, for any parking lots available to the public located on private lots, the developer shall post private property "No Parking" signs in accordance with the handout available from the Police Department.

RESOLUTION NO.

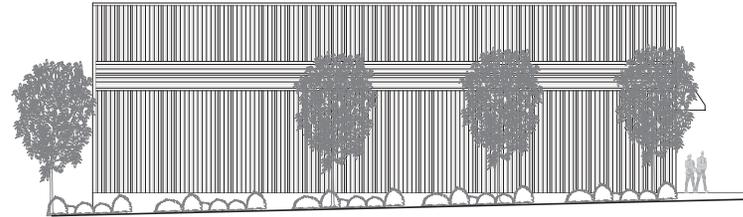
PAGE 18

ARCHITECTURAL REVIEW COMMITTEE CONDITIONS

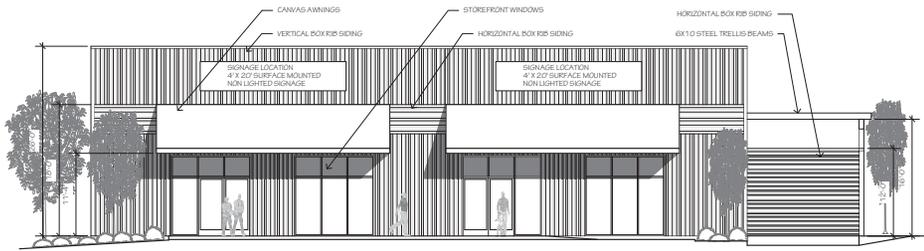
101. The applicant shall consider the installation of a fence at the southeast corner of the site to restrict pedestrian access to the rear of the building.



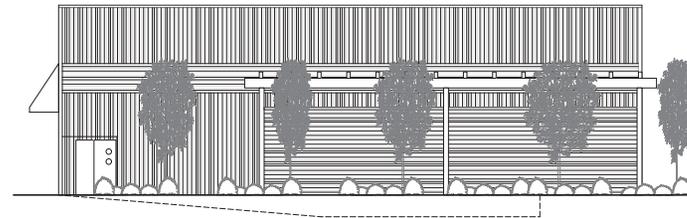
REAR ELEVATION (SOUTH)



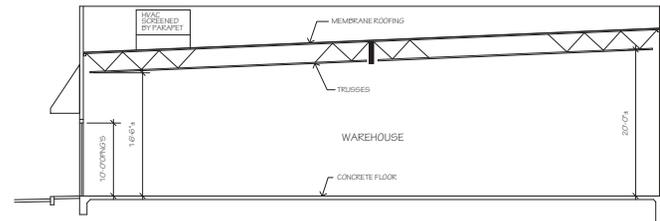
LEFT SIDE ELEVATION (EAST)



FRONT ELEVATION (NORTH)



RIGHTSIDE ELEVATION (WEST)



BUILDING SECTION

REVISIONS BY

Norman & Vasquez Associates
 Commercial Development and Planned Residential Specialists
 4077 Pacific Way, Suite C,
 Arroyo Grande, California 93420
 James K. Norman, Principal (609) 489-0545
 (609) 489-0545 (6365)



A Commercial Development
 Project Address: 995 Grand Avenue, Arroyo Grande, California

Date: OCT 15

Scale: 1" = 20'-0"

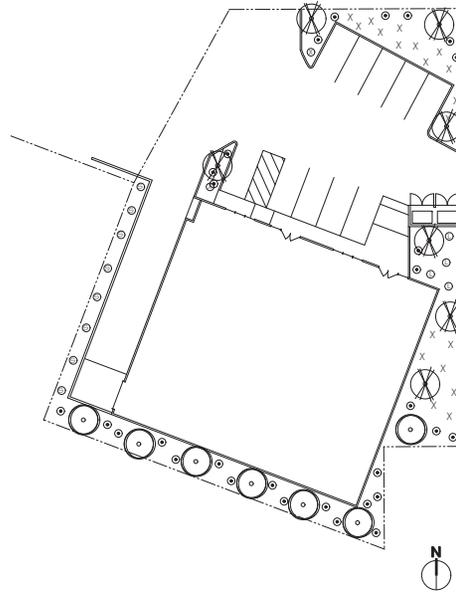
Drawn: AMV

Approved:

Job: 35005

Sheet:

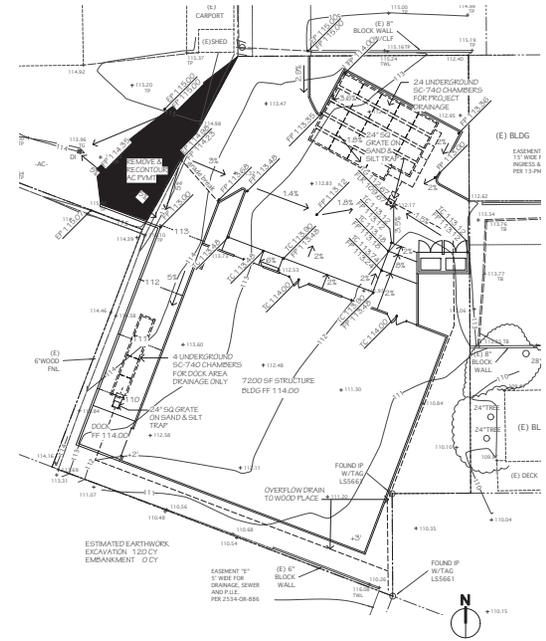
A-2



LANDSCAPE PLAN

Symbol	Botanical Name	Size
	Prunus "Kaukon-Vesuvius" / Purple Leaf Plum	15 Gallon
	Lagerstroemia "Tucaron" / Grape Myrtle	15 Gallon
	Asaparrhous	1 Gallon
	Salvia leucantha "Santa Barbara" / Moroccan Sage	1 Gallon
	Lavenders	1 Gallon
	RapHedra	1 Gallon
	Sotolonaster dam "Lowfast" / Bearberry	1 Gallon

IRRIGATION SYSTEM TO HAVE AUTOMATIC CONTROLLER WITH WEATHER SENSOR.
 ALL SPRINKLER IRRIGATION TO BE DRIP TUBE SYSTEM WITH EMITTERS AT PLANT BASE.
 ALL GROUND COVER TO BE TOP UP SPRINKLER IRRIGATION ON SEPARATE PROGRAM FOR CONTROL.
 SIMILAR DROUGHT TOLERANT PLANT MATERIAL MAY BE SUBSTITUTED DURING INSTALLATION IF REQUIRED.



DRAINAGE PLAN

DRAINAGE CALCULATIONS

TOTAL SITE AREA	10970 SF	0.45 ACRES	
EXISTING IMPERVIOUS SURFACES	0 SF	0%	
PROPOSED IMPERVIOUS SURFACES	15577 SF	0.52%	
AVERAGE ANNUAL RAINFALL	Tc = 18 IN/HR	COUNTY STD H-1	
	10 MIN	BY INSPECTION (SMALL SITE)	
RAINFALL INTENSITIES			
	1 (2/10)	1.70 IN/HR COUNTY STD H-4	
	1 (25/10)	2.80 IN/HR COUNTY STD H-4	
	1 (50/10)	3.30 IN/HR COUNTY STD H-4	
	1 (100/10)	4.00 IN/HR COUNTY STD H-4	
C (PERVIOUS)		COUNTY STD H-3a	
RELIEF - LOW	0.05		
SOIL INFILTRATION - LOW	0.04		
VEGETAL COVER - NORMAL	0.07		
SURFACE STORAGE - NORMAL	0.05		
TOTAL	0.21		
C (IMPERVIOUS)	0.95	COUNTY STD H-3	
PRE-PROJECT COMPOSITE C	0.27	WEIGHTED AVERAGE	
POST-PROJECT COMPOSITE C	0.78		
Storm Frequency (YRS)	Q EXIST	Q PROPOSED	INCREASE CFS
2	0.20	0.97	0.37
10	0.30	0.95	0.62
25	0.35	1.05	0.70
50	0.44	1.25	0.81
100	0.46	1.35	0.89
DRAINAGE CALCULATION	19970 SF	= 0.45 ACRES	
DESIGN FLOW AREA A	15577 SF		
COMPOSITE C	0.78		
I (100, 1 HR)	0.75 IN/HR	1 HR DURATION	
Q (100, 1 HR)	0.90 IN/HR		
VOLUME NEEDED TO RETAIN	1825 CF		
INFILTRATION RATE	30 MIN/HR	NEARBY SITE CHARACTERISTICS	
APPLY SAFETY FACTOR = 1.5	30 MIN/HR		
DETERMINATION OF SIZE FOR CHAMBERED SYSTEM			
VOLUME IN ONE STORMTECH SC-740 CHAMBER	45.9 CF		
CROSS SECTIONAL AREA OF DRAIN ROCK IN SECTION	19 SF		
PROSIBITY OF ROCK	30%		
AVAILABLE VOLUME IN ROCK	3 CF/FT		
LENGTH OF ONE STORMTECH SC-740 CHAMBER	85.4 IN = 7.12 FT		
VOLUME OF ONE CHAMBER PLUS ROCK	67.25 CF		
NUMBER OF CHAMBERS NEEDED	27.17 USE 28 = 28 CH		
FOOTPRINT AREA OF ONE INFILTRATOR + ROCK	5.75 SF/FT = 40.92 SF EA		
TOTAL FOOTPRINT AREA OF INFILTRATION SYSTEM	1148 SF		

REVISIONS	BY

Norman & Vasquez Associates
 Commercial Development and Planned Residential Specialists
 4077 Pacific Way, Suite C,
 Arroyo Grande, California 93420
 James K. Norman, PLS 02021
 (800) 481-5545
 02021



A Commercial Development
 Project Address: 905 Grand Avenue, Arroyo Grande, California

Date:	03/15
Scale:	1" = 20'-0"
Drawn:	AMV
Approved:	
Job:	35005
Sheet:	A-4

ACTION MINUTES

**REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE
MONDAY, MARCH 21, 2016
CITY HALL SECOND FLOOR CONFERENCE ROOM, 300 EAST BRANCH STREET
ARROYO GRANDE, CA**

1. CALL TO ORDER

Chair Hoag called the Regular Architectural Review Committee meeting to order at 3:31 p.m.

2. ROLL CALL

ARC Members: Committee Members Warren Hoag, Michael Peachey, Mary Hertel, and John Rubatzky were present. Bruce Berlin was absent

City Staff Present: Associate Planner Matt Downing and Administrative Intern Patrick Holub were present.

3. FLAG SALUTE

Mary Hertel led the Flag Salute.

4. COMMUNITY COMMENTS AND SUGGESTIONS

None.

5. APPROVAL OF MINUTES

Mary Hertel made a motion, seconded by John Rubatzky, to approve the minutes of March 7, 2016 as submitted.

The motion passed on a 4-0-1 voice vote with Bruce Berlin absent.

6. PROJECTS

6.a. CONSIDERATION OF CONDITIONAL USE PERMIT 15-009; CONSTRUCTION OF AN APPROXIMATELY 7,200 SQUARE-FOOT WAREHOUSE RETAIL BUILDING; LOCATION – 995 EAST GRAND AVENUE; APPLICANT – KENT ALLEN; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS (Downing)

Associate Planner Downing presented the project.

Associate Planner Downing responded to questions from the Committee.

Mark Vasquez, representative, spoke in support of the project and responded to questions from the Committee.

Chair Hoag called for a break at 4:00 p.m. The Committee reconvened at 4:02 p.m.

The Committee provided comments in support of the project.

Mary Hertel made a motion, seconded by Michael Peachey, to recommend approval of the project to the Planning Commission with the following concerns to be considered:

1. Review traffic patterns in the area;
2. Allow adjacent residents to have a chance to comment on the project; and
3. Investigate the idea of fencing off the south east side of the building in order to restrict access to the rear of the building

The motion carried on a 4-0-1 voice vote with Bruce Berlin absent.

6.b. CONSIDERATION OF TENTATIVE PARCEL MAP 15-003 AND PLANNED UNIT DEVELOPMENT 15-003; SUBDIVISION OF ONE (1) LOT INTO TWO (2) LOTS AND CONSTRUCTION OF A NEW SINGLE – FAMILY RESIDENCE; LOCATION – 316 SHORT STREET; APPLICANT – WADE KELLY; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS (Downing)

Associate Planner Downing presented the project.

Associate Planner Downing responded to questions from the Committee.

Mark Vasquez, representative, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments in support of the project.

John Rubatzky made a motion, seconded by Mary Hertel, to recommend approval of the project as submitted to the Planning Commission.

The motion carried on a 4-0-1 voice vote, with Bruce Berlin absent.

6.c. CONSIDERATION OF DESIGN REVIEW 16-001; CONSTRUCTION OF ONE (1) NEW TWO-STORY RESIDENCE; LOCATION – 312 MYRTLE DRIVE; APPLICANT –HUASNA DEVELOPMENT COMPANY; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS (Holub)

Administrative Intern Holub presented the project.

Administrative Intern Holub responded to questions from the Committee.

Mark Vasquez, representative, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments in support of the project.



BODY



TRIM



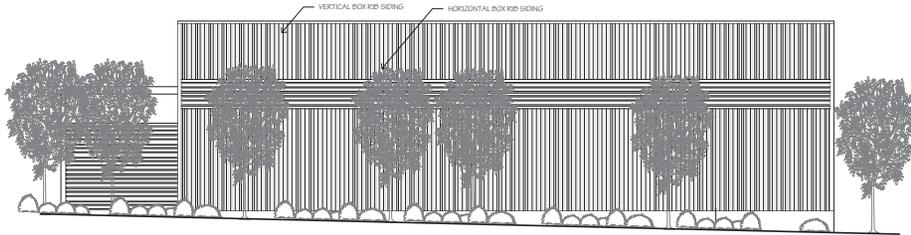
AWNINGS



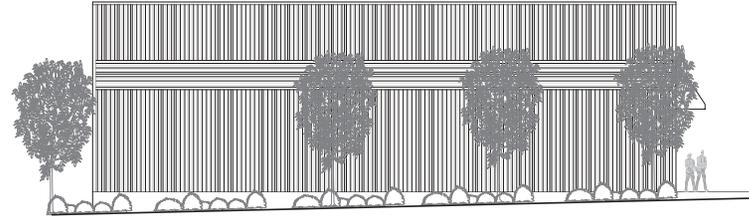
DOOR/WINDOW



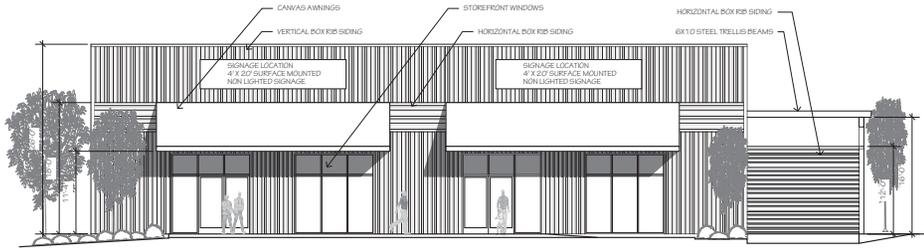
North Elevation street



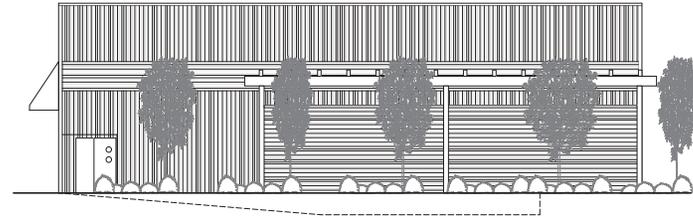
REAR ELEVATION (SOUTH)



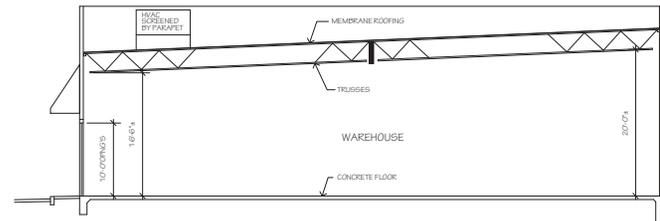
LEFT SIDE ELEVATION (EAST)



FRONT ELEVATION (NORTH)



RIGHTSIDE ELEVATION (WEST)



BUILDING SECTION

REVISIONS BY

Norman & Vasquez Associates
 Commercial Development and Planned Residential Specialists
 4077 Pacific Way, Suite C,
 Arroyo Grande, California 93420
 James K. Norman, Principal
 (805) 481-0545
 03/05



A Commercial Development

Project Address: 995 Grand Avenue, Arroyo Grande, California

Date: OCT15

Scale: 1"=20'-0"

Drawn: AMV

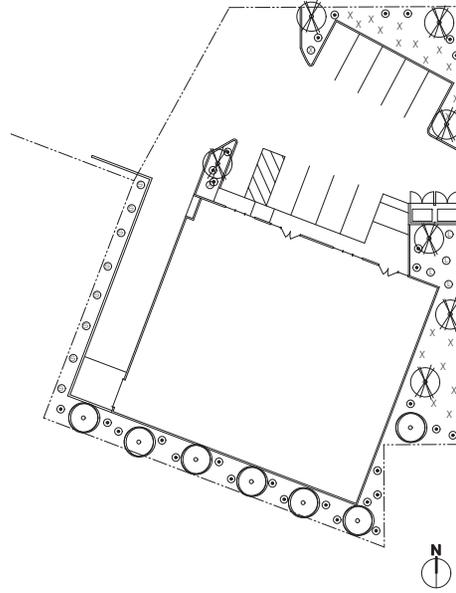
Approved:

Job: 35005

Sheet:

A-2

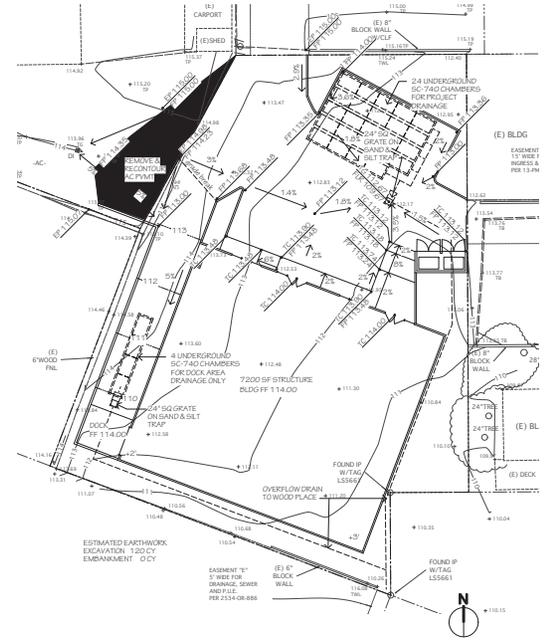
Date: **Mar 30, 2016**
 Drawn by: **BRB**
 Title: **81405 PLAN**



LANDSCAPE PLAN

Symbol	Botanical Name	Size
(X)	Prunus "Kaukon-Vesuvius" / Purple Leaf Plum	15 Gallon
(O)	Lagerstroemia "Tucaron" / Grape Myrtle	15 Gallon
(O)	Asaparrhus	1 Gallon
(O)	Salvia leucantha "Santa Barbara" / Moroccan Sage	1 Gallon
(O)	Lavenders	1 Gallon
(O)	RapHedra	1 Gallon
(X)	Leucoscaevola "Lowfast" / Bearberry	1 Gallon

IRRIGATION SYSTEM TO HAVE AUTOMATIC CONTROLLER WITH WEATHER SENSOR.
 ALL SPRINKLER IRRIGATION TO BE DRIP TUBE SYSTEM WITH EMITTERS AT PLANT BASE.
 ALL GROUND COVER TO BE TOP UP SPRINKLER IRRIGATION ON SEPARATE PROGRAM FOR CONTROL.
 SIMILAR DROUGHT TOLERANT PLANT MATERIAL MAY BE SUBSTITUTED DURING INSTALLATION IF REQUIRED.



DRAINAGE PLAN

DRAINAGE CALCULATIONS

TOTAL SITE AREA 10970 SF 0.45 ACRES
 EXISTING IMPERVIOUS SURFACES 0 SF 0%
 PROPOSED IMPERVIOUS SURFACES 15577 SF 0.52%
 AVERAGE ANNUAL RAINFALL 18 IN/HR COUNTY STD H-1
 10 IN/HR BY INSPECTION (SMALL SITE)
 RAINFALL INTENSITIES
 1 (2/10) 1.70 IN/HR COUNTY STD H-4
 1 (25/10) 2.80 IN/HR COUNTY STD H-4
 1 (50/10) 3.30 IN/HR COUNTY STD H-4
 1 (100/10) 4.00 IN/HR COUNTY STD H-4
 C (PERVIOUS) COUNTY STD H-3a
 RELIEF - LOW 0.05
 SOIL INFILTRATION - LOW 0.04
 VEGETAL COVER - NORMAL 0.07
 SURFACE STORAGE - NORMAL 0.05
 TOTAL 0.27
 C (IMPERVIOUS) 0.95 COUNTY STD H-3
 PRE-PROJECT COMPOSITE C 0.27 WEIGHTED AVERAGE
 POST-PROJECT COMPOSITE C 0.78
 Storm Frequency (YRS) Q EXIST Q PROPOSED INCREASE CFS
 2 0.20 0.97 0.37
 10 0.30 0.95 0.62
 25 0.35 1.05 0.70
 50 0.44 1.25 0.81
 100 0.46 1.35 0.89

DRAINAGE CALCULATION
 TROUSERS AREA A 19970 SF = 0.45 ACRES
 PROPOSED IMPERVIOUS AREA 15577 SF
 COMPOSITE C 0.78
 I (100, 1 HR) 0.75 IN/HR 1 HR DURATION
 Q (100, 1 HR) 0.90 IN/HR
 VOLUME NEEDED TO RETAIN 1825 CF

INFILTRATION RATE 30 MIN/HR NEARBY SITE CHARACTERISTICS
 APPLIED SAFETY FACTOR = 1.5 30 MIN/HR

DETERMINATION OF SIZE FOR CHAMBERED SYSTEM

VOLUME IN ONE STORMTECH SC-740 CHAMBER 45.9 CF
 CROSS SECTIONAL AREA OF DRAIN ROCK IN SECTION 19 SF
 PROBABILITY OF ROCK 30%
 AVAILABLE VOLUME IN ROCK 3 CF/FT
 LENGTH OF ONE STORMTECH SC-740 CHAMBER 85.4 IN x 7.12 FT
 VOLUME OF ONE CHAMBER PLUS ROCK 67.25 CF
 NUMBER OF CHAMBERS NEEDED 27.17 USE 28 = 1883 CF

FOOTPRINT AREA OF ONE INFILTRATOR + ROCK 5.75 SF/FT = 40.92 SF EA
 TOTAL FOOTPRINT AREA OF INFILTRATION SYSTEM 1146 SF

REVISIONS	BY

Norman & Vasquez Associates
 Commercial Development and Planned Residential Specialists
 4077 Pacific Way, Suite C,
 Arroyo Grande, California 93420
 James K. Norman, PLS 02651
 (800) 481-5545
 02651



A Commercial Development
 Project Address: 905 Grand Avenue, Arroyo Grande, California

Date: **03/15**
 Scale: **1" = 20'-0"**
 Drawn: **AMV**
 Approved:
 Job: **35005**
 Sheet:



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: MATTHEW DOWNING, ASSOCIATE PLANNER

SUBJECT: CONSIDERATION OF TENTATIVE PARCEL MAP 15-003 AND PLANNED UNIT DEVELOPMENT 15-003; SUBDIVISION OF ONE (1) LOT INTO TWO (2) LOTS AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE; LOCATION – 316 SHORT STREET; APPLICANT – WADE KELLY; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS

DATE: APRIL 5, 2016

RECOMMENDATION:

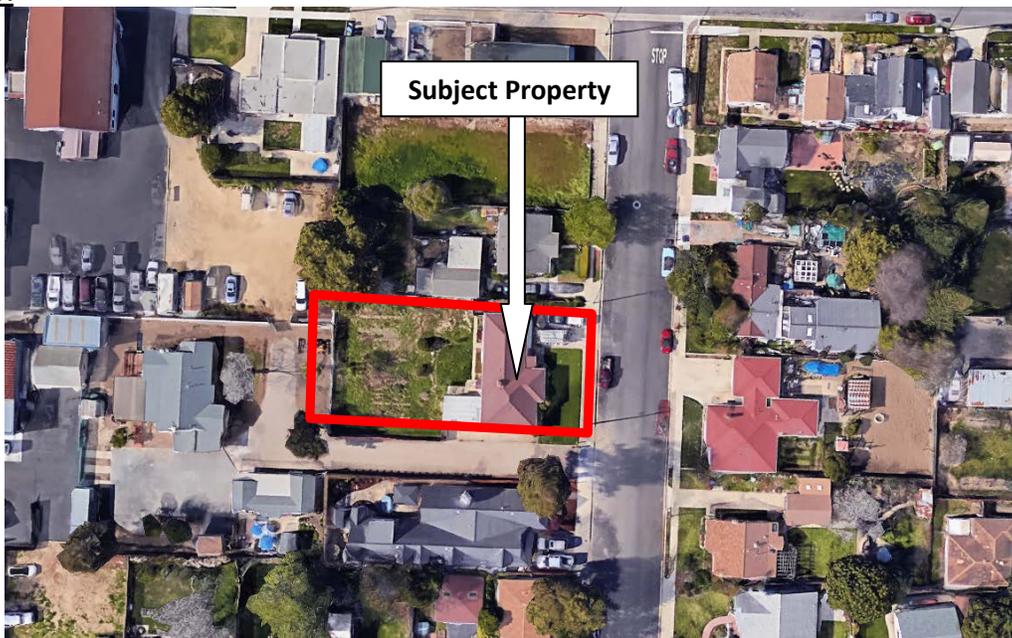
It is recommended that the Planning Commission adopt a Resolution approving Tentative Parcel Map 15-003 and Planned Unit Development 15-003.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

Location



**PLANNING COMMISSION
CONSIDERATION OF TENTATIVE PARCEL MAP 15-003 AND PLANNED UNIT
DEVELOPMENT 15-003
APRIL 5, 2016
PAGE 2**

The subject property is a developed parcel located on Short Street between Poole and Allen Streets in the Multi-Family (MF) zoning district. The property is also located in the D-2.4 Historic Character Overlay District and is subject to the Design Guidelines and Standards for the District.

Staff Advisory Committee

The Staff Advisory Committee (SAC) considered the proposed project on March 9, 2016. The SAC discussed several aspects of the proposed project, including utility undergrounding, site access and maintenance agreements, and various site improvements. Members of the SAC were in support of the project with conditions of approval included in the prepared Resolution.

Architectural Review Committee

The Architectural Review Committee (ARC) reviewed the proposed project on March 21, 2016 (Attachment 1). The ARC discussed several aspects of the project, including the architectural style, appropriateness of the development for the site, and driveway width. The ARC recommended approval of the project to the Planning Commission as submitted.

ANALYSIS OF ISSUES:

Project Description

The proposed project consists of splitting an existing parcel into two (2) parcels of 5,062 and 5,781 square feet. Parcel A is currently developed with a 1,350 square foot, single-family residence and attached single-car garage. As part of the project proposal, the single-car garage would be demolished and a new, two-car garage constructed behind the existing residence. Parcel B is proposed to be developed with a new single-family residence of approximately 1,850 square-feet and two-car garage.

General Plan

The General Plan designates the subject property for Medium-High Density Residential land uses. Development of the proposed project meets Policies LU3-1, LU11-1 and LU11-2 of the General Plan Land Use Element, which state:

LU3-1: Accommodate the development of medium high density detached or attached multiple family residential units in areas designated as Multiple-Family Residential – Medium High Density.

LU11-1: Require that new developments be at an appropriate density or intensity based upon compatibility with the majority of existing surrounding land uses.

LU11-2: Require that new development should be designed to create pleasing transitions to surrounding development.

**PLANNING COMMISSION
 CONSIDERATION OF TENTATIVE PARCEL MAP 15-003 AND PLANNED UNIT
 DEVELOPMENT 15-003
 APRIL 5, 2016
 PAGE 3**

Development Standards

The subject property is zoned Multi-Family (MF) and is located in the Historic Character Overlay District (D-2.4). The primary purpose of the MF district is to provide for a variety of residential uses, encourage diversity in housing types with enhanced amenities, or provide transitions between higher intensity and lower intensity uses. The district is also intended as an area for development of small lot single-family detached, single-family attached, and multi-family attached residential dwelling units, planned unit developments, condominiums, and certain senior housing types. The design of the proposed project as a small lot single-family detached housing project is allowed in the MF zoning district following approval of a Planned Unit Development. The development standards for the MF district and the proposed project are identified in the following table:

Table 1: Site Development Standards for the MF Zoning District

Development Standards	MF District	Parcel A	Parcel B	Notes
Maximum Density	9.0	1	1	
Minimum Building Site	10,000 sq. ft.	5781	5062	
Minimum lot width	80'	80'	80'	
Minimum lot depth	100'	88'	46' (135' at stem)	Can adjust with PUD
Minimum front yard setback	20'	19' 6"	7' (94' to stem)	Can adjust with PUD
Minimum interior side yard setback	10'	10' 1" and 7'	10' and 5'	Can adjust with PUD
Minimum street side yard setback	10'	N/A	N/A	
Minimum rear yard setback	15'	38' to house, 3' to garage	15'	Can adjust with PUD
Maximum lot coverage	40%	32.08%	32.38%	
Maximum height for buildings	30' or 2 stories, whichever is less	15'	24'	
Minimum distance between buildings	10'	13' to garage	10' to neighboring garage	

**PLANNING COMMISSION
CONSIDERATION OF TENTATIVE PARCEL MAP 15-003 AND PLANNED UNIT
DEVELOPMENT 15-003
APRIL 5, 2016
PAGE 4**

Access and Parking

The project site proposes one (1) access point from Short Street via a shared driveway on Parcel B. A Shared Driveway and Maintenance Agreement has been included with the project to outline responsibilities for the maintenance of the access and common drainage facilities.

Parking for small lot single-family developments is required at a rate of 2 spaces in an enclosed garage and 0.5 guest spaces per unit. The proposed project therefore requires four (4) garage spaces and one (1) total guest space. The demolition of the existing single-car garage and construction of a two-car garage will bring Parcel A into compliance with the Municipal Code. The new residence on Parcel B will include a two-car garage. One (1) guest space is provided in the common access area, adjacent to the existing residence. The proposed parking meets the requirements of the Municipal Code.

Architecture

The existing building's architecture will be turned into a craftsman bungalow style, with a low profile, exposed corbels at the new roof gable, stucco, stone foundation, and shingles on the exposed gable. The body will be beige with green trim and white shingle and post accents. The roof will be dark dimensional composition shingles. The front door of the existing structure will be green to match the trim. The proposed replacement garage will incorporate similar materials and include a craftsman style garage door.

The proposed residence will be a more traditional craftsman style. It will incorporate gables, corbels and braces on the gables, singles in the gables, 8" exposed lap siding, a craftsman style garage door, and dark dimensional composition shingles. The proposed building colors will complement the existing structure, using the similar green color on the body of the building, with cream trim, beams and posts, brown gable shingles and front door, with white windows. The stone base will be the same as proposed on the existing structure (Attachment 2). The proposed architectural styles and materials comply with the Design Guidelines and Standards for the Historic Character Overlay District.

Landscaping/Open Space

The proposed conceptual landscape plan indicates new Purple Leaf Plum and Crape Myrtle trees with drought tolerant shrubs and ground cover. The project is conditioned to install a Purple Leaf Plum street tree as well. The private yards of each residence are not indicated for planting, leaving plant choices in these areas to the discretion of the homeowners. All landscaping is required to comply with the State's new Model Landscaping Ordinance adopted by the City. Open space for the project complies with Table 16.32.050-C regarding open space requirements for Planned Unit Developments.

**PLANNING COMMISSION
CONSIDERATION OF TENTATIVE PARCEL MAP 15-003 AND PLANNED UNIT
DEVELOPMENT 15-003
APRIL 5, 2016
PAGE 5**

ALTERNATIVES:

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

- Adopt the attached Resolution approving Tentative Parcel Map 15-003 and Planned Unit Development 15-003;
- Modify and adopt the attached Resolution approving Tentative Parcel Map 15-003 and Planned Unit Development 15-003;
- Do not adopt the attached Resolution and provide direction to staff regarding findings for denial of Tentative Parcel Map 15-003 and Planned Unit Development 15-003; or
- Provide direction to staff.

ADVANTAGES:

The proposed project bring an existing, legally non-conforming residence into compliance with the Municipal Code, will make an existing residence more compliant with the Design Guidelines and Standards for the Historic Character Overlay District, and provides an opportunity for development of an underutilized infill development property in the MF zoning district.

DISADVANTAGES:

None.

ENVIRONMENTAL REVIEW:

In accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Procedures for the Implementation of CEQA, the project has been determined to be categorically exempt per Section 15332 of the CEQA Guidelines regarding In-fill Development Projects. If the Planning Commission finds this determination to be incorrect, project approval shall not be considered.

PUBLIC NOTIFICATION AND COMMENTS:

A notice of public hearing was mailed to all property owners within 300' of the project site, was published in The Tribune, and posted at City Hall and on the City's website and posted at the project site on Friday, March 25, 2016. The agenda and staff report were posted at City Hall and on the City's website on Thursday, March 31, 2016. No comments have been received.

Attachments:

1. Draft minutes of the March 21, 2016 Architectural Review Committee meeting
2. Color sheets
3. Design Guidelines and standards for the Historic Character Overlay District (D-2.4)
4. Project plans

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING TENTATIVE PARCEL MAP 15-003 AND PLANNED UNIT DEVELOPMENT 15-003; LOCATED AT 316 SHORT STREET; APPLIED FOR BY WADE KELLY

WHEREAS, the applicant has filed Tentative Parcel Map 15-003 and Planned Unit Development 15-003 for the subdivision of an approximately 10,850 square foot residential lot into two (2) lots for the architectural modification of the existing dwelling and development of a new residential dwelling; and

WHEREAS, the Planning Commission has reviewed the project in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for Implementation of CEQA and has determined that the project is categorically exempt per Section 15332 of the CEQA Guidelines regarding In-fill Development Projects; and

WHEREAS, the Planning Commission of the City of Arroyo Grande has reviewed the project at a duly noticed public hearing on April 5, 2016; and

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

Tentative Parcel Map Findings

1. The proposed tentative parcel map is consistent with goals, objectives, policies, plans, programs, intent and requirements of the Arroyo Grande General Plan, as well as any Specific Plan, and the requirements of this title;

The proposed Parcel Map is consistent with the goals, objectives, and policies of the General Plan, specifically Policies LU5-1, LU11-1, and LU11-2 of the General Plan Land Use Element.

2. The site is physically suitable for the type of development proposed;

The site is 10,850 square feet and is physically suitable for two residences as proposed on a residential infill lot.

3. The site is physically suitable for the proposed density of development;

The site is 10,850 square feet, is located in the Multi-Family zoning district, and is physically suitable for the density of two residences as proposed.

RESOLUTION NO.

PAGE 2

4. The design of the tentative parcel map or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

The tentative parcel map is proposed on an infill residential lot and the design of the map and associated improvements are not likely to cause substantial environmental damage.

5. The design of the subdivision or type of improvements is not likely to cause serious public health problems;

The design of the parcel map on an infill residential lot and the type of improvements proposed is not likely to cause serious public health problems.

6. The design of the tentative parcel map or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed tentative parcel map or that alternate easements for access or for use will be provided, and that these alternative easements will be substantially equivalent to ones previously acquired by the public;

The project site does not contain any existing public easements and therefore the proposed project will not interfere with any public easements.

7. The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements as prescribed by Division 7 (commencing with Section 13000) of the California Water Code;

The proposed discharge of waste into the existing waste system is conditioned to meet requirements.

8. Adequate public services and facilities exist or will be provided as the result of the proposed tentative parcel map to support project development;

Adequate public services and facilities exist for the proposed parcel map and subsequent development.

Planned Unit Development Findings:

1. That the proposed development is consistent with the goals, objectives and programs of the general plan and any applicable specific plan.

RESOLUTION NO.

PAGE 3

The proposed Parcel Map and subsequent residential development is consistent with the goals, objectives, and policies of the General Plan, specifically Policies LU5-1, LU11-1, and LU11-2 of the General Plan Land Use Element.

2. That the site for the proposed development is adequate in size and shape to accommodate the use and all yards, open spaces, setbacks, walls and fences, parking area, loading areas, landscaping, and other features required.

With the flexibility offered by the Planned Unit Development and the modified development standards for lot size and setbacks, the site is adequate to meet the intent of the Multi-Family zoning district.

3. That the site for the proposed development has adequate access, meaning that the site design and development plan conditions consider the limitations of existing streets and highways.

The site has adequate common access from Short Street for the design of the proposed project and the newly created lot.

4. That adequate public services exist, or will be provided in accordance with the conditions of development plan approval, to serve the proposed development; and that the approval of the proposed development will not result in a reduction of such public services to properties in the vicinity so as to be a detriment to public health, safety or welfare.

The proposed development is consistent with the General Plan, adequate public services are available to serve the project, and proposed development will not result in a reduction of public services in the vicinity so as to be a detriment to public health, safety or welfare.

5. That the proposed development, as conditioned, will not have a substantial adverse effect on surrounding property, or the permitted use thereof, and will be compatible with the existing and planned land use character of the surrounding area.

With the flexibility offered by the Planned Unit Development and the modified development standards for lot size and setbacks, the project will not have an adverse effect on the surrounding property.

6. That the improvements required, and the manner of development, adequately address all natural and manmade hazards associated with the proposed development and the project site, including, but not limited to,

RESOLUTION NO.

PAGE 4

flood, seismic, fire and slope hazards.

There are no known natural and manmade hazards associated with the proposed development and the project site, including, but not limited to, flood, seismic, fire and slope hazards.

7. The proposed development carries out the intent of the planned unit development provisions by providing a more efficient use of the land and an excellence of design greater than that which could be achieved through the application of conventional development standards.

The planned unit development provides a more efficient use of the land by allowing modifications to the development standards for lot size and setbacks and allowing for an additional residential lot in the Multi-Family zoning district.

8. The proposed development complies with all applicable performance standards listed in Section 16.32.050(E).

The proposed development meets the standards of Planned Unit Developments including open space requirements.

9. The clustering of dwelling units is approved pursuant to a specific plan, planned unit development, or similar mechanism.

The Planned Unit Development is allowing for the clustering of residences in a small lot, detached format in the Multi-Family zoning district.

10. The overall permitted density of the project area is not exceeded.

The overall density of the proposed project is in compliance with the original allowable density of the project site.

11. The resulting project will not require a greater level of public services and facilities than would an equivalent nonclustered project.

The development resulting from the Planned Unit Development will be of a density consistent with the zoning district and will therefore not require a greater level of public services and facilities than an equivalent nonclustered project.

12. The result of clustering residential units is a more desirable and environmentally sensitive development plan which creates usable open space areas for the enjoyment of project residents and which preserves significant environmental features.

RESOLUTION NO.

PAGE 5

The result of clustering lots allows for the development of an additional residential lot and reduces development pressure on non in-fill lots.

13. The project development pattern, including the net density of developed area and proposed lot sizes which result from clustering are compatible with surrounding areas.

With modifications to lot size and setbacks, the resulting development will be at a scale and intensity consistent and compatible with the surrounding property.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby approves Tentative Parcel Map 15-003 and Planned Unit Development 15-003 as shown in Exhibit "B", attached hereto and incorporated herein by this reference, with the above findings and subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

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

AYES:

NOES:

ABSENT:

the foregoing Resolution was adopted this 5th day of April, 2016.

**LAN GEORGE
CHAIR**

ATTEST:

**DEBBIE WEICHINGER,
SECRETARY TO THE COMMISSION**

AS TO CONTENT:

**TERESA MCCLISH
COMMUNITY DEVELOPMENT DIRECTOR**

**EXHIBIT 'A'
CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 15-003 AND
PLANNED UNIT DEVELOPMENT 15-003
316 SHORT STREET**

This approval authorizes the subdivision of one (1) lot into two (2) lots and construction of a new single-family residence in the Multi-Family (MF) zoning district.

PLANNING DIVISION CONDITIONS

GENERAL CONDITIONS:

1. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
2. The applicant shall comply with all conditions of approval for Tentative Parcel Map 15-002 and Planned Unit Development 15-002.
3. Development shall occur in substantial conformance with the plans presented to the Planning Commission at their meeting of May 3, 2016 and marked Exhibit "B".
4. The applicant shall agree to indemnify and defend at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of said approval, or in any way relating to the implementation thereof, 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. Development shall conform to the Multi-Family Apartment (MFA) zoning district standards except as otherwise approved.
6. All conditions of approval for the project shall be included in construction drawings.
7. This approval shall expire on May 3, 2018 unless the final map is recorded or an extension is granted pursuant to Section 16.12.140 of the Development Code.
8. Setbacks, lot coverage, and floor area ratios shall be as shown on the development plans, including those specifically modified by these conditions.
9. Signage shall be subject to the requirements of Chapter 16.60 of the Development Code.

RESOLUTION NO.

PAGE 8

10. Development shall comply with Development Code Sections 16.48.070, "Fences, Walls and Hedges"; 16.48.120, "Performance Standards"; and 16.48.130 "Screening Requirements".
11. Setbacks, lot coverage, and floor area ratios shall be as shown on the development plans including those specifically modified by these conditions.
12. The developer shall comply with Development Code Chapter 16.56, "Parking and Loading Requirements". All parking spaces adjacent to a wall, fence, or property line shall have a minimum width of 11 feet.
13. Noise resulting from construction and operational activities shall conform to the standards set forth in Chapter 9.16 of the Municipal Code. Construction activities shall be restricted to the hours of 7 AM and 5 PM Monday through Friday. No construction shall occur on Saturday or Sunday.
14. All new construction shall utilize fixtures and designs that minimize water and energy usage. Such fixtures shall include, but are not limited to, low flow showerheads, water saving toilets, instant water heaters and hot water recirculating systems. Water conserving designs and fixtures shall be installed prior to final occupancy.
15. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection/establishment of use. The landscape and irrigation plan shall be prepared by a licensed landscape architect subject to review and approval by the Community Development and Public Works Departments. The landscape plan shall be in conformance with Development Code Chapter 16.84 (Model Water Efficient Landscaping Ordinance).
16. For projects approved with specific exterior building colors, the developer shall paint a test patch on the building including all colors. The remainder of the building may not be painted until inspected by the Community Development Department to verify that colors are consistent with the approved color board. A 48-hour notice is required for this inspection.
17. All conditions of this approval run with the land and shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Development Code Section 16.08.100.

SUBDIVISION CONDITIONS

18. The developer shall comply with Development Code Chapter 16.64 "Dedications, Fees and Reservations."

RESOLUTION NO.

PAGE 9

19. The applicant shall comply with Development Code Chapter 16.20 "Land Divisions".
20. The developer shall comply with Development Code Chapter 16.68 "Improvements".
21. The applicant shall submit Covenants, Conditions and Restrictions (CC&R's) that are reviewed and approved by the City Attorney and recorded prior to or concurrently with the final map. At a minimum, the CC&R's shall:
 - a. Provide for maintenance of the driveways, common areas, and other facilities;
 - b. Prohibit additions to the units;
 - c. Require garages to be kept clear for parking cars at all times; and
 - d. Inform residents of the water conservation requirements placed on this project.
22. A joint maintenance agreement for the common landscape, drainage and access driveway shall be submitted for review and approval of the City Attorney. The joint maintenance agreement shall be recorded prior to or concurrently with the final map.

SPECIAL CONDITIONS

23. All lighting for the site shall be downward directed and shall not create spill or glare to adjacent properties. All lighting shall be of energy efficient material (e.g., LED).

BUILDING AND LIFE SAFETY DIVISION CONDITIONS

GENERAL CONDITIONS:

BUILDING CODES

24. The project shall comply with the most recent editions of all California Codes, as adopted by the City of Arroyo Grande.

FIRE LANES

25. **Prior to issuance of a certificate of occupancy**, the applicant shall post designated fire lanes, per Section 22500.1 of the California Vehicle Code.
26. **Prior to occupancy**, all fire lanes must be posted and enforced, per Police Department and Fire Department guidelines.

FIRE FLOW/FIRE HYDRANTS

27. Project shall have a fire flow based on the California Fire Code.

RESOLUTION NO.

PAGE 10

FIRE SPRINKLERS

28. Prior to Occupancy, the new residence must be fully sprinklered per Building and Fire Department guidelines.
29. Provide Fire Department approved access & sprinkler-system per National Fire Protection Association Standards.

ABANDONMENT / NON-CONFORMING

30. **Prior to map recordation, issuance of a grading permit or building permit, whichever occurs first**, applicant shall show proof of properly abandoning all non-conforming items such as septic tanks, wells, underground piping and other undesirable conditions.

SPECIAL CONDITIONS

31. **One week prior to scheduling of final inspection or any issuance of certificate of occupancy**, a project inspection by the Building, Planning and Engineering Divisions and Public Works Department is required.

FEES

32. Pay all required City fees at the time they are due (for your information, the "Procedure for Protesting Fees, Dedications, Reservations or Exactions" is provided below).
33. Water Meter, service main, distribution, and availability fees, to be based on codes and rates in effect at the time of building permit issuance.
34. Water neutralization fee, to be based on codes and rates in effect at the time of building permit issuance.
35. Traffic Impact fee, to be based on codes and rates in effect at the time of building permit issuance.
36. Traffic Signalization fee, to be based on codes and rates in effect at the time of building permit issuance.
37. Sewer hook-up & facility Permit fees, to be based on codes and rates in effect at the time of building permit issuance.
38. Building Permit fees, to be based on codes and rates in effect at the time of building permit issuance.
39. Strong Motion Instrumentation Program (SMIP) fee and State Green Building

RESOLUTION NO.

PAGE 11

- fee, to be based on codes and rates in effect at the time of building permit issuance in accordance with State mandate.
40. Park Development fee, to be based on codes and rates in effect at the time of building permit issuance.
 41. Park Improvements fee, to be based on codes and rates in effect at the time of building permit issuance.
 42. Community Centers fee, to be based on codes and rates in effect at the time of building permit issuance.
 43. Fire Protection fee, to be based on codes and rates in effect at the time of building permit issuance.
 44. Police Facilities fee, to be based on codes and rates in effect at the time of building permit issuance.
 45. Reimburse the City for all Land Survey Professional Service needs to process project prior to issuance of Building Permit
-

PROCEDURE FOR PROTESTING FEES, DEDICATIONS, RESERVATIONS OR EXACTIONS:

- (A) Any party may protest the imposition of any fees, dedications, reservations, or other exactions imposed on a development project, for the purpose of defraying all or a portion of the cost of public facilities related to the development project by meeting both of the following requirements:
 - (1) Tendering any required payment in full or providing satisfactory evidence of arrangements to pay the fee when due or ensure performance of the conditions necessary to meet the requirements of the imposition.
 - (2) Serving written notice on the City Council, which notice shall contain all of the following information:
 - (a) A statement that the required payment is tendered or will be tendered when due, or that any conditions which have been imposed are provided for or satisfied, under protest.
 - (b) A statement informing the City Council of the factual elements of the dispute and the legal theory forming the basis for the protest.
- (B) A protest filed pursuant to subdivision (A) shall be filed at the time of the approval or conditional approval of the development or within 90 days after the

RESOLUTION NO.

PAGE 12

date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project.

- (C) Any party who files a protest pursuant to subdivision (A) may file an action to attack, review, set aside, void, or annul the imposition of the fees, dedications reservations, or other exactions imposed on a development project by a local agency within 180 days after the delivery of the notice.
- (D) Approval or conditional approval of a development occurs, for the purposes of this section, when the tentative map, tentative parcel map, or parcel map is approved or conditionally approved or when the parcel map is recorded if a tentative map or tentative parcel map is not required.
- (E) The imposition of fees, dedications, reservations, or other exactions occurs, for the purposes of this section, when they are imposed or levied on a specific development.

ENGINEERING DIVISION CONDITIONS

POST CONSTRUCTION REQUIREMENTS REGIONAL WATER QUALITY CONTROL BOARD, STORMWATER CONTROL PLAN, OPERATIONS AND MAINTENANCE PLAN, AND ANNUAL STORMWATER CONTROL FACILITIES MAINTENANCE

- 57. The Applicant shall develop, implement and provide the City a:
 - a. Stormwater Control Plan that clearly provides engineering analysis of all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls.
 - b. Operations and Maintenance Plan and Maintenance Agreements that clearly establish responsibility for all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls.
 - c. Annual Maintenance Notification indicating that all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls have been maintained and are functioning as designed.
 - d. All reports must be completed by either a Registered Civil Engineer or Qualified Stormwater Pollution Prevention Plan Developer (QSD).
- 58. **Prior to any Permit – Stormwater Control Plan.** The Stormwater Control Plan must include, at minimum:
 - Contents**
 - a. Project information including project name; application number; location; parcel numbers; applicant contact information; land use information; site area; existing, new, and replaced impervious area, and applicable PCR requirements and exceptions.
 - b. Narrative analysis or description of site features and conditions, and opportunities and constraints for stormwater control.

- c. Narrative description of site design characteristics that protect natural resources including endangered species habitat, protected vegetation, and archaeological resources, and preserve natural drainage features, minimize imperviousness, and disperse runoff from impervious areas.
- d. Tabulation of proposed pervious and impervious DMAs, showing self-treating areas, self-retaining areas, areas draining to self-retaining areas, and areas tributary to each LID facility.
- e. Proposed sizes, including supporting calculations, for each LID facility.
- f. Narrative description of each DMA and explanation of how runoff is routed from each impervious DMA to a self-retaining DMA or LID facility.
- g. Description of site activities and potential sources of pollutants.
- h. Table of pollutant sources identified from the list in Appendix A and for each source, the source control measure(s) used to reduce pollutants to the maximum extent practicable.
- i. Description of signage for bioretention facilities.
- j. General maintenance requirements for bioretention facilities and site design features.
- k. Means by which facility maintenance will be financed and implemented in perpetuity.
- l. Statement accepting responsibility for interim operation & maintenance of facilities.

Exhibits

- a. Existing natural hydrologic features (depressions, watercourses, relatively undisturbed areas) and significant natural resources.
- b. Proposed design features and surface treatments used to minimize imperviousness and reduce runoff.
- c. Existing and proposed site drainage network and connections to drainage off-site.
- d. Entire site divided into separate Drainage Management Areas (DMAs). Each DMA has a unique identifier and is characterized as self-retaining (zero-discharge), self-treating, or draining to a LID facility.
- e. Proposed locations and footprints of LID facilities.
- f. Potential pollutant source areas, including loading docks, food service areas, refuse areas, outdoor processes and storage, vehicle cleaning, repair or maintenance, fuel dispensing, equipment washing, etc.

59. Prior to Final Approval - Operations and Maintenance Plan. The Operations and Maintenance Plan must include, at minimum:

- a. Stormwater Control Measures report number
- b. A site map identifying all Stormwater Control Measures requiring Operations and Maintenance practices to function as designed.
- c. Operations and Maintenance Procedures for each structural stormwater control measure including, but not limited to, Low Impact Design facilities, retention and detention basins, and manufactured or proprietary devices operations and maintenance.

RESOLUTION NO.

PAGE 14

- d. Short-and long-term maintenance requirements, recommended frequency of maintenance, and estimated cost for maintenance.
60. **Prior to Occupancy - Maintenance Agreement.** The Applicant shall provide a signed statement accepting responsibility for the Operations and Maintenance of the installed Storm Water Control Measures. The Applicant shall include written conditions in the sales, lease agreements, deed, CCRs, HOA or any other legally enforceable mechanism that require the assumed responsibility for the Operations and Maintenance of Stormwater Control Facilities. Additionally, the signed statement shall include the following information:
- a. Stormwater Control Measures Report Number
 - b. The location and address of Storm Water Control Facilities
 - c. Completion dates of the following milestones
 - i. Construction
 - ii. Field verification of Stormwater Control Facilities
 - iii. Final Project approval/occupancy
 - d. Party responsible for O&M
 - e. Source of funding for O&M
 - f. Statement indicating the Storm Water Control Facilities are Maintained as required in the Operations and Maintenance Plan and facilities continues to function as designed or have been repaired or replaced
 - g. Statement describing any vector or nuisance problems.
61. **Annual - Maintenance Notification.** The Owner/Applicant shall provide a signed statement notifying the City of all maintenance of the installed Storm Water Control Measures. Additionally, the signed statement shall include the following information:
- a. Stormwater Control Measures Report Number
 - b. The location and address of Storm Water Control Facilities
 - c. Completion date of the maintenance activities
 - d. Party responsible for O&M
 - e. Source of funding for O&M
 - f. Statement indicating the Storm Water Control Facilities are Maintained as required in the Operations and Maintenance Plan and facilities continues to function as designed or have been repaired or replaced
 - g. Statement describing any vector or nuisance problems.

GENERAL CONDITIONS:

62. The developer shall be responsible during construction for cleaning City streets, curbs, gutters and sidewalks of dirt tracked from the project site. The flushing of dirt or debris to storm drain or sanitary sewer facilities shall not be permitted. The cleaning shall be done after each day's work or as directed by the Public Works Director.

RESOLUTION NO.

PAGE 15

63. Perform construction activities during normal business hours (Monday through Friday, 7 A.M. to 5 P.M.) for noise and inspection purposes. The developer or contractor shall refrain from performing any work other than site maintenance outside of these hours, unless an emergency arises or approved by the Community Development Director. The City may hold the developer or contractor responsible for any expenses incurred by the City due to work outside of these hours.
64. All project improvements shall be designed and constructed in accordance with the City of Arroyo Grande Standard Drawings and Specifications.
65. Submit one (1) full-size paper copy and one (1) PDF copy of approved improvement plans for inspection purposes during construction.
66. Submit as-built plans at the completion of the project or improvements as directed by the Community Development Director. One (1) set of full-size paper prints and an electronic version in PDF format shall be required. Record Drawings ("as-built" plans) are required to be submitted prior to release of the Faithful Performance Bond.
67. Provide a Licensed Land Surveyor or a Registered Civil Engineer to tie-out survey monuments or vertical control bench marks within 24 inches of work. Should any existing survey monument be disturbed or destroyed during construction, it must be reset at the previous location. Should any existing bench mark be disturbed or destroyed during construction, a new one must be set at a nearby, but different, location than the existing, as determined by the City Engineer. For monuments, a Corner Record must be filed with the County and a copy delivered to the City Engineer. For bench marks, documentation of the bench mark and how it was reset must be delivered to the City Engineer prior the project acceptance or sign off of the Encroachment Permit.
68. All work within the public right-of-way shall be constructed to City standards.

IMPROVEMENT PLANS

69. Improvement plans (including the following) shall be prepared by a registered Civil Engineer or qualified specialist licensed in the State of California and approved by the Public Works or Community Development Department:
 - a. Grading, drainage and erosion control,
 - b. Street paving, curb, gutter and sidewalk,
 - c. Public utilities,
 - d. Water and sewer,
 - e. Landscaping and irrigation,
 - f. Other improvements as required by the Community Development Director.

RESOLUTION NO.

PAGE 16

(NOTE: All plan sheets must include City standard title blocks, no larger than 24" x 36").

- g. Provide Construction Estimate of all public improvements using unit construction cost as provided by the County of San Luis Obispo.
70. The site plan shall include the following:
- a. The location and size of all existing and proposed water, sewer, and storm drainage facilities within the project site and abutting streets or alleys.
 - b. The location and dimension of all existing and proposed paved areas.
 - c. The location of all existing and proposed public or private utilities.
 - d. Provide plan and profile with grades for all curb, gutter and sidewalk installations.
71. Prior to approval of an improvement plan the applicant shall enter into an agreement with the City for inspection of the required improvements.
72. The applicant shall be responsible for obtaining an encroachment permit for all work within a public right-of-way (City or Caltrans).

WATER

73. Non-potable water is available at the Soto Sports Complex. The City of Arroyo Grande does not allow the use of hydrant meters or the use of potable water for construction purposes.
74. Fire sprinkler engineer shall determine the size of the new water meter.
75. Each parcel shall have separate water meters. Duplex service lines shall be used if feasible.
76. Provide a new 1" water service for the new residence, connected to the Water Main per City Standards.
77. The applicant shall complete measures to neutralize the estimated increase in water demand created by the project by either:
- a. Implement an individual water program consisting of retrofitting existing high-flow plumbing fixtures with low flow devices. The calculations shall be submitted to the Director of Public Works for review and approval. The proposed individual water program shall be submitted to the City Council for approval prior to implementation; OR,
 - b. The applicant may pay an in lieu fee in the amount to be calculated at the time of building permit issuance.

SEWER

RESOLUTION NO.

PAGE 17

78. Provide a new 4" sewer lateral, connected to the Sewer Main per City Standards.
79. All sewer laterals within the public right of way must have a minimum slope of 2%.
80. Existing sewer laterals to be abandoned shall be properly abandoned and capped at the main per the requirements of the Public Works Director.
81. All sewer mains or laterals crossing or parallel to public water facilities shall be constructed in accordance with City standards.

PUBLIC UTILITIES

82. The developer shall comply with Development Code Section 16.68.050: All projects that involve the addition of over 100 square feet of habitable space shall be required to place service connections underground - existing and proposed utilities.
83. Prior to approving any building permit within the project for occupancy, all public utilities shall be operational.
84. Public Improvement plans/Final Map/Parcel Map shall be submitted to the public utility companies for review and approval. Utility comments shall be forwarded to the Director of Public Works for approval.
85. The applicant shall provide an LED Street Light on the existing utility pole to the north of the site.

STREET IMPROVEMENTS

86. All street repairs shall be constructed to City standards.
87. All trenching in City streets shall utilize saw cutting. Any over cuts shall be cleaned and filled with epoxy.
88. Street structural sections shall be determined by an R-Value soil test, but shall not be less than 3" of asphalt and 6" of Class II AB.
89. Removal of the existing driveway may utilize sawcuts at the interface of the concrete gutter and asphalt concrete to remove. If the contractor can complete this work without damage to the existing asphalt concrete, no pavement restoration work is required. If damage occurs, replacement pavement from edge of gutter to edge of gutter for the limits of driveway removal will be required.
90. Provide a new street tree between the existing water meter and new driveway.

RESOLUTION NO.

PAGE 18

The new street tree shall be a 15 gallon sized Purple Leaf Plum. The applicant shall provide drip irrigation to water the tree.

CURB, GUTTER, AND SIDEWALK

91. Any sections of damaged or displaced curb, gutter & sidewalk or driveway approach shall be repaired or replaced to conform to City Standard detail.
92. Utilize saw cuts for all repairs made in curb, gutter, and sidewalk.
93. At time of Building Permit - Provide parking restricted red curb at proposed driveway entrance in conformance with City Engineering Standard 104-AG.
94. Install ADA compliant facilities where necessary or verify that existing facilities are compliant with State and City Standards. All driveway approaches must provide ADA compliant walkway.

GRADING AND DRAINAGE

95. **PRIOR TO ISSUANCE OF A GRADING PERMIT**, the developer shall submit two (2) copies of the final project-specific Storm Water Pollution Prevention Plan (SWPPP) or a Water Quality Control Plan (WQCP) consistent with the San Luis Obispo Regional Water Quality Control Board (RWCB) requirements.
96. All grading shall be performed in accordance with the City Grading Ordinance.
97. All drainage facilities shall be designed to accommodate a 100-year storm flow. The 100-year basin outflow shall not exceed the pre-development flow.
98. Submit a soils report for the project shall be prepared by a registered Civil Engineer and supported by adequate test borings. All earthwork design and grading shall be performed in accordance with the approved soils report.
99. Infiltration basins shall be designed based on soil tests and with an adequate number of borings per a qualified hydraulic engineer to determine infiltration.

DEDICATIONS AND EASEMENTS

100. All easements, abandonments, lot mergers or similar documents to be recorded as a separate document, shall be prepared by the applicant on 8 1/2 x 11 City standard forms, and shall include legal descriptions, sketches, closure calculations, and a current preliminary title report. The applicant shall be responsible for all required fees, including any additional required City processing.
101. A Public Utility Easement (PUE) shall be reserved a minimum 6 feet wide adjacent

RESOLUTION NO.

PAGE 19

to all street right of ways. The PUE shall be wider where necessary for the installation or maintenance of the public utility vaults, pads, or similar facilities.

PERMITS

102. Obtain an encroachment permit prior to performing any of the following:
- a. Performing work in the City right of way,
 - b. Staging work in the City right of way,
 - c. Stockpiling material in the City right of way,
 - d. Storing equipment in the City right of way.
103. Obtain a grading permit prior to commencement of any grading operations on site.

FEES

104. Fees to be paid prior to plan approval:
- a. Map check fee for lot merger.
 - b. Plan check for grading plans based on an approved earthwork estimate.
 - c. Plan check for improvement plans based on an approved construction cost estimate.
 - d. Permit Fee for grading plans based on an approved earthwork estimate.
 - e. Inspection fee of subdivision or public works construction plans based on an approved construction cost estimate.

AGREEMENTS

105. Inspection Agreement: Prior to approval of an improvement plan, the applicant shall enter into an agreement with the City for inspection of the required improvements.
106. Improvement Agreement: The applicant shall enter into an improvement agreement for the completion and guarantee of improvements required. The improvement agreement shall be on a form acceptable to the City.

IMPROVEMENT SECURITIES

107. All improvement securities shall be of a form as set forth in Development Code Section 16.68.090, Improvement Securities.
108. **Erosion Control**, prior to issuance of the grading or building permit, all new residential construction requires posting of a \$1,200.00 performance bond for erosion control and damage to the public right-of-way. This bond is refundable upon successful completion of the work, less expenses incurred by the City in maintaining and/or restoring the site.

RESOLUTION NO.

PAGE 20

109. Provide financial security for the following, to be based upon a construction cost estimate approved by the Community Development Director:
- a. **Faithful Performance:** 100% of the approved estimated cost of all subdivision improvements,
 - b. **Labor and Materials:** 50% of the approved estimated cost of all subdivision improvements
 - c. **One Year Guarantee:** 10% of the approved estimated cost of all subdivision improvements. This bond is required prior to acceptance of the subdivision improvements.
 - d. **Monumentation:** 100% of the estimated cost of setting survey monuments. This financial security may be waived if the developer's surveyor submits to the Community Development Director a letter assuring that all monumentation has been set.

OTHER DOCUMENTATION

110. Tax Certificate: The applicant shall furnish a certificate from the tax collector's office indicating that there are no unpaid taxes or special assessments against the property. The applicant may be required to bond for any unpaid taxes or liens against the property. This shall be submitted prior to placing the final map on the City Council Agenda for approval.
111. Preliminary Title Report: A current preliminary title report shall be submitted to the Community Development Director prior to checking the final map.
112. Subdivision Guarantee: A current subdivision guarantee shall be submitted to the Community Development Director with the final map.

PRIOR TO ISSUING A BUILDING PERMIT

113. The Final Map shall be recorded with all pertinent conditions of approval satisfied.
114. Reimburse the City for all Land Survey Professional Service needs to process the Final Map.

PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY

115. All utilities shall be operational.
116. All conditions of approval for the project shall be satisfied.
117. All essential project improvements shall be constructed prior to occupancy. Non-essential improvements, guaranteed by an agreement and financial securities,

RESOLUTION NO.

PAGE 21

may be constructed after occupancy as directed by the Community Development Director.

BONDING SURETY

118. The applicant shall provide bonds or other financial security for the following. All bonds or security shall be in a form acceptable to the City, and shall be provided prior to recording of the map, unless noted otherwise. The minimum term for Improvement securities shall be equal to the term of the subdivision agreement.
- a. **Faithful Performance**, 100% of the approved estimated cost of all subdivision improvements.
 - b. **Labor and Materials**, 50% of the approved estimated cost of all subdivision improvements.
 - c. **One Year Guarantee**, 10% of the approved estimated cost of all subdivision improvements. This bond is required prior to acceptance of the subdivision improvements.
 - d. **Monumentation**, 100% of the estimated cost of setting survey monuments.
 - e. **Tax Certificate**, In accordance with Section 9-15.130 of the Development Code, the applicant shall furnish a certificate from the tax collector's office indicating that there are no unpaid taxes or special assessments against the property.
 - f. **Accessory Structures**, the applicant shall remove or bond for removal of all accessory structures not sharing a parcel with a residence.
 - g. **Curb cuts**, the applicant shall construct or bond for construction of individual curb cuts and paved driveways for parcels.

PUBLIC WORKS DEPARTMENT CONDITIONS

119. Prior to issuance of a building permit, the applicant shall submit a final landscape plan, subject to review by and approval of the Public Works Director.
120. Short Street is currently under paving moratorium. The applicant shall pave Short Street from gutter to gutter on each side of the road from the limits of new pavement cuts if work occurs prior to 2018.

DRAINAGE CALCULATIONS

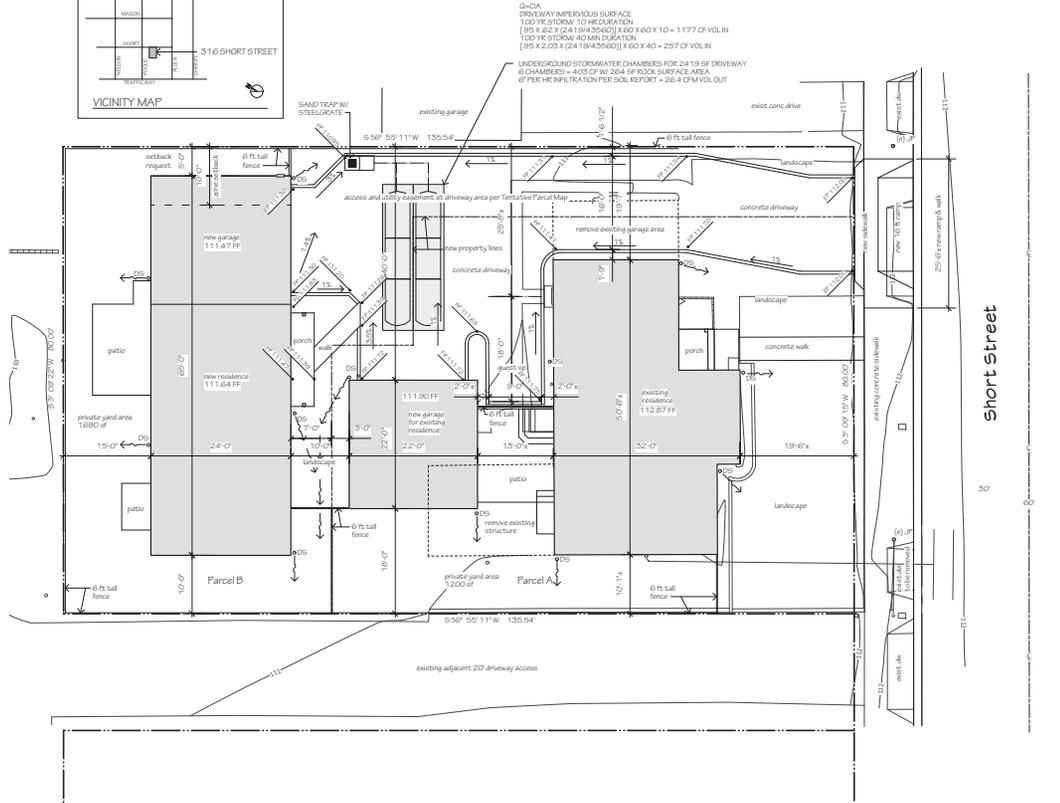
TOTAL SITE AREA	10843.5F	0.25 ACRES
EXISTING IMPERVIOUS SURFACES	3181.5F	29.34%
PROPOSED IMPERVIOUS SURFACES	3690.5F	34.02%
AVERAGE ANNUAL RAINFALL	18.9 IN/YR	COUNTY STD H-1
RAINFALL INTENSITIES	10 MIN	BY INSPECTION (SMALL SITE)
	1 (2/10)	1.70 NNR
	1 (10/10)	2.20 NNR
	1 (25/10)	3.20 NNR
	1 (50/10)	3.70 NNR
	1 (100/10)	4.00 NNR
C (PERVIOUS)	RELIEF - LOW	COUNTY STD H-3a
	SOIL INFILTRATION - HIGH	
	VEGETAL COVER - NORMAL	
	SURFACE DRAINAGE - NORMAL	
	TOTAL	0.05
C (IMPVIOUS)	0.95	COUNTY STD H-3
PRE-PROJECT COMPOSITE C	0.50	WEIGHTED AVERAGE
POST-PROJECT COMPOSITE C	0.66	

DRIVEWAY DRAINAGE TO BE CONTROLLED AND DEPOSED OF VIA UNDERGROUND INFILTRATION
 ROOF WATER SHALL BE DIRECTED TO LANDSCAPE AREAS FOR INFILTRATION ABOVE GROUND

D-CA
 STRUCTURE IMPERVIOUS SURFACE
 100 YR STORM, 10 HR DURATION
 (59 X 482 X (54000+5260)) X 600 X 10 = 1695 CF VOL OR 2.75 CF/MIN
 6" PER-HR INFILTRATION PER SOIL REPORT = 1" DEPTH X 24 SF = 2.80 CFM VOL

100 YR STORM, 40 MIN DURATION
 (59 X 2.03 X (54000+5260)) X 600 X 40 = 361 CF VOL OR 9.02 CF/MIN
 6" PER-HR INFILTRATION PER SOIL REPORT = 1" DEPTH X 114 SF = 9.12 CFM VOL

THEFORE, DOWNSPOUTS TO SPLASHLOCKS PROVIDE ADEQUATE ABSORPTION AREA



EXISTING IMPROVEMENTS AND LAND FEATURES SHOWN ARE FROM A TOPOGRAPHIC SURVEY PERFORMED IN MAY OF 2015 BY GREEN LAND SURVEYS, TERRA GREEN PLS 7608

SITE PLAN

- PROJECT NOTES**
1. MAIL RECEPTACLE TO BE PROVIDED BY POSTMASTER AND LOCATED AT BACK OF SIDEWALK ON NEAR DRIVE.
 2. TRASH RECYCLE AND GREENWASTE CONTAINERS SHALL BE KEPT WITHIN THE INDIVIDUAL GARAGE OR PRIVATE YARD AREAS.
 3. IRRIGATION REQUIREMENTS COMPLIANCE.
 4. 2500 TO 5000 SF INCREASED IMPERVIOUS SURFACE REQUIRES ONE AGENCY APPROVED STORMWATER RUNOFF REDUCTION MEASURE. DRAINAGE FOR IMPROVEMENTS SHALL BE DEPICTED IN LANDSCAPE AREAS. GUTTERS SHALL BE DIRECTED TO SPLASHLOCKS AND DRAIN INTO LANDSCAPE AREAS.

PROJECT REQUIREMENTS
 CITY OF ARROYO GRANDE RENCH-MARK NO. 82
 BEING A PASSAGE CAP LOCATED AT THE NE CORNER
 OF SHORT STREET AND ALLEN STREET
 ELEVATION = 111.805' (NGVD 29)

LEGAL DESCRIPTION
 LOT 6 & A PORTION OF LOT 5,
 BLOCK 3 OF THE SHORT, MARSH
 & WHEATLEY ADDITION,
 CITY OF ARROYO GRANDE,
 APN 007-542-020

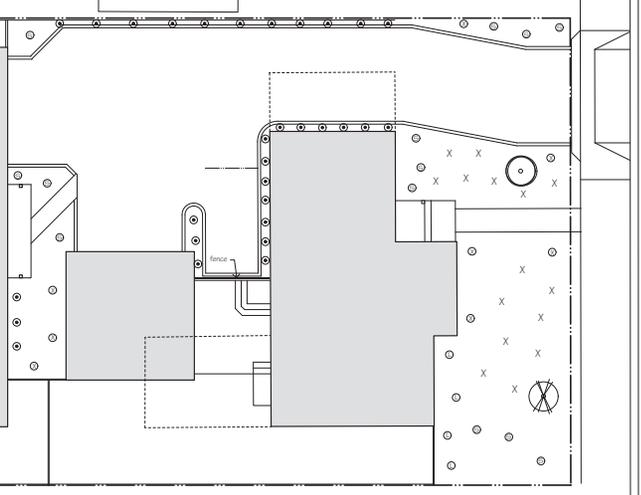
PROJECT DATA

ZONING	MF MULTIFAMILY
LOT AREA	10,843.5F OR 0.2489 ACRES
MINIMUM UNITS PER ACRE	24 DWELLING UNITS
COVERAGE ALLOWED	4,337.5F OR 40%
OPEN SPACE REQUIRED	0% COMMON, 45% USEABLE, 1000 SF PRIVATE/UNIT
FLOOR AREA RATIO ALLOWED	0.40 (4,337.5F)
HEIGHT ALLOWED	35 FT OR 2 STORIES
PARKING REQUIRED	2 CAR GARAGE/UNIT + 0.5 GUEST SP/UNIT
DENSITY SHOWN	3,490 SF OR 32.24%
BLDG COVERAGE SHOWN	2,419 SF OR 22.30%
DRIVEWAY COVERAGE	492.9 SF OR 4.54%
PUBLIC OPEN SPACE SHOWN	203.9 SF OR 1.88%
PRIVATE OPEN SPACE SHOWN	2,890 SF OR 26.65%
FLOOR AREA RATIO SHOWN	3,221 SF OR 29.71%
HEIGHT SHOWN	24 FT (PARCEL B HIGHEST)
SETBACKS SHOWN (PROJECT PERMITS)	
FRONT	20'-0"
REAR	10'-0"
DRIVE SIDE	5'-0"
REAR	15'-0"
PARKING SHOWN	2 - 2 CAR GARAGES + 1 OPEN SPACE

LEGEND

Symbol	Botanical Name	Size
⊗	Prinos 'Krasner Vesuvius' / Purple Leaf Plum	15 Gallon
⊙	Lagerstroemia 'Luscarnon' / Cape Myrtle	15 Gallon
⊙	Asplenium	1 Gallon
⊙	Salmia leucantha 'Santa Barbara' / Mexican Sage	1 Gallon
⊙	Lavandula	1 Gallon
⊙	Kaphorlign	1 Gallon
⊗	Cottoncane/Plant 'Luscarnon' / Banyan	1 Gallon

- All project landscaping and irrigation design shall comply with the following standards:
1. Rain sensors, either integral or auxiliary, that suspended irrigation during and after rainfall events, shall be required on all irrigation control systems.
 2. Any water feature shall use recirculating water systems.
 3. Prohibit overhead spray irrigation within twenty-four (24) inches of non-permeable surfaces such as, but not limited to, concrete sidewalks and driveways. Subsurface irrigation may be used as long as other requirements of this chapter are met. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray type of systems. The setback area may be planted or non-planted. The surfacing of the setback may be mulch, gravel, cobble, or other permeable material. These restrictions may be modified if the landscape area is adjacent to permeable surfacing, and no runoff occurs on the adjacent non-permeable surface drains entirely to landscaped areas.
 4. Irrigation systems shall be designed and constructed to achieve a minimum efficiency of seventy-one (71) percent.
 5. Apply minimum two inch layer of mulch on all exposed soil surface of planting areas.
 6. The architectural guidelines and covenants, conditions, and restrictions of common interest developments shall not have the effect of prohibiting the use of low-water use plants or requiring turf grass in landscaped areas.
 7. Turf shall be limited to 20% of the total landscape area available for each parcel and shall be limited to private yard areas.
 8. All vertical irrigation to be drip-tube system with emitters at plant base.
 9. All groundwater to be piped-up spray irrigation on separate program for control.
 10. Similar drainage tolerant plant material may be substituted during installation if required.



CONCEPTUAL LANDSCAPE PLAN

Date: Mar 30, 2016
 Time: 09:55:51 AM

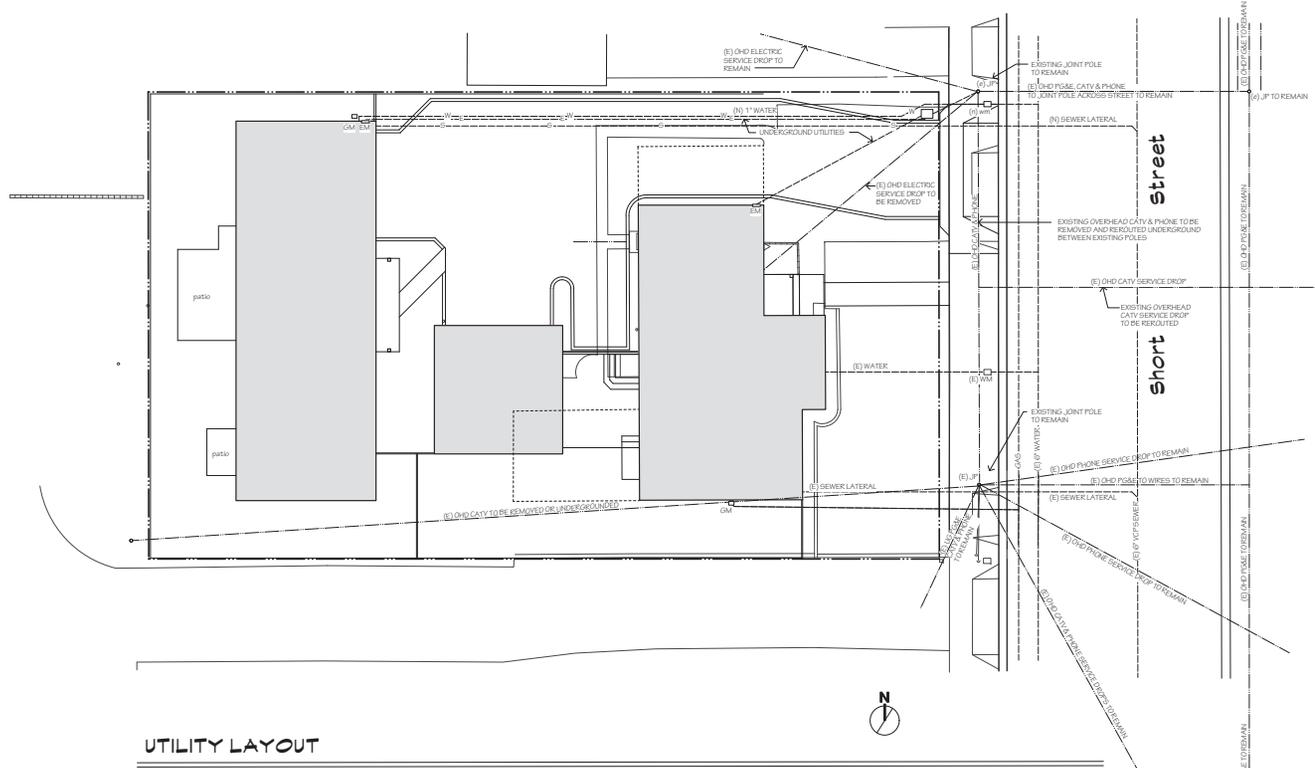
REVISIONS	BY

design graphics
 Custom Residential Design and Development - Planning
 407 Traffic Way - Suite C
 Arroyo Grande, California
 (805) 481-0416

A Planned Development
 Owner: Wade Kelly, 4711 Garden Street, Arroyo Grande, CA 979-5404

Date: NOV 15
 Scale: 1" = 10'-0"
 Drawn:
 Approved:
 Job: 2291
 Sheet: **A-1**
 of 2 sheets

Date: Mar 30, 2016
Time: 6:08:53 AM



UTILITY LAYOUT

LEGAL DESCRIPTION
 LOT 8 & A PORTION OF LOTS 9 &
 10, BLOCK 3 OF THE SHORT, MASON
 & WHITELEY ADDITION,
 CITY OF ARROYO GRANDE
 APN 007-542-020

REVISIONS	BY

design graphics
 Custom Residential Design and Developments - Planning
 407 Traffic Way - Suite C
 Arroyo Grande, California
 (805) 481-0476

A Planned Development

Owner: Wade Kelly, 471 Garden Street, Arroyo Grande, CA 979-5404

Date:	NOV 15
Scale:	1" = 10'-0"
Drawn:	
Approved:	
Job:	2291
Sheet:	C-1
Of:	

The Committee provided comments in support of the project.

Mary Hertel made a motion, seconded by Michael Peachey, to recommend approval of the project to the Planning Commission with the following concerns to be considered:

1. Review traffic patterns in the area;
2. Allow adjacent residents to have a chance to comment on the project; and
3. Investigate the idea of fencing off the south east side of the building in order to restrict access to the rear of the building

The motion carried on a 4-0-1 voice vote with Bruce Berlin absent.

6.b. CONSIDERATION OF TENTATIVE PARCEL MAP 15-003 AND PLANNED UNIT DEVELOPMENT 15-003; SUBDIVISION OF ONE (1) LOT INTO TWO (2) LOTS AND CONSTRUCTION OF A NEW SINGLE – FAMILY RESIDENCE; LOCATION – 316 SHORT STREET; APPLICANT – WADE KELLY; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS (Downing)

Associate Planner Downing presented the project.

Associate Planner Downing responded to questions from the Committee.

Mark Vasquez, representative, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments in support of the project.

John Rubatzky made a motion, seconded by Mary Hertel, to recommend approval of the project as submitted to the Planning Commission.

The motion carried on a 4-0-1 voice vote, with Bruce Berlin absent.

6.c. CONSIDERATION OF DESIGN REVIEW 16-001; CONSTRUCTION OF ONE (1) NEW TWO-STORY RESIDENCE; LOCATION – 312 MYRTLE DRIVE; APPLICANT – HUASNA DEVELOPMENT COMPANY; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS (Holub)

Administrative Intern Holub presented the project.

Administrative Intern Holub responded to questions from the Committee.

Mark Vasquez, representative, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments in support of the project.

ROOF

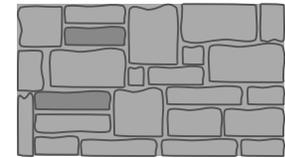
TRIM, BEAMS, DOOR

BODY

SHINGLES & POST

WINDOWS

STONE



Existing Residence Color Bd

ROOF

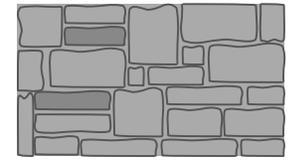
TRIM, BEAMS, POSTS

BODY

SHINGLES & DOORS

WINDOWS

STONE



New Residence Color Board

ARCHITECTURAL STYLES

This section illustrates various architectural styles found within the Village Historic Design Overlay District. These styles represent much of the existing architecture in the Village and shall be used as a guide for future development and renovations in the area. For the Spanish Eclectic Style, use this section as a guide for residential remodels for existing Spanish Eclectic style homes or mixed use/commercial construction (See Appendix "A" for additional examples): construction of new Spanish Eclectic homes is allowed in the HCO residential district subject to conditional use permit approval.

Most of the historic architecture does not follow one specific style, but is influenced by many. The commercial style development in the Village area is an eclectic mix of buildings, but there is a similar vocabulary in the building design and construction materials. The development for the residential and commercial buildings generally fits within one or more of the following architectural styles.

RESIDENTIAL STRUCTURES

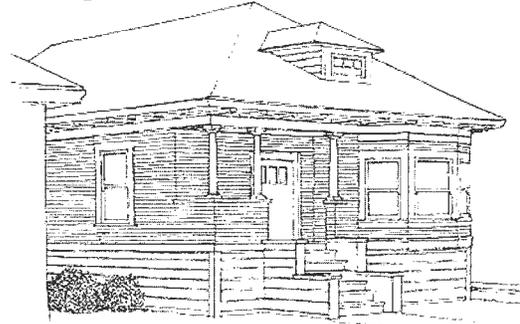
Bungalow



The Bungalow style is a unique house type that borrows from other cultures, but is a truly American design. Developed on the west coast, the Bungalow reduces the distinction between inside and outside space, reflecting the open practical living possible in California. It is generally a low, small house that used natural materials and relied

on simplified design. The roof structure is most often broad gables, often with a separate lower gable covering the porch, although hipped roof structures are also common. There is little ornamentation, and what is found is of simplified design. The first Bungalow development period was from 1895 to 1915.

Cottage



A Cottage is basically a small frame single-family home that does not use any particular architectural style or ornamentation pattern. Roof styles vary, but most often use gable, hip or a combination of the two. This is a style that often borrows elements from classic styles, but does not incorporate other elements that make the style unique.

Craftsman



An extension of the early Bungalow, the Craftsman design included a low-pitched gabled roof with a wide, unenclosed eave overhang. Roof rafters are usually exposed and decorative beams or braces are commonly added under gables. Porches are either full or partial-width, with a roof often supported by tapered square columns. The most distinctive features of this style are the junctions where the roof joins the wall,

where the most ornamentation occurs. This was the dominant style for smaller homes from 1905 to early 1920's. The popularity of the style faded quickly, however, and few were built after 1930.

Folk Victorian



The Folk Victorian style uses a simple, folk type house style that is often one story and has a roof that is gabled or hipped (pyramidal). It lacks the intricate, irregular roof structure of the Queen Anne style, but includes ornamentation common to Victorian-style detailing, especially spindle work. Facades are generally symmetrical.

Queen Anne

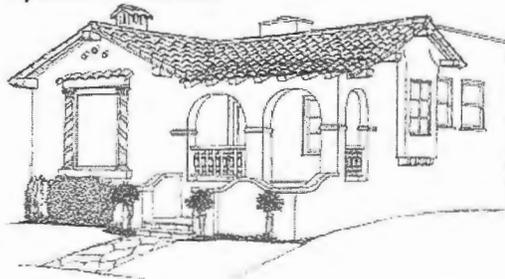


The Queen Anne architectural style was common from about 1880 to 1910. Identifying features include a steeply pitched, irregular shaped roof, often with a

dominant front-facing gable, patterned shingles, cutaway bay windows, and other features to avoid a smooth walled appearance. The decorative detailing is usually of two types:

1. Spindle work includes turned posts and may also include decorative gables and ornamentation under the wall overhangs.
2. Free classic detailing uses classical columns, instead of delicate turned posts, and other ornamentation is less "lacy" and delicate than that found in spindle work. This style became common after 1890.

Spanish Eclectic



For the Spanish Eclectic Style, use this section as a guide for residential remodels for existing Spanish Eclectic style homes or mixed use/commercial construction (See Appendix "A" for additional examples): construction of new Spanish Eclectic homes is allowed in the HCO residential district subject to conditional use permit approval. The Spanish Eclectic style uses decorative details borrowed from all aspects of Spanish Architecture. The roof is low pitched, usually with little or no eave overhang, or flat. The roof covering is S-shaped or 2-piece unglazed clay tile. Typically one or more prominent arches are placed above the door or principal windows. Windows are typically recessed. The wall surface is usually smooth plaster, and the façade is normally asymmetrical.

* Sketches from the Architectural Styles section are from Realty Advocates at www.realtyadvocates.com.

VILLAGE RESIDENTIAL DISTRICTS (VRD)



This section of the Guidelines and Standards applies to all residential parcels in the Historic Design Overlay district including Single Family Low-Medium Density, Single Family Medium Density and Multi Family Medium-High Density districts.

EXISTING CHARACTER

Many homes in this district were built in the period from 1885 to 1920, and represent a wide variety of architectural styles. Building materials, styles and details differ considerably from home to home, but some common elements can be identified in many buildings. These include height, mass and scale, materials and attention to ornamentation.

Similarity in Height, Mass and Scale

Most homes are one or two stories high, with single story designs most common. Lots are generally smaller and narrower than those in more modern suburban developments, and the home fills much of the width of the lot. Since garages were not included in many of these early homes, the facade design dominates the structure and streetscape. Other homes have single, detached garages, often in the rear yard.

Similarity of Material

The most common exterior wall material is either weatherboard or clapboard wood siding. These materials contribute a strong horizontal element to the overall design. Other popular materials include stucco or plaster, and shingles of various designs are often seen as accent materials or ornamentation, especially on gable ends.

Yellow indigenous sandstone, which was often used as a commercial building material in the Village Core area, is uncommon for residential façades. It is used often, however, as a material for foundations or retaining walls. Brick and concrete block are also common foundation materials.

The most common roofing material is composition shingle, and some wood shingles are also used. New roofing materials should incorporate composition shingles or other non-flammable material that approximates the appearance of wood.

For Spanish Eclectic or Pueblo styles, use of mission tiles is appropriate.

Window frames are almost exclusively wood, and door materials incorporate wood panels with glass, in varying proportions. Some homes have been remodeled and now incorporate non-traditional materials such as synthetic siding, concrete block or stucco walls and aluminum windows. The use of these materials is discouraged unless their appearance simulates traditional materials.

Sense of Experimentation

There are many similar types of building design, and some homes actually appear to be copies of others in the district. Design features and ornamentation are often used in creative ways, however, so that each home has an individual character. Often, elements from classic design types are combined, and the result is an unusual home.

Variety in Building Form

Although most of the homes are single story, tall two-story homes are also common. The combination of different architectural styles, varying setbacks, and distinct wing arrangements create a unique streetscape. Landscaping is used both to conceal and accent homes, and adds to the overall impression of the district.

DESIGN GUIDELINES AND STANDARDS

Site Design

1. All new projects or renovations shall adhere to site development standards of the Development Code.
2. All outbuildings, including garages, sheds, recycling enclosures, enclosures for service areas, trash containers, or outside storage should be compatible with materials, textures and colors of the principal building.

3. Existing trees should be retained as much as possible, although judicious pruning and shaping will be allowed. Drought resistant street trees shall be incorporated if pedestrian circulation will not be obstructed. All front yards shall be landscaped and maintained on a regular basis. Properly designed landscaping adds to the small town character of the residential area and is strongly encouraged.
4. Existing parkways shall be retained. New landscaped parkways shall be installed with substantial new construction. Continuous hardscape parkways are not permitted.

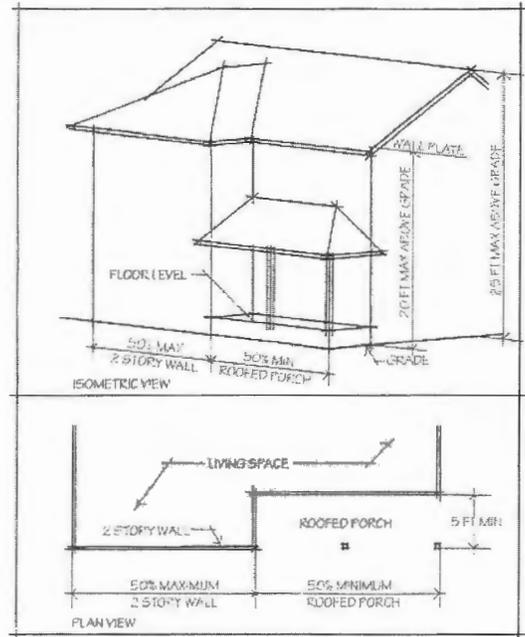


Building Design

1. The height of new buildings shall not exceed 25 feet. Consistent with Development Code 16.16.100-B.4 and B.6, a Minor Exception may be sought to increase building height for Victorian architecture to improve architectural design where scenic views or solar access on surrounding properties is not affected. The maximum wall height shall be 20'.
2. The use of architectural styles in the years from 1870 through the 1930's is strongly encouraged (see Architectural Styles and Appendix "A" for example). The Spanish Eclectic Style is allowed for residential remodels to existing Spanish Eclectic homes or mixed

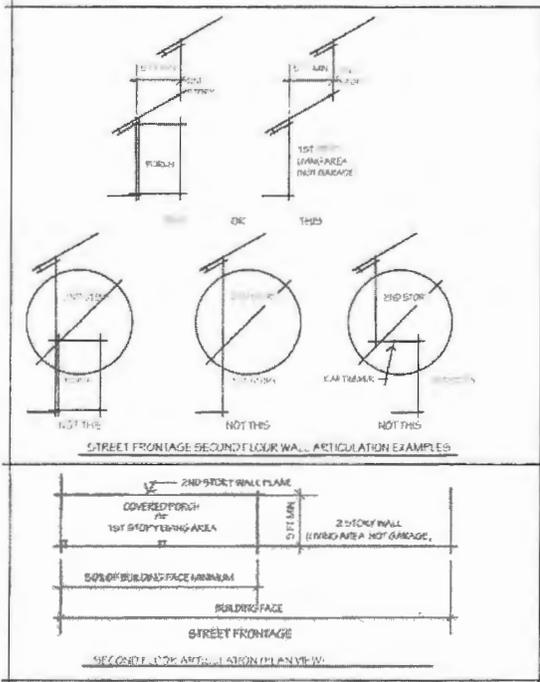
use/commercial construction: construction of new Spanish Eclectic homes is allowed in the HCO residential districts subject to conditional use permit approval.

- To avoid “boxy” structures that have unrelieved exterior wall planes extending in height for two stories, and to promote vertical articulation of wall planes, the second floor living area shall be set back from the ground floor building footprint on the front and street sides of the house a minimum of 5 feet unless at least 50% of the first floor elevation is articulated with a covered porch extending out from the wall plane. The minimum interior sideyard setback for a two-story structure or the second story portion of the structure shall be 7.5'. Substantial articulation for two-story single-plane walls is strongly encouraged.



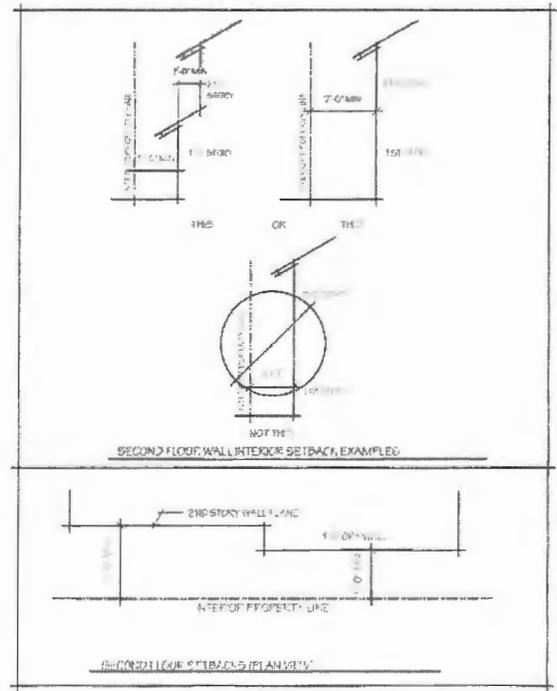
2 STORY BULK EXAMPLE AT ALL STREET FRONTAGES

MINIMUM STREET FRONTAGE GARAGE SETBACK REQUIREMENTS



WALL ARTICULATION AT 2 STORY WALLS

MINIMUM STREET FRONTAGE GARAGE SETBACK REQUIREMENTS



INTERIOR PROPERTY LINE SETBACKS AT 2 STORY WALLS

MINIMUM STREET FRONTAGE GARAGE SETBACK REQUIREMENTS

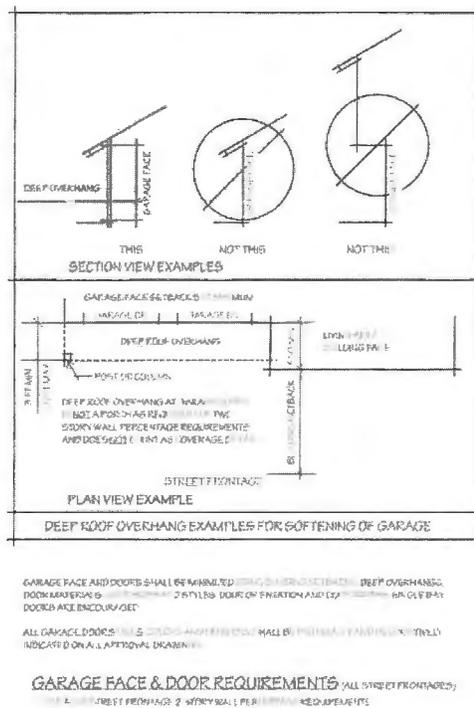
5. New construction shall include elements common to the district such as cladding type, roofing material, roof structure, and ornamentation. Spanish Eclectic design shall use clay tile roofing and shall comply with the description given on page 18. Cement plaster may be permitted in limited quantities provided that it emulates historic design and it does not detract from the historic character of the area.
6. To be consistent with the historic character in the Village, the following features should be used in all structures [and shall be used in conjunction with Minor Exceptions in accordance with Development Code Section 16.16.100-B(6)]: Incorporate architectural details and varied materials to reduce the apparent mass of structures. Such scale reducing design devices include porches, covered entries, dormer windows, oriel and bay windows, multi-pane windows, varying roof profiles, moldings, masonry, stone, brickwork, and wood siding materials. Expansive building facades should be broken up by varied roof lines, offsets, and building elements in order to avoid a box-like appearance. Variations in wall planes, rooflines, detailing, materials and siding should be utilized to create interest and promote a small-scale appearance. Minor Exceptions may also be considered for energy efficient building elements or design.
7. All new projects shall use materials that fit within the character of the Village. By using similar materials or replicating these materials on new projects and restorations, the existing historic character will be reinforced and extended.

Garage/Parking

1. One and two car garages shall be detached if feasible. If infeasible, proposed attached garages are preferred

to be side or rear-loaded or, if street facing, shall be recessed from the front building elevation a minimum of five feet with deep roof overhangs and smaller single bay doors. Tandem garages are encouraged to soften the façade of the home. Other similar architectural treatment to minimize the dominance of front garages is encouraged. The materials and architectural detailing of garage doors shall be consistent with the historic character of the Village and the architectural style of the house.. Prominent visibility of garage doors requires ARC approval. (Development Code Section 16.56.020 provides that a Minor Exception may be granted for the provision of on-site parking when a change or expansion in use is proposed.)





Construction Materials

1. Clapboard or weatherboard cladding is the most common type of material used in the residential district. Plaster is prevalent in later designs, especially Spanish Eclectic styles. The use of clapboard or weatherboard is encouraged in new projects or renovations. Smooth plaster is acceptable for renovations involving styles such as Spanish Eclectic that are true to the description given on page 18.
2. Renovations shall use the original materials as much as possible.
3. Window sashes and doorframes should be made of wood or vinyl that looks like wood, and consistent with the historical period. Unfinished aluminum is not allowed.
4. Door materials were traditionally wood panel and glass. New or replacement doors shall be wood or an approved

substitute material that simulates the appearance of original materials.

5. Original decorative details shall be retained during renovation. If the original materials have deteriorated and must be removed, they shall be replaced with materials that match the original in design, color, and texture.

Building Colors

1. Building colors shall fit within the existing character of the neighborhood and be compatible with the historic period of the Village Residential neighborhood. The use of fluorescent "neon", "day-glo", or bright primary colors as the predominant shade on building facades is not permitted. Colors for Spanish Eclectic designs should be muted and softer in tone.
2. When Plot Plan review is required, color samples shall be submitted as part of the process.

DRAINAGE CALCULATIONS

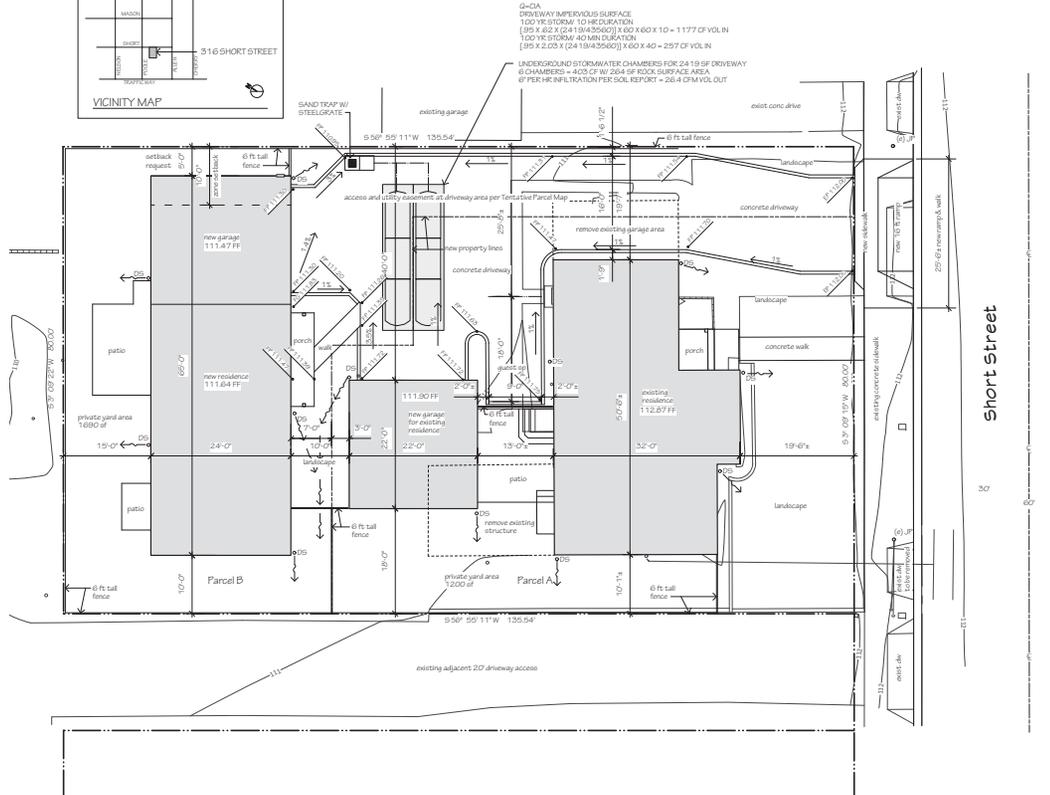
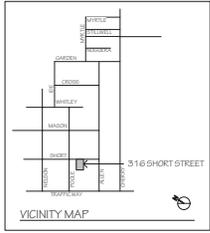
TOTAL SITE AREA	10843.5F	0.25 ACRES
EXISTING IMPERVIOUS SURFACES	3181.5F	29.34%
PROPOSED IMPERVIOUS SURFACES	5690.5F	54.32%
AVERAGE ANNUAL RAINFALL	18.9 IN/YR	COUNTY STD H-1
RAINFALL INTENSITIES	10 MIN	BY INSPECTION (SMALL SITE)
	1 (2/10)	1.70 NNR
	1 (10/10)	2.20 NNR
	1 (25/10)	3.20 NNR
	1 (50/10)	3.70 NNR
	1 (100/10)	4.00 NNR
C (PERVIOUS)		COUNTY STD H-3a
RELIEF - LOW	0.08	
SOIL INFILTRATION - HIGH	0.05	
VEGETAL COVER - NORMAL	0.05	
SURFACE STORAGE - NORMAL	0.05	
TOTAL	0.23	
C (IMPVIOUS)	0.95	COUNTY STD H-3
PRE-PROJECT COMPOSITE C	0.50	WEIGHTED AVERAGE
POST-PROJECT COMPOSITE C	0.66	

DRIVEWAY DRAINAGE TO BE CONTROLLED AND DEPOSED OF VIA UNDERGROUND INFILTRATION
ROOF WATER SHALL BE DIRECTED TO LANDSCAPE AREAS FOR INFILTRATION ABOVE GROUND

D-QCA
STRUCTURE IMPERVIOUS SURFACE
 100 YR STORM, 10 HR DURATION
 (SP X .82 X (5400V+5560)) X 60 X 60 X 10 = 1695 CF VOL OR 2.75 CF/MIN
 @ PER-HR INFILTRATION PER SOIL REPORT = 1" DEPTH X .26 SF = 2.80 CFM VOL

100 YR STORM, 40 MIN DURATION
 (SP X .23 X (5400V+5560)) X 60 X 40 = 361 CF VOL OR 9.02 CF/MIN
 @ PER-HR INFILTRATION PER SOIL REPORT = 1" DEPTH X 1.14 SF = 9.12 CFM VOL

THEFORE, DOWNSPOUTS TO SPLASHELOCKS PROVIDE ADEQUATE ABSORPTION AREA



EXISTING IMPROVEMENTS AND LAND FEATURES SHOWN ARE FROM A TOPOGRAPHIC SURVEY PERFORMED IN MAY OF 2015 BY GREEN LAND SURVEYS, TERRA GREEN PLD 7608

SITE PLAN

- PROJECT NOTES**
1. MAIL RECEPTACLE TO BE PROVIDED BY POSTMASTER AND LOCATED AT BACK OF SIDEWALK ON NEAR DRIVE.
 2. TRASH RECYCLE AND GREENWASTE CONTAINERS SHALL BE KEPT WITHIN THE INDIVIDUAL GARAGE OR PRIVATE YARD AREAS.
 3. TIE: 1:10 REQUIREMENTS COMPLIANCE.
 4. 2500 TO 5000 SF IMPERVIOUS SURFACE REQUIRES ONE AGENCY APPROVED STORMWATER RUNOFF REDUCTION MEASURE. DRAINAGE FOR IMPROVEMENTS SHALL BE DEPURSED IN LANDSCAPE AREAS. GUTTERS SHALL BE DIRECTED TO SPLASHELOCKS AND DRAIN INTO LANDSCAPE AREAS.

PROJECT REQUIREMENTS
 CITY OF ARROYO GRANDE RENCH-MARK NO. 82
 BEING A PASSAGE CAP LOCATED AT THE NE CORNER
 OF SHORT STREET AND ALLEN STREET
 ELEVATION = 111.805' (NGVD 29)

LEGAL DESCRIPTION
 LOT 6 & A PORTION OF LOT 5,
 BLOCK 3 OF THE SHORT HANSON
 & WHITELY ADDITION,
 CITY OF ARROYO GRANDE
 APN 007-542-020

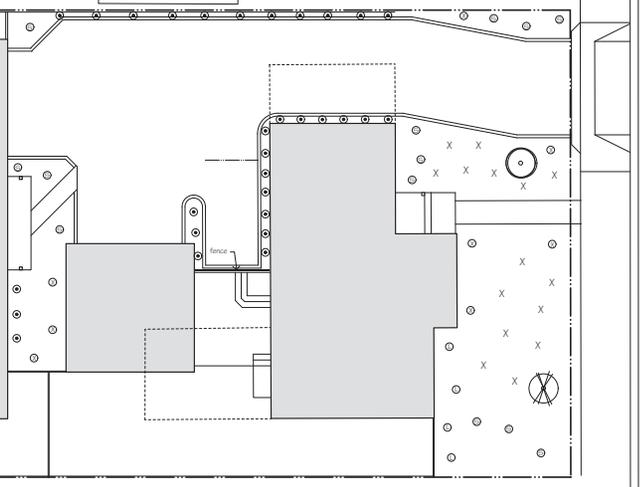
PROJECT DATA

ZONING	MF MULTIFAMILY
LOT AREA	10,843.5F OR 0.2489 ACRES
MINIMUM UNITS 9' BUI ACRE	24 DWELLING UNITS
COVERAGE ALLOWED	4,337.5F OR 40%
OPEN SPACE REQUIRED	0% COMMON, 45% USEABLE, 1000 SF PRIVATE/UNIT
FLOOR AREA RATIO ALLOWED	0.40 (4,337.5F)
HEIGHT ALLOWED	35 FT OR 2 STORIES
PETROLEUM ALLOWED	
FRONT SETBACK	20 FT
REAR SETBACK	10 FT
PARKING REQUIRED	2 CAR GARAGES/UNIT - 0.5 GUEST SP/UNIT
DENSITY SHOWN	3,490 SF OR 32.24%
BUILD COVERAGE SHOWN	2,419 SF OR 22.30%
DRIVEWAY COVERAGE	4,929 SF OR 45.46%
OPEN SPACE SHOWN	2,039 SF OR 18.80%
PUBLIC OPEN SPACE SHOWN	
NOT INCLUDING DRIVEWAY	2,890 SF OR 26.65%
PRIVATE OPEN SPACE SHOWN	
FLOOR AREA RATIO SHOWN	3,221 SF OR 29.71%
HEIGHT SHOWN	24 FT (PARCEL B HIGHEST)
SETBACKS SHOWN (PROJECT PERMITS)	
FRONT SETBACK	20'-0"
REAR SETBACK	10'-0"
DRIVE SIDE SETBACK	5'-0"
HEIGHT SHOWN	15'-0"
PARKING SHOWN	2 - 2 CAR GARAGES + 1 OPEN SPACE

LEGEND

Symbol	Botanical Name	Size
(X)	Prinos 'Krasner Vesuvius' / Purple Leaf Plum	15 Gallon
(O)	Lagerstomia 'Luscarni' / Cape Myrtle	15 Gallon
(O)	Asplenium	1 Gallon
(O)	Salmia leucantha 'Santa Barbara' / Mexican Sage	1 Gallon
(O)	Lavandula	1 Gallon
(O)	Kaphorlia	1 Gallon
(X)	Cottoncane/Slam 'Luskoff' / Banyan	1 Gallon

- All project landscaping and irrigation design shall comply with the following standards:
1. Rain sensors, either integral or auxiliary, that suspended irrigation during and after rainfall events, shall be required on all irrigation control systems.
 2. Any water feature shall use recirculating water systems.
 3. Prohibit overhead spray irrigation within twenty-four (24) inches of non-permeable surfaces such as, but not limited to, concrete sidewalks and driveways. Subsurface irrigation may be used as long as the requirements of this chapter are met. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray type of systems. The setback area may be planted or non-planted. The surfacing of the setback may be mulch, gravel, cobble, or other permeable material. These restrictions may be modified if the landscape area is adjacent to permeable surfacing, and no runoff occurs on the adjacent non-permeable surface drains entirely to landscaped areas.
 4. Irrigation systems shall be designed and constructed to achieve a minimum efficiency of seventy-one (71) percent.
 5. Apply minimum two inch layer of mulch on all exposed soil surface of planting areas.
 6. The architectural guidelines and covenants, conditions, and restrictions of common interest developments shall not have the effect of prohibiting the use of low-water use plants or requiring turf grass in landscaped areas.
 7. Turf shall be limited to 20% of the total landscape area available for each parcel and shall be limited to private yard areas.
 8. All vertical irrigation to be drip-tube system with emitters at plant base.
 9. All groundwater to be piped-up spray irrigation on separate program for control.
 10. Similar drought tolerant plant material may be substituted during installation if required.



CONCEPTUAL LANDSCAPE PLAN

Date: Mar 30, 2016
 Time: 09:55:51 AM

REVISIONS

NO.	DESCRIPTION	BY

design graphics
 Custom Residential Design and Development - Planning
 407 Traffic Way - Suite C
 Arroyo Grande, California
 (805) 481-0416

A Planned Development

Owner: Wade Kelly, 4711 Garden Street, Arroyo Grande, CA 979-5404

Date: NOV 15

Scale: 1" = 10'-0"

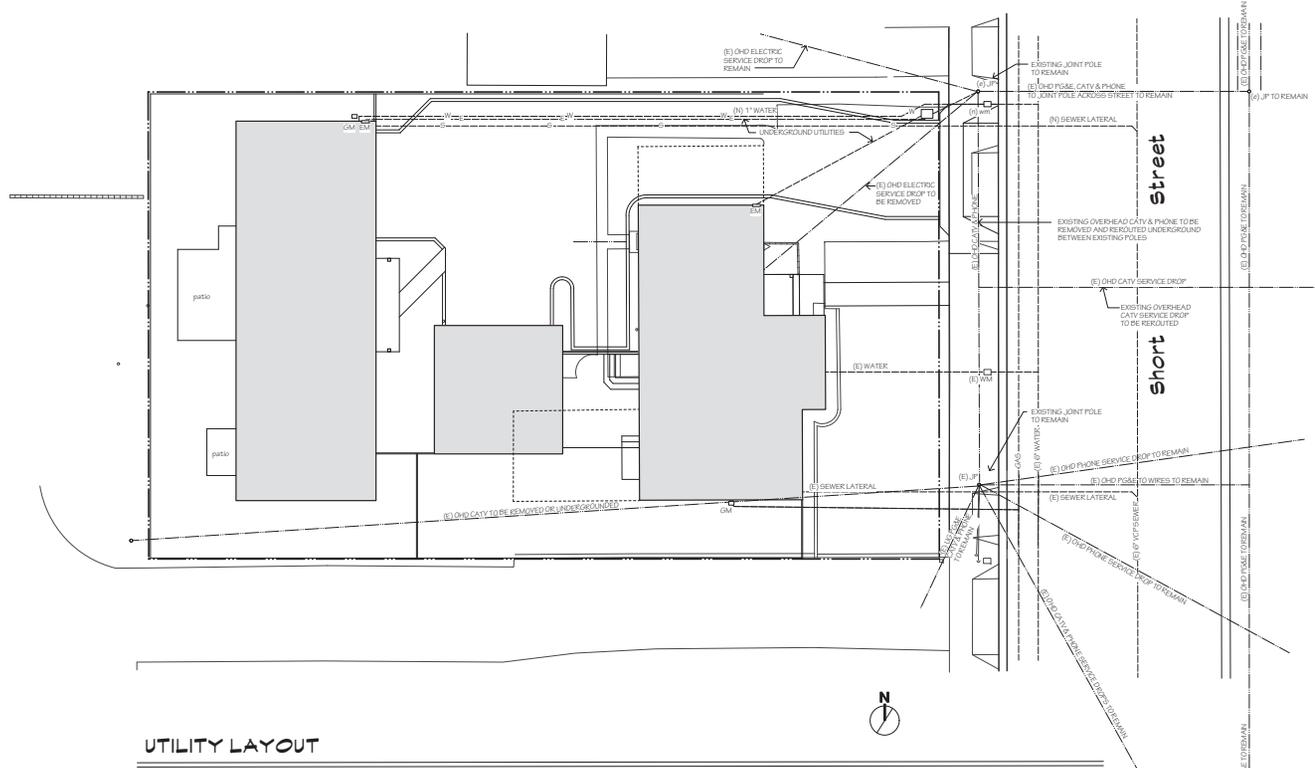
Drawn: [Signature]

Approved: [Signature]

Job: 2291

Sheet: **A-1**

Date: Mar 30, 2016
Time: 6:08:53 AM



UTILITY LAYOUT

LEGAL DESCRIPTION
 LOT 8 & A PORTION OF LOTS 9 &
 10, BLOCK 3 OF THE SHORT, MASON
 & WHITELEY ADDITION,
 CITY OF ARROYO GRANDE
 APN 007-542-020

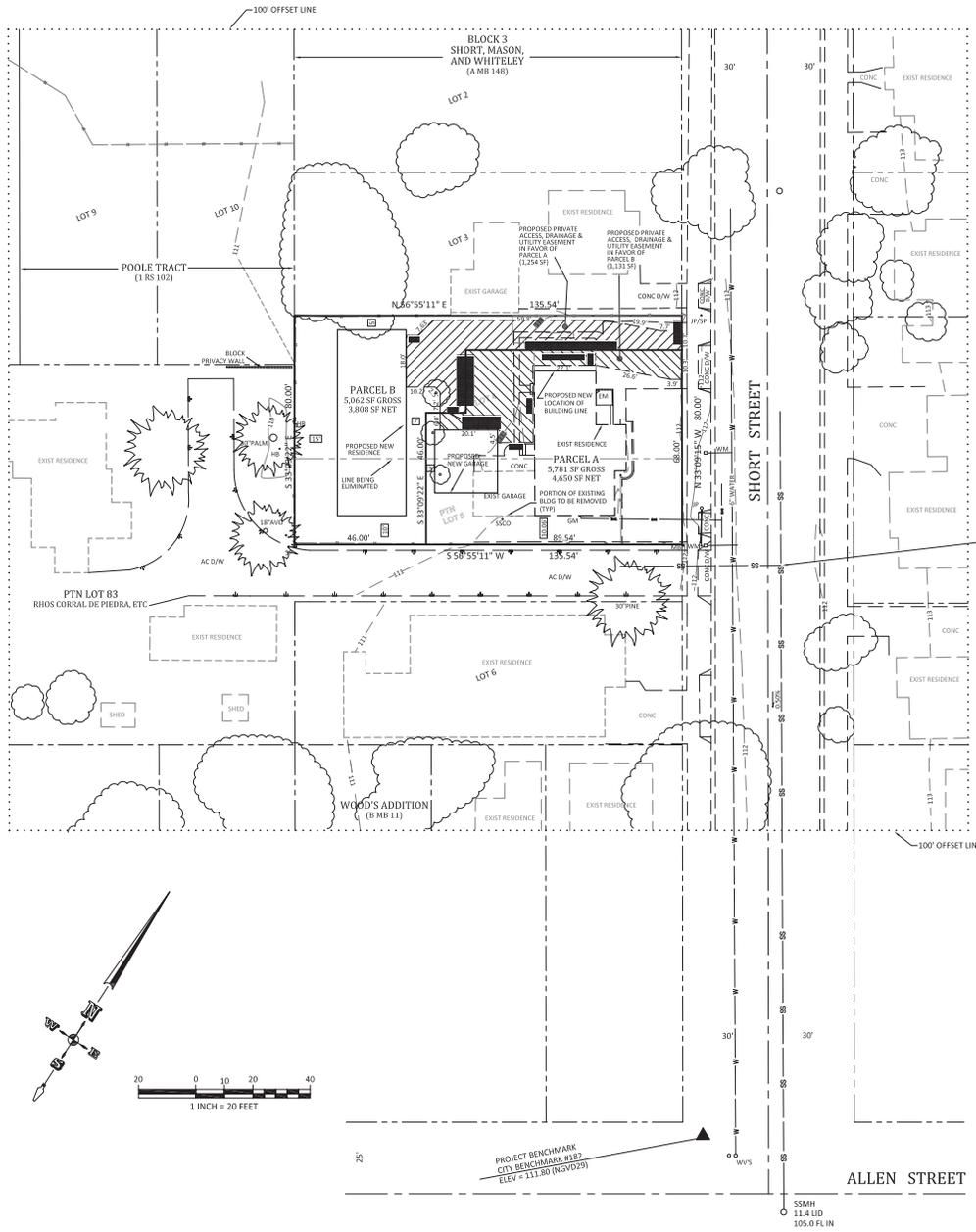
REVISIONS	BY

design graphics
 Custom Residential Design and Developments - Planning
 407 Traffic Way - Suite C
 Arroyo Grande, California
 (805) 481-0476

A Planned Development

Owner: Wade Kelly, 471 Garden Street, Arroyo Grande, CA 979-5404

Date:	NOV 15
Scale:	1" = 10'-0"
Drawn:	
Approved:	
Job:	2291
Sheet:	C-1



108.25 SS FLOWLINE
ELEVATION BASED ON
CALCULATIONS. SSMH OR
SSCO TO NORTH IS PAVED
OVER. SS LINE DOES NOT
CONNECT TO SSMH AT THE
INTERSECTION OF SHORT
STREET AND POOLE STREET.

PROPERTY INFORMATION

OWNER: WADE KELLY
471 GARDEN STREET
ARROYO GRANDE, CA 93420
805

PHONE:

AUTHORIZED AGENT: MARK VASQUEZ
DESIGN GRAPHICS
407 TRAFFIC WAY
ARROYO GRANDE, CA 93420
805-481-0476

PHONE:

DATE OF PROJECT: NOVEMBER 2015

SITE ADDRESS: 316 SHORT STREET, ARROYO GRANDE, CA 93420
SITE APN: 007-542-020

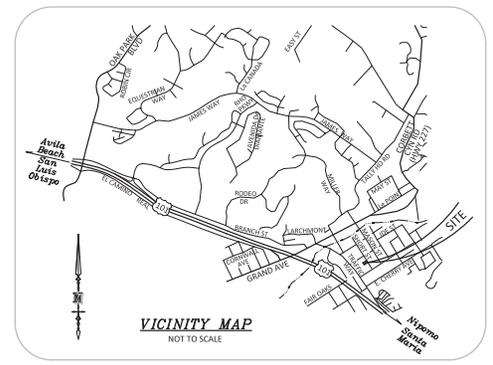
NUMBER OF LOTS: 1 EXISTING LEGAL LOT / 2 PROPOSED PARCELS
PROJECT SIZE: 10,843 SQ. FT.
PROPOSED PARCEL A: 5,781 SF GROSS, 4,650 SF NET
PROPOSED PARCEL B: 5,062 SF GROSS, 3,808 SF NET

PROPOSED USAGE: PARCEL A- RESIDENTIAL
PARCEL B- RESIDENTIAL

PROJECT BENCHMARK

CITY OF ARROYO GRANDE 0M #182-
BRASS CAP IN TOP OF CLUB AT THE NORTHWEST
CORNER OF ALLEN STREET AND SHORT STREET.
ELEVATION = 111.80' (NGVD 29)

NOTE:
ON SITE TREES ARE SMALL FRUIT TREES TO BE REMOVED



- LEGEND**
- 111 1' CONTOURS BASED ON FIELD SURVEY
 - 110 5' CONTOURS BASED ON FIELD SURVEY
 - EXISTING PROPERTY LINE
 - - - - - PROPOSED PROPERTY LINE
 - FENCE LINE (FNL)
 - EXISTING BUILDING LINE
 - EDGE OF PAVEMENT (EP)
 - TREE WEDGELINE
 - EM ELECTRIC METER
 - △ JOINT POLE
 - IP SERVICE POLE
 - SP
 - BUILDING SETBACK DISTANCE
 - PROPOSED PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT IN FAVOR OF PARCEL A
 - PROPOSED PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT IN FAVOR OF PARCEL B

Green Land Surveys
P.O. Box 107, Grover Park Ca 93483
723 E. Grand Ave, Arroyo Grande, Ca 93420
Ph: 805-481-0330 / greenlandsurveys.com

**TENTATIVE PARCEL MAP
AG 15-0100**

Of Lot 4 and A Portion of Lot 5
in Block 3 of the
Short, Mason and Whiteley Tract
(A MB 48)

City of Arroyo Grande
State of California
November 2015

SHEET 1 OF 1

GLS JOB# KELLY15001

SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME OR UNDER MY
SUPERVISION AND TO THE BEST OF MY KNOWLEDGE
COMPLIES WITH THE LOT DIVISION ORDINANCE OF
THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS
OBISPO, CALIFORNIA.

BY: *Joni L. Shea*
PLS 7868 NOV. 8, 2015



**ADMINISTRATIVE ITEMS
PLANNING COMMISSION
APRIL 4, 2016**

(Approvals by the Community Development Director)

ITEM NO. 1: LARGE FAMILY DAYCARE 16-001; ESTABLISHMENT OF A LARGE FAMILY DAYCARE OF UP TO TWELVE (12) CHILDREN IN AN EXISTING RESIDENCE; LOCATION – 214 NORTH ALPINE STREET; APPLICANT – KATIE RAMIREZ

After making the findings outlined in Arroyo Grande Municipal Code Section 16.16.120, the Community Development Director approved the above referenced project for the establishment of a large family daycare of up to twelve (12) children in an existing residence.

ITEM NO. 2: ARCHITECTURAL REVIEW 15-011 AND MINOR EXCEPTION 16-001; ONE FOOT (1') REDUCTION OF SIDEYARD SETBACK AND A TWO FOOT (2') REDUCTION OF FRONT YARD SETBACK FOR A NEW SINGLE FAMILY RESIDENCE AND ATTACHED SECONDARY DWELLING UNIT; LOCATION – 306 SHORT STREET; APPLICANT – CINDY NOTT; REPRESENTATIVE – MICHAEL FISHER

After making the findings outlined in Arroyo Grande Municipal Code Sections 16.16.100 and 16.16.130, the Community Development Director approved the above referenced project for the establishment of a new single family residence and attached secondary dwelling unit, with a one foot (1') reduction to the sideyard setback and two foot (2') reduction to the front yard setback.

ITEM NO. 3: PLOT PLAN REVIEW 16-002 AND ADMINISTRATIVE SIGN PERMIT 16-010; ESTABLISHMENT OF A NEW FOOT SPA AND INSTALLATION OF ONE (1) NEW WALL SIGN; LOCATION – 1480 E. GRAND AVENUE; APPLICANT – QUI CHEN LI; REPRESENTATIVE – WALT HUTTON

After making the findings outlined in Arroyo Grande Municipal Code Sections 16.16.080 and 16.16.170, the Community Development Director approved the above referenced project for the establishment of a new foot spa and installation of one (1) new wall sign.