



**AGENDA SUMMARY
PLANNING COMMISSION MEETING
TUESDAY, MAY 17, 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 May 3, 2016 meeting.

Documents: [05-03-2016 PC Minutes Draft.pdf](#)

8. PUBLIC HEARINGS:

8.a. CONTINUED CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-002; ARCHITECTURAL REVIEW 15-011 AND MINOR EXCEPTION 16-001; ONE FOOT (1') REDUCTION OF SIDE YARD SETBACK AND A TWO FOOT (2') REDUCTION OF FRONT YARD SETBACK FOR A NEW STORY RESIDENCE AND ATTACHED SECONDARY DWELLING UNIT; LOCATION – 306 SHORT STREET; APPLICANT – CINDY NOTT; REPRESENTATIVE – MICHAEL FISHER

Recommended Action: It is recommended that the Planning Commission adopt a Resolution denying Appeal 16-002 and approving Architectural Review 15-011 and Minor Exception 16-001.

Documents: [PC 08.a. Appeal 16-002 306 Short Street.pdf](#)

9. NON-PUBLIC HEARING ITEMS:

9.a. **WORKSHOP TO TAKE PUBLIC COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE E. CHERRY AVENUE SPECIFIC PLAN PROJECT**

Recommended Action: It is recommended that the Planning Commission take public comments and provide input to City and consultant staff on the Draft EIR for the East Cherry Avenue Specific Plan Project. No action on the project is being considered at this.

Documents: [PC 09.a.Workshop Draft EIR E. Cherry Ave. Specific Plan.pdf](#)

10. NOTICE OF ADMINISTRATIVE DECISIONS:

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

10.a. **NOTICE OF ADMINISTRATIVE DECISIONS SINCE MAY 3, 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.

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**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, MAY 3, 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: Chair George, Vice-Chair John Keen, Commissioners Glenn Martin, Terry Fowler-Payne, and John Mack, were present.

Staff Present: Community Development Director Teresa McClish, Planning Manager Matt Downing, City Engineer Matt Horn and Office Assistant II Jane Covert-Lannon were present.

3. FLAG SALUTE

Chair George led the flag salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

None

6. WRITTEN COMMUNICATIONS

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

1. Memo dated May 3, 2016 from Planning Intern Sam Anderson regarding Agenda Item 8.a.
2. Memo dated May 3, 2016 from Planning Manager Matt Downing regarding Agenda Item 8.b.

7. CONSENT AGENDA

Chair George invited public comment on the Consent Agenda. No public comments were received.

Action: Chair George moved, and Vice Chair Keen seconded the motion to approve Consent Agenda Items 7.a. through 7.b., with the recommended courses of action. The motion passed on the following voice vote:

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

NOES: None

ABSENT: None

7.a. Consideration of Approval of Minutes.

Action: Approve the minutes of the Regular Planning Commission Meeting of April 5, 2016, as submitted.

7.b. Consideration of a Resolution Approving a Street Name for Tract 3072; Location – Southwest Corner of E. Grand Avenue and South Courtland Street; Applicant; Wathen Castanos Homes.

Action: Adopted a Resolution approving the street name for Tract 3072.

8. PUBLIC HEARINGS

8.a. Consideration of Appeal to Planning Commission 16-002; Architectural Review 15-011 and Minor Exception 16-001; One Foot (1') Reduction of Side Yard Setback and a Two Foot (2') Reduction of Front Yard Setback for a New Two Story Residence and Attached Secondary Dwelling Unit; Location – 306 Short Street; Applicant – Cindy Nott; Representative – Michael Fisher.

Planning Manager Downing presented the staff report and modified the recommendation to continue the item to a date certain of May 17, 2016.

Chair George opened the public hearing. Hearing no public comments, Chair George closed the public hearing.

Action: Vice-Chair Keen moved, and Commissioner Martin seconded the motion to continue Consideration of Appeal to Planning Commission 16-002; Architectural Review 15-011 and Minor Exception 16-001; One Foot (1') Reduction of Side Yard Setback and a Two Foot (2') Reduction of Front Yard Setback for a New Two Story Residence and Attached Secondary Dwelling Unit; Location – 306 Short Street to a date certain of May 17, 2016 on the following roll call vote.

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

8.b. Consideration of Tentative Parcel Map 15-002 and Planned Unit Development 15-002; Subdivision of One (1) Lot Into Four (4) Lots and Construction of Four (4) New Attached Townhome Residences; Location – 189 Brisco Road; Applicant – Edward Shapiro; Representative – Greg Soto.

Planning Manager Downing presented the staff report and recommended that the Planning Commission adopt a Resolution approving Tentative Parcel Map 15-002 and Planned Unit Development 15-002.

Planning Manager Downing and City Engineer Horn responded to Commission questions regarding site grades, garbage collection, wall heights and fencing for the drainage basin, and driveway bulbout design.

Chair George opened the public hearing.

Greg Soto, project representative, and Edward Shapiro, applicant, responded to questions from the Commission regarding construction hours and timing, site grading, drainage, and spoke in support of the project.

Hearing no further comment, Chair George closed the public hearing

Community Development Director McClish and Planning Manager Downing provided specific phrasing of potential conditions of approval for the Commission to consider.

Action: Chair George moved to adopt a resolution entitled **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING TENTATIVE PARCEL MAP 15-002 AND PLANNED UNIT DEVELOPMENT 15-002; LOCATED AT 189 BRISCO ROAD;**

APPLIED FOR BY EDWARD SHAPIRO", with the following modification to add Conditions of Approval: 1) Condition #13 shall read "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. The developer shall invite neighbors to the project's preconstruction meeting and provide regular notice to neighboring residences during heavy disruption events, including, but not limited to, material deliveries, concrete deliveries, and impacts to the driveway. Hours for large truck deliveries shall be limited to 8 AM until 4 PM Monday through Friday", 2) Condition #120 – Replace the silk floss trees with an alternative tree species that requires less maintenance, 3) Condition #124 – The developer shall work with City staff to specify the size of required driveway bulbout, 4) Condition #125 – The depth of the drainage basin shall be no more than two feet (2') to eliminate the need for fencing. Should a deeper basin be necessary and require installation of a fence, the fence design shall require Design Review by the Architectural Review Committee for a recommendation to the Community Development Director, 5) Condition #126 – All new driveway grades shall comply with the latest edition of Engineering Standard 2130, 6) Condition #127 – The developer shall comply with all Fire Department regulations, including red striping and signing fire lanes adjacent to the common driveway. Commissioner Mack seconded and the motion passed on the following roll call vote:

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

9. NON-PUBLIC HEARING ITEM
None

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE APRIL 19, 2016
None

11. COMMISSION COMMUNICATIONS
None

12. STAFF COMMUNICATIONS

Community Development Director McClish informed the Commission of the promotion of Matt Downing to Planning Manager.

13. ADJOURNMENT

On motion by Vice Chair Keen for adjournment, and seconded by Commissioner Martin and unanimously carried, the meeting adjourned 7:06 p.m.

ATTEST:

**JANE COVERT-LANNON
SUBSTITUTE SECRETARY TO
THE PLANNING COMMISSION**

LAN GEORGE, CHAIR

(Approved PC Meeting)



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: SAM ANDERSON, PLANNING INTERN

SUBJECT: CONTINUED CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-002; ARCHITECTURAL REVIEW 15-011 AND MINOR EXCEPTION 16-001; NEW TWO STORY RESIDENCE AND ATTACHED SECONDARY DWELLING UNIT; LOCATION – 306 SHORT STREET; APPLICANT – CINDY NOTT; REPRESENTATIVE – MICHAEL FISHER

DATE: MAY 17, 2016

RECOMMENDATION:

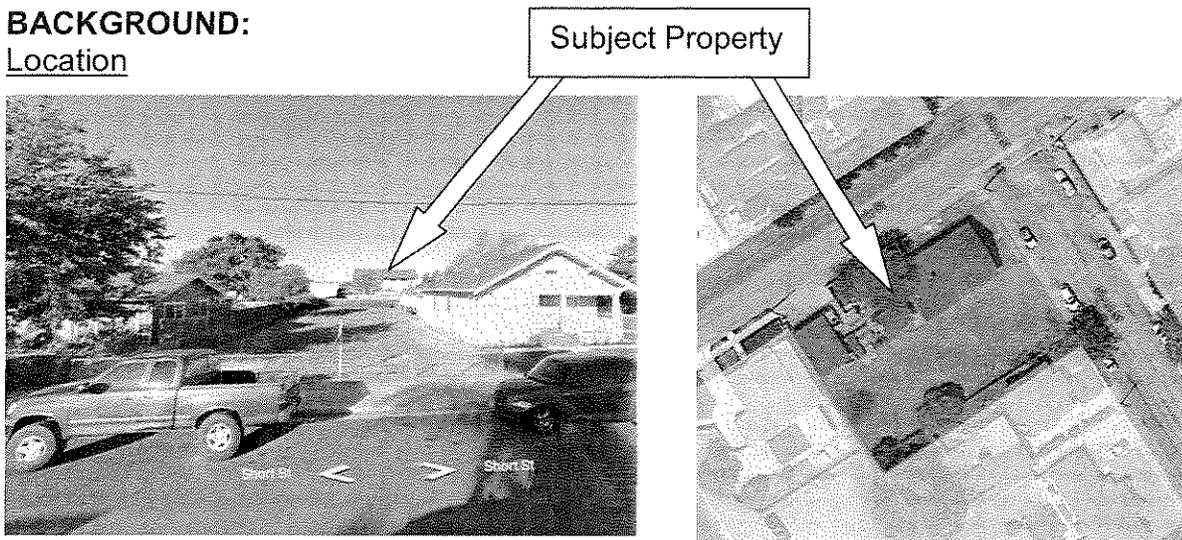
It is recommended that the Planning Commission adopt a Resolution denying Appeal 16-002 and approving Architectural Review 15-011 and Minor Exception 16-001.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

Location



The subject property is zoned Multi Family (MF), is located in the D-2.4 Historic Character Overlay District, and requires a Minor Use Permit - Architectural Review Permit for new construction in the D-2.4 Historic Character Overlay District.

**PLANNING COMMISSION
CONTINUED CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-002
MAY 17, 2016
PAGE 2**

Pursuant to Development Code Section 16.16.100, notice of approval for the Minor Exception was sent to all property owners within 300' of the project site. An appeal of the project was submitted on April 6, 2016 (Attachment 1). The appellant has indicated reasons for appeal based on the size of the project, the front-facing garages, the monolithic architecture, and not keeping with the character of the Historic Village.

Appeal 16-002 was originally scheduled to be heard on May 3, 2016. However, before the hearing, appellant Dave Frazier noted issues with Floor Area Ratio (FAR) calculations that needed correction. The applicant submitted revised designs on May 3, 2016 to conform with FAR calculations as specified in the *Design Guidelines and Standards for the Historic Character Overlay District*. The project originally required a Minor Use Permit – Minor Exception to reduce front and side yard setbacks; however, the reductions in size necessary to meet FAR requirements eliminated all setback violations. The Minor Exception, as part of the approved project description, remains part of the project but is not necessary for the project to move forward.

Architectural Review Committee

On January 11, 2016, the ARC reviewed the project (Attachment 2). Due to concerns with front facing garages conflicting with the *Design Guidelines and Standards for the Historic Character Overlay District*, the ARC voted 5-0 to continue this project to a future date to allow the applicant time to submit additional information in support of the front facing garage. On February 22, 2016, the ARC reviewed the revised design and were not able to reach a majority opinion on the project, and voted 4-0 to continue this project to a further date to allow for a full member vote (Attachment 3). On March 7, 2016, the ARC recommended to the Community Development Department approval of the project, including a Minor Exception for front and side yard setback requirements (Attachment 4). The motion carried on a 3-2 voice vote.

ANALYSIS OF ISSUES:

Project Description

The applicant is proposing to construct a new three (3) bedroom, two (2) bathroom single family residence with an attached secondary dwelling unit containing one (1) bedroom and one (1) bathroom. The lot is 6,777 square feet. Single family homes are permitted in the MF zone on lots less than 10,000 square feet. The project proposes a 2232 square foot home with a 432 square foot two (2) car garage.

The proposed project is located on a fifty foot (50') wide lot, thirty feet (30') less than the minimum width required for a new lot in the MF zone. The MF zone has side yard setback requirements of ten feet (10') on both sides, creating a buildable area on the lot only thirty feet (30') wide. The proposed project meets all applicable development standards with regards to lot coverage, setbacks, floor area ratio, height restrictions, and parking.

General Plan

PLANNING COMMISSION

CONTINUED CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-002

MAY 17, 2016

PAGE 3

The Land Use Element and Housing Element of the General Plan each contain objectives and policies that support the proposed project. Land Use Objective LU3 states: the City shall accommodate a broad range of Multi Family Residential (MFR) and special needs housing types and densities within the City.

Additionally, Housing Element Policy A.2 states: that the City shall utilize incentives for the production of affordable housing including allowing secondary dwelling units under specified criteria.

Architectural Character

The project is designed in the Craftsman style, with classic hardboard siding and pitched gables. The east face of the home is dominated by garage doors with a deck placed above. A staircase is visible on the northern side of the home providing access to the secondary dwelling unit located on top of the garage. A Catalina Cherry tree will obscure the view of the staircase to a degree. To the south of the garage is a paved parking space providing the required uncovered parking space for the secondary dwelling unit.

Both the southern and northern elevations show varying roof lines and faces in order to break up the long stretches created by the narrow lot. The main entrance is located on the southern side of the home behind the paved parking spot. The pathway will be shaded by another Catalina Cherry as well as assorted shrubs and vines shown on the site plans. Liberal uses of windows serve to create a more interesting facade along both sides of the home. There are two second stories on the project - the secondary dwelling unit is located above the garage and in the rear of the home with two more bedrooms and a bathroom. The two second stories are separated in order to provide a degree of privacy to the secondary dwelling unit, as well as create a more visually appealing roofline. The rear second story also has gables facing in all directions for additional variety.

The home is long and narrow due to the physical restrictions of an unusually narrow lot. The stairway and chimney shown on the northern elevation are permitted to enter the setback by up to five feet (5') (50% of the setback) in accordance with Municipal Code Subsection 16.48.030.6.

The *Design Guidelines and Standards for the Historic Character Overlay District* state that "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."

The applicant did consider both side-loading and rear-loading garages on the proposed home. However, at the size desired by the applicant, side-loading or rear-loading garages would be infeasible with the existing restrictive setbacks. Any attempt to relocate the garage entries would require the destruction of the majority of landscaping

PLANNING COMMISSION

CONTINUED CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-002

MAY 17, 2016

PAGE 4

on property. The side yard and rear yard of the property would need to be almost entirely dedicated to pavement in order to provide adequate widths and backups for vehicles. For these reasons, rear loading or side loading garages would be infeasible on this property.

The two-story architecture and density provide a zone of transition between the commercial development to the west of the project site and the existing single-family neighborhoods to the east and south.

The applicant has provided a color board for the project, which will be available at the meeting. The hardboard siding that makes up the exterior of the home will be a dark blue grey with white trim with detail work done in a lighter gray. The asphalt roofing shingles are gray with some red color influences.

ALTERNATIVES:

The following alternatives are identified for the Planning Commission's considerations:

- Adopt the attached Resolution denying Appeal No. 16-002 and approving Architectural Review 15-011 and Minor Exception 16-001;
- Modify and Adopt the Attached Resolution denying Appeal No. 16-002 and approving Architectural Review 15-011 and Minor Exception 16-001;
- Do not adopt the attached Resolution, take tentative action to approve Appeal No. 16-002 and provide direction on specific findings for denial of Architectural Review 15-011 and Minor Exception 16-001; or
- Provide direction to staff

ADVANTAGES:

Denying the appeal will allow the project to move forward. The proposed project will provide additional units to the City's housing stock, is consistent with the General Plan, Development Code, and the *Design Guidelines and Standards for the Historic Character Overlay District*, and would provide two (2) dwellings on a MF zoned property that is too small for traditional multi-family development.

DISADVANTAGES:

The *Design Guidelines and Standards for the Historic Character Overlay District* are intended to help protect the historic buildings and character, architecture and sites that reflect the heritage of Arroyo Grande and to ensure that new construction and renovation of existing buildings are compatible with the historic character of the Village area. Front facing garages, although not explicitly prohibited in the *Design Guidelines*, are strongly discouraged due to their anachronistic appearance. The garage doors will be highly visible from the street and will impact the character of the surrounding neighborhood. However, multiple homes in the vicinity are also constructed with front facing garages setback from the front of the residence.

ENVIRONMENTAL REVIEW:

**PLANNING COMMISSION
CONTINUED CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-002
MAY 17, 2016
PAGE 5**

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt per Section 15303(a) of the CEQA Guidelines regarding construction of one single family residence.

PUBLIC NOTIFICATION AND COMMENTS:

A public hearing notice was mailed to all property owners within 300' of the site, was posted in the Tribune, and was posted at City Hall and on the City's website on Friday, April 22, 2016 for the May 3, 2016 Planning Commission meeting. At that meeting, the Planning Commission continued the public hearing to a date certain of May 17, 2016. The agenda and staff report were posted at City Hall and on the City's website on May 13, 2016. The appellant submitted a letter detailing his comments on April 28, 2016 (Attachment 5). No further comment has been received.

Attachments:

1. Appeal form
2. Minutes of the January 11, 2016 Architectural Review Committee meeting
3. Minutes of the February 22, 2016 Architectural Review Committee meeting
4. Minutes of the March 7, 2016 Architectural Review Committee meeting
5. Letter from appellant
6. Project plans (available for public review at City Hall)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE DENYING APPEAL CASE NO. 16-002 AND APPROVING ARCHITECTURAL REVIEW 15-011 AND MINOR EXCEPTION 16-001; LOCATED AT 306 SHORT STREET; APPLIED FOR BY CINDY NOTT; APPEALED BY DAVE FRAZIER

WHEREAS, on October 14, 2016, the applicant submitted an application for Architectural Review 15-011 and Minor Exception 16-001 for a one foot (1') reduction of side yard setback and a two foot (2') reduction of front yard setback for a new two story residence and attached secondary dwelling unit at 306 Short Street; and

WHEREAS, on March 7, 2016, the Architectural Review Committee recommended approval of Architectural Review 15-011 and Minor Exception 16-001 based upon the findings for approval of the permit

WHEREAS, on March 16, 2016, the Community Development Director approved Architectural Review 15-011 and Minor Exception 16-001 based upon the findings for approval of the permit; and

WHEREAS, notice of the Community Development Director's determination were mailed to all property owners within 300' of the project site to alert them of the approved request; and

WHEREAS, on April 6, 2016 an appeal of the approval was filed with the Community Development Secretary by Dave Frazier; and

WHEREAS, on May 3, 2016 revised plans were submitted addressing Floor Area Ratio (FAR) violations; and

WHEREAS, on May 3, 2016 the public hearing was continued to a date certain of May 17, 2016; 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 exempt per Section 15303(a) of the CEQA Guidelines regarding construction of a single family residence; and

WHEREAS, the Planning Commission of the City of Arroyo Grande has reviewed the project at a duly noticed public hearing on May 17, 2016; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the following circumstances exist and findings can be made:

Architectural Review Findings:

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

The proposal meets and is consistent with the Design Guidelines and Standards for the Historic Character Overlay District, particularly in regard to garage location and design based on site restrictions.

2. The proposal is consistent with the text and maps of the Arroyo Grande General Plan and this title;

The proposal is consistent with the text and maps of the Arroyo Grande General Plan and the Development Code. Additionally, the location falls within the Historic Overlay District and is in compliance with the Design Guidelines and Standards for the Historic Character Overlay District.

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

The proposal will not be detrimental to the health, safety, comfort or general welfare of persons residing or working in the neighborhood due to conditions of approval developed for the project ensuring that it is not detrimental to the public and will enhance the project and the neighborhood.

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

The proposal is consistent with the Guidelines of the Design Guidelines and Standards for the Historic Character Overlay District, particularly in regards to garage location and design based on site restrictions.

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

The proposal will not be detrimental to the orderly and harmonious development of the Village area due to the proposal being consistent with the Design Guidelines and Standards for the Historic Character Overlay District.

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

The proposal is consistent with the Design Guidelines and Standards for the Historic Character Overlay District and therefore the proposal will promote investment and occupation within the neighborhood.

Minor Exception Findings:

1. That the strict or literal interpretation and endorsement of the specified regulation would result in practical difficulty or unnecessary physical hardship;

The project is located on a legally non-conforming lot in regards to width. Additionally, the project is a single-family home located on a property zoned Multi-Family, a zone with stricter setback regulations than the traditional Single-Family zones. Strict interpretation of setback regulations would result in practical difficulty and unnecessary physical hardship due to large setback requirements on a narrow lot.

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

The parcel's legally non-conforming width and the Multi-Family zoning requirements create an exceptional circumstance not generally experienced by other Multi-Family zoned properties of conforming width.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by other property owners in the same district;

The strict or literal interpretation of large setbacks on a narrow lot would deprive the applicant of privileges enjoyed by other property owners of the same district by requiring a structure size that would leave the residential lot underutilized.

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

The granting of the Minor Use Permit – Minor Exception will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same district due to the unique narrowness of the property not generally

RESOLUTION NO.

PAGE 4

experienced by other properties in the Multi-Family zoning district.

5. That the granting of a minor use permit for a minor exception is consistent with the objectives and policies of the general plan and the intent of this title.

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby denies Appeal Case No. 16-002 and approves Architectural Review 15-011 and Minor Exception 16-001 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 _____, seconded by _____, and by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

The foregoing Resolution was adopted this 17th day of May 2016.

ATTEST:

DEBBIE WEICHINGER
SECRETARY TO THE COMMISSION

LAN GEORGE, CHAIR

AS TO CONTENT:

TERESA McCLISH
COMMUNITY DEVELOPMENT DIRECTOR

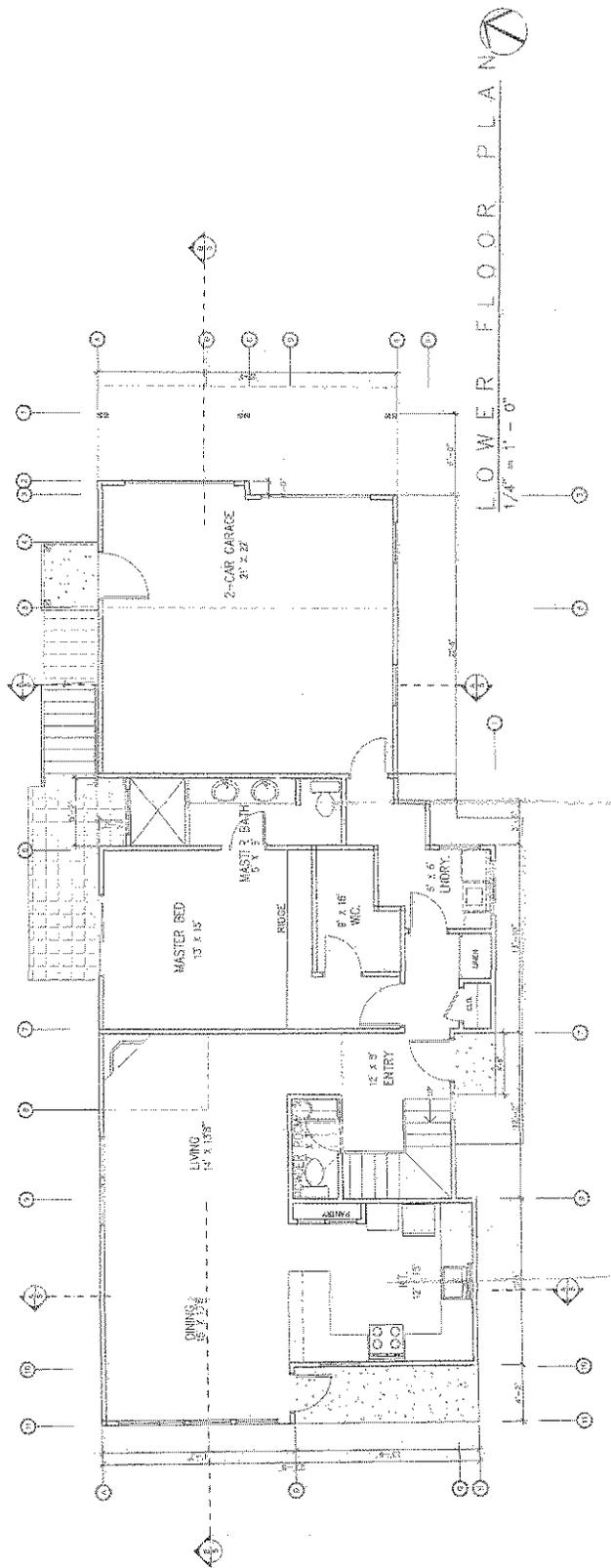
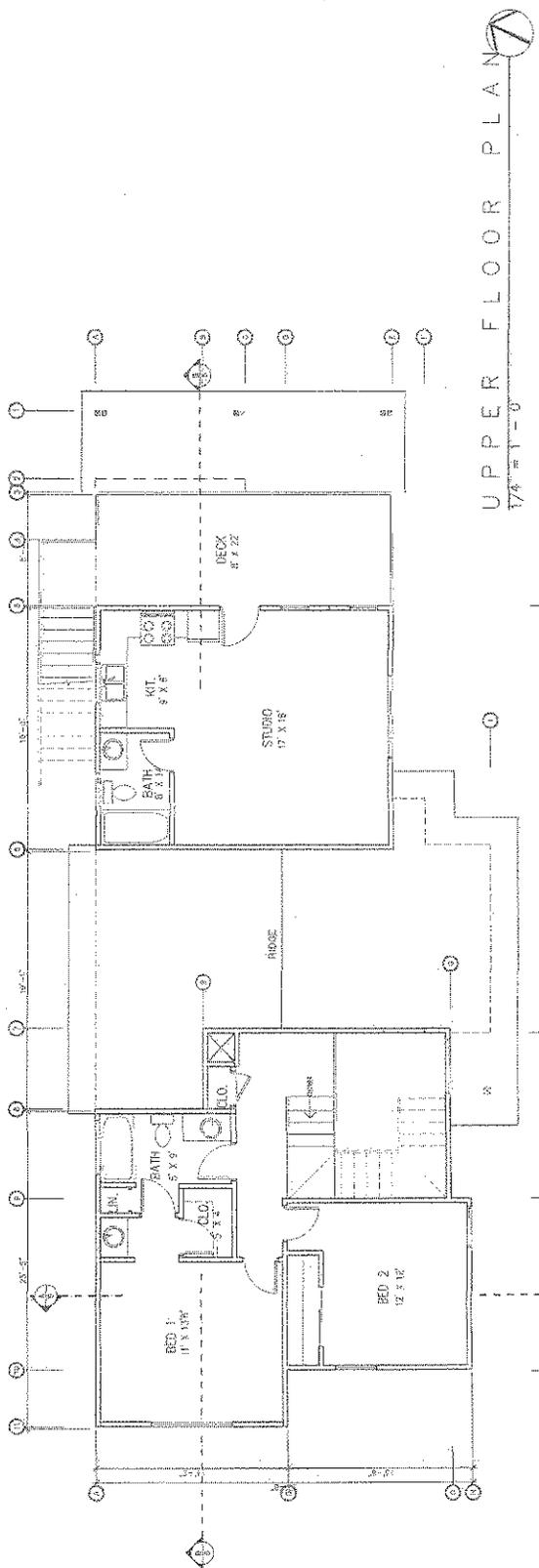
**EXHIBIT "A"
CONDITIONS OF APPROVAL
ARCHITECTURAL REVIEW 15-011
MINOR EXCEPTION 16-001
306 SHORT STREET**

This approval authorizes the construction of a new single family residence with attached secondary dwelling unit at 306 Short Street.

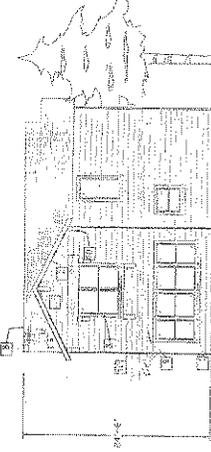
CONDITIONS OF APPROVAL:

GENERAL CONDITIONS

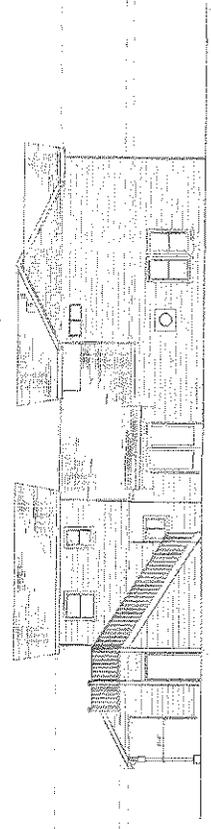
1. The applicant shall ascertain and comply with all State, County and City requirements as are applicable to this project including obtaining a building permit.
2. The project shall occur in conformance with the application and plans on file in the Community Development Department.
3. This application shall automatically expire on May 17, 2018, unless a building permit is issued. Thirty days prior to the expiration of the approval, the applicant may apply to the Community Development Director for an extension of one year from the original date of expiration.
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 this 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. The applicant shall comply with the current California Codes including the specifically adopted City of Arroyo Grande.
6. The applicant shall obtain all necessary building permits prior to any construction.



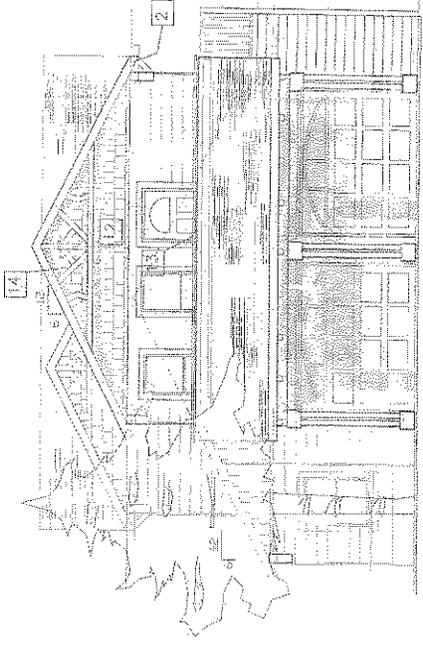
- EXTERIOR ELEVATION NOTES**
1. Windows - WHITE CASING
 2. 2" X 4" SILL - WHITE CASING
 3. 2" X 4" SOFT - WHITE CASING
 4. 2" X 4" SOFT - WHITE CASING
 5. 2" X 4" SOFT - WHITE CASING
 6. 2" X 4" SOFT - WHITE CASING
 7. 2" X 4" SOFT - WHITE CASING
 8. 2" X 4" SOFT - WHITE CASING
 9. 2" X 4" SOFT - WHITE CASING
 10. 2" X 4" SOFT - WHITE CASING
 11. 2" X 4" SOFT - WHITE CASING
 12. 2" X 4" SOFT - WHITE CASING
 13. 2" X 4" SOFT - WHITE CASING
 14. 2" X 4" SOFT - WHITE CASING



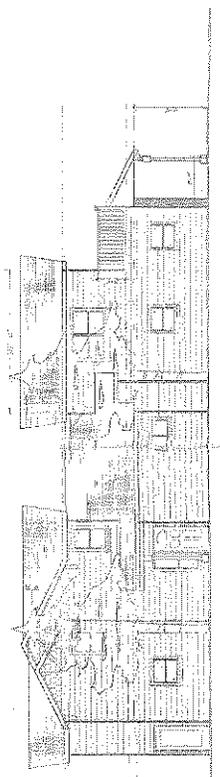
WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

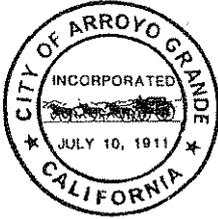


EAST ELEVATION
1/4" = 1'-0"

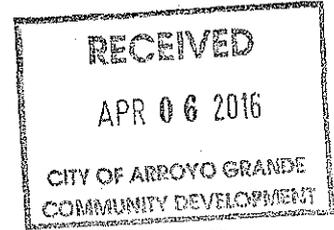


SOUTH ELEVATION
1/8" = 1'-0"

8. 1/2" x 4" woodwork along roof line. (See Note 1)
 9. 1/2" x 4" woodwork along roof line. (See Note 1)
 10. 1/2" x 4" woodwork along roof line. (See Note 1)
 11. 1/2" x 4" woodwork along roof line. (See Note 1)
 12. 1/2" x 4" woodwork along roof line. (See Note 1)
 13. 1/2" x 4" woodwork along roof line. (See Note 1)
 14. 1/2" x 4" woodwork along roof line. (See Note 1)



ATTACHMENT 1



4:00 PM

CITY OF ARROYO GRANDE
APPEAL OF COMMUNITY DEVELOPMENT DIRECTOR DECISION
TO PLANNING COMMISSION

Dave Frazier

4/6/16

(Name) 302 Short St. Arroyo Grande, CA (Date) 93420
(Address) (City) (Zip Code)

Project Appeal Name and Case Number _____

Project Approved/Denied by Community Development Director on _____

Project Location _____

Reason for Appeal

I do not think this project is in keeping with the character of the neighborhood. The proposed project is very large and encroaches on the setbacks that are standard to the neighborhood. Also, the fact that garage(s) are prominent up front facing the street and the building is rather monolithic without any articulation does not seem to be in keeping with the character of the Historic Village.

Signature _____

Mailing Address 302 Short St. Arroyo Grande, CA 93420

Telephone (805) 345-6583

ATTACHMENT 2

ACTION MINUTES

**SPECIAL MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE
JANUARY 11, 2016
CITY HALL SECOND FLOOR CONFERENCE ROOM, 300 EAST BRANCH STREET
ARROYO GRANDE, CA**

1. CALL TO ORDER

Vice-Chair Peachey called the Special Architectural Review Committee meeting to order at 2:30 p.m.

2. ROLL CALL

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

City Staff Present: Associate Planner Matt Downing, Planning Intern Sam Anderson, Administrative Intern Patrick Holub and Community Development Director Teresa McClish were present.

3. FLAG SALUTE

Bruce Berlin led the Flag Salute.

4. COMMUNITY COMMENTS AND SUGGESTIONS

Associate Planner Downing introduced Intern Patrick Holub to the Committee.

5. APPROVAL OF MINUTES

Bruce Berlin made a motion, seconded by Mary Hertel, to approve the minutes of December 21, 2015 as submitted. The motion passed on a 3-0-1 voice vote with Warren Hoag absent and John Rubatzky abstaining.

6. PROJECTS

6.a. CONSIDERATION OF ARCHITECTURAL REVIEW 15-014; LOCATION – SOUTHWEST CORNER OF EAST GRAND AVENUE AND SOUTH COURTLAND STREET; APPLICANT – MFI LIMITED; REPRESENTATIVE – RRM DESIGN GROUP (DOWNING)

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

Associate Planner Downing responded to questions from the Committee.

Scott Martin, Darin Cabral, and Josh Roberts, RRM Design Group, representatives, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments on the project.

Bruce Berlin made a motion, seconded by John Rubatzky, to recommend approval of the project as submitted to the Community Development Director. The motion carried on a 4-0 voice vote.

6.b. CONSIDERATION OF ARCHITECTURAL REVIEW 15-011 AND MINOR EXCEPTION 16-001 FOR ONE FOOT (1') REDUCTION OF SIDE YARD SETBACK; NEW TWO-STORY RESIDENCE; LOCATION – SHORT STREET; APPLICANT – CINDY NOTT; REPRESENTATIVE – MICHAEL FISHER (ANDERSON)

Planning Intern Anderson presented the staff report recommending the Architectural Review Committee review the proposed project and make a recommendation to the Community Development Director.

Planning Intern Anderson responded to questions from the Committee.

Michael Fisher, Greg Soto, and Dick Keenan, representatives, and Cindy Nott, applicant, presented the proposed project and responded to questions from the Committee.

The Committee provided comments on the project.

Mary Hertel made a motion, seconded by Bruce Berlin, to recommend denial of the application and allow the applicant to modify the proposal before returning.

Associate Planner Downing recommended that rather than a denial recommendation, the Committee should consider continuation of the item to an unspecified date and provide specific direction on modifications the Committee is interested in seeing in the project. Further discussion from the applicant and applicant's representatives occurred.

Mary Hertel revised her motion to continue the project at an unspecified date to allow the architect time to revise the design. Bruce Berlin seconded the motion and the motion passed on a 4-0 voice vote.

6.c. CONSIDERATION OF ADMINISTRATIVE SIGN PERMIT 15-014; ONE NEW WALL SIGN AND REFACING OF EXISTING POLE SIGN LOCATION – 139 TRAFFIC WAY; REPRESENTATIVE – TOM DIAZ; SIGN CONTRACTOR – NORTHERN SIGN AND DESIGN (Anderson)

Bruce Berlin made a motion, seconded by Mary Hertel, to continue the project at an unspecified date to allow the applicant to be present. The motion passed on a 4-0 voice vote.

7. DISCUSSION ITEMS

None

8. COMMITTEE COMMUNICATIONS

None

9. STAFF COMMUNICATIONS

Associate Planner Downing informed the Committee of the upcoming schedule for the month of February.

10. ADJOURNMENT

The meeting was adjourned at 4:54 pm to a meeting on February 1, 2016 at 2:30 pm.

/s/Warren Hoag, Chair

ATTEST:

Patrick Holub, Administrative Intern
(Approved at ARC Mtg 02-01-2016)

ACTION MINUTES

SPECIAL MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE
MONDAY, FEBRUARY 22, 2016
CITY HALL SECOND FLOOR CONFERENCE ROOM, 300 EAST BRANCH STREET
ARROYO GRANDE, CA

1. CALL TO ORDER

Chair Hoag called the Special Architectural Review Committee meeting to order at 3:32 p.m.

2. ROLL CALL

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

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

3. FLAG SALUTE

Michael Peachey led the Flag Salute.

4. COMMUNITY COMMENTS AND SUGGESTIONS

None.

5. APPROVAL OF MINUTES

Bruce Berlin made a motion, seconded by Mary Hertel, to approve the minutes of February 1, 2016 with the following modification: Page 4, eighth paragraph, should read "Bruce Berlin made a motion, seconded by John Rubatzky, to approve the revised project as submitted and recommend that the Public Works Director review the mitigation requirements regarding the removal of one (1) Coastal Live Oak to allow for replacement with a different species in order to increase native species diversity."

The motion passed on a 4-0-1 voice vote with John Rubatzky absent.

6. PROJECTS

6.a. CONTINUED CONSIDERATION OF ARCHITECTURAL REVIEW 15-011 AND MINOR EXCEPTION 16-001; ONE FOOT (1') REDUCTION OF SIDE YARD SETBACK FOR A NEW TWO-STORY RESIDENCE; LOCATION – SHORT STREET; APPLICANT – CINDY NOTT; REPRESENTATIVE – MICHAEL FISHER (Anderson)

Planning Intern Anderson presented the staff report and recommended the Architectural Review Committee review the proposed project and make a recommendation to the Community Development Director.

Planning Intern Anderson responded to questions from the Committee.

Cindy Nott, applicant, and Greg Soto, architect, spoke in support of the project and responded to questions from the Committee.

The Committee commented on the four design options provided, stating that option 4 was most fitting of the Village Design Guidelines.

Bruce Berlin made a motion, seconded by Warren Hoag, to recommend approval of the project as submitted, including both minor exceptions based on option 4 being the most consistent with development standards.

The motion failed with a voice vote of 2-2 with Michael Peachey and Mary Hertel dissenting.

Mary Hertel made a motion to continue the item to a future meeting to allow the applicant to provide plans including a rear-loaded garage. The motion failed due to lack of a second.

Warren Hoag made a motion, seconded by Bruce Berlin, to continue the item to a future meeting with full committee in attendance.

The motion carried on a 4-0-1 voice vote with John Rubatzky absent.

7. DISCUSSION ITEMS

None.

8. COMMITTEE COMMUNICATIONS

None.

9. STAFF COMMUNICATIONS

Associate Planner Downing gave a project update on the Branch Street Hotel Project.

10. ADJOURNMENT

The meeting was adjourned at 4:35 p.m. to a meeting on March 7, 2016 at 2:30 p.m.

/s/Warren Hoag, Chair

ATTEST:
Patrick Holub, Administrative Intern
(Approved at ARC Mtg 03-7-2016)

ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE
MONDAY, MARCH 7, 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 2:30 p.m.

2. ROLL CALL

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

City Staff Present: Community Development Director Teresa McClish, Associate Planner Matt Downing, Planning Intern Sam Anderson and Administrative Intern Patrick Holub were present.

Chair Hoag adjourned the meeting to the Council Chambers, 215 East Branch Street at 2:37 p.m.

3. FLAG SALUTE

Bruce Berlin led the Flag Salute.

4. COMMUNITY COMMENTS AND SUGGESTIONS

None.

5. APPROVAL OF MINUTES

Mary Hertel made a motion, seconded by Bruce Berlin, to approve the minutes of February 22, 2016 as submitted.

The motion passed on a 4-0-1 voice vote with John Rubatzky abstaining.

6. PROJECTS

6.a. CONTINUED CONSIDERATION OF ARCHITECTURAL REVIEW 15-011 AND MINOR EXCEPTION 16-001; ONE FOOT (1') REDUCTION OF SIDE YARD SETBACK FOR A NEW TWO-STORY RESIDENCE; LOCATION – SHORT STREET; APPLICANT – CINDY NOTT; REPRESENTATIVE – MICHAEL FISHER (Anderson)

Planning Intern Anderson and Associate Planner Downing updated the Committee on the previous ARC meetings regarding the project, summarized proposed options from the applicant, and recommended the Architectural Review Committee review the proposed project and make a recommendation to the Community Development Director.

Planning Intern Anderson responded to questions from the Committee.

The Committee commented on the project.

Bruce Berlin made a motion, seconded by John Rubatzky, to recommend to the Community Development Director approval of Option 4 of Attachment 2, including minor exceptions for front and side yard setback requirements.

The motion carried on a 3-2 voice vote with Michael Peachey and Mary Hertel dissenting.

6.a. PRELIMINARY REVIEW OF THE DRAFT DESIGN GUIDELINES FOR THE E. CHERRY AVENUE SPECIFIC PLAN (Rickenbach)

Consulting Planner John Rickenbach presented the preliminary East Cherry Avenue Specific Plan.

Consulting Planner Rickenbach responded to questions from the Committee.

Carol Florence (Oasis Associates), Scott Martin and Josh Roberts (RRM Design Group), Andy Mangano (Mangano Homes), and Margaret Ikeda (Japanese Welfare Association) spoke in support of the project.

Chair Hoag called for a break at 4:37. The Committee reconvened at 4:47.

Bruce Berlin made a motion, seconded by Mary Hertel, to allow the meeting to continue past 5:00 p.m. per the ARC bylaws. The motion carried on a 5-0 voice vote.

Chair Hoag opened the meeting for public comment.

Shirley Gibson spoke in support of the Japanese Welfare Association and voiced her concern that the project would lead to additional traffic concerns in the area around Allen Street.

Hearing no further public comments, Chair Hoag closed the public comment period.

The Committee commented on the project. No formal action was required.

7. DISCUSSION ITEMS

None.

8. COMMITTEE COMMUNICATIONS

None.

9. STAFF COMMUNICATIONS

Community Development Director McClish updated the Committee on the Bridge Street Bridge project.

10. ADJOURNMENT

The meeting was adjourned at 5:47 p.m. to a meeting on March 21, 2016 at 3:30 p.m.

/s/Warren Hoag, Chair

ATTEST:

Patrick Holub, Administrative Intern
(Approved at ARC Mtg 03-21-2016)

City of Arroyo Grande, California Planning Commission & Staff

ATTACHMENT 5

RE: Appeal Case No. 16-002

Architectural Review Case No. 15-011

Minor Exception Case No. 16-001

Location 306 Short Street

Appellant Dave Frazier

RECEIVED

APR 28 2016

CITY OF ARROYO GRANDE
COMMUNITY DEVELOPMENT

Commissioners and Staff,

My name is Dave Frazier, I live at 302 Short Street in the historic Village of Arroyo Grande. I have filed an appeal regarding the proposed development of the lot next to my house. I strive to be a good and accommodating neighbor and I expect the same consideration in return. While I appreciate some of the steps the developers of the project at 306 Short Street have taken to try to lessen the impact of their proposed development, after thorough review and some reflection with my family I cannot support the proposed design. I do not think this design meets the "Design Guidelines and Standards for the Historic Character Overlay District (D-2.4)" (DG&S for the Historic Character) for several reasons.

One area of concern are the proposed setbacks, which do not meet the required 10 feet minimum for the type of dwelling proposed in this area. The entire length of the proposed dwelling next to my house would be built on or over the 1 foot minor exception. Please keep in mind that when the lot my house was built on over a hundred years ago was recently spilt the property line was drawn leaving a setback of just over 5 feet from the existing one-hundred-year-old structure so any incursions on the standard setback would have an exaggerated effect. Additionally, there are two areas along that length of the proposed development which are well in excess of the 1 foot exception. There is a 4' 4" long outcropping towards the back of the lot that has a setback of just 6' 6". Also, the staircase to the second story of the second unit is not compliant. The entire length of the stairs with support footings and landings which totals 31' 4" long has a setback of just 5 feet which does not comply with 10 foot setback and would also be well in excess of the 1 foot minor exception. The combined length of the areas which would be well in excess of the 1 foot minor exception total 35' 8" or just over 41% of the total length of the north facing side of the structure.

It appears that this design exceeds the maximum Floor Area Ratio (FAR) described on page 25 of the DG&S for the Historic Character, which states, "New buildings or renovations shall adhere to the following lot coverage and floor area ratio requirements displayed in Table 1: The City of Arroyo Grande Municipal Code definition 16.04.070 (B)1 states that "The word 'shall' is mandatory and not discretionary." Table 1 clearly states that the "Maximum Floor Area Ratio (Gross Floor Area is inclusive of all roofed structures including garages, loggias, balconies, decks, patios, and porches; and excluding eaves, awnings and trellises)". The FAR calculated in the site plan is 0.39, only 0.01 under the maximum allowed for a lot 0-11,999 square feet net. However, this calculated FAR does not include the roofed structure that is the garage. When the garage is included, the correct calculated FAR becomes 0.50 which is in clear violation of the mandated FAR maximum.

Another aspect of this design that I do not believe conforms DG&S for the Historic Character is the proposed orientation and design of the garage. Page 26 of the DG&S for the Historic Character directs that "one and two car garages shall be detached if feasible". Though narrow, it is not infeasible to fit a detached garage on this lot. In fact, during the review process, someone submitted an alternative plan for the lot locating the garage in a way that would satisfy the DG&S Historic Character Standards. With minimal research designs can be found which would easily accommodate a detached garage and would also comply with DG&S for the Historic Character (please see Madrona Home Plan at rosschapin.com). Even with this proposed design as it stands, the parking garage for the secondary unit could be located in the 10 foot side setback which would allow an entry to a living area with a "façade design" that "dominates the structure and streetscape" as encouraged on page 22 of the DG&S for the Historic Character. Page 26 of the DG&S for the Historic Character also states that any dominate, street facing garages "shall be recessed from the front of the building a minimum of 5 feet with deep roof overhangs and smaller single bay doors". The small, false, gables dressed with exposed beams, as shown in the current design, does not satisfy these requirements. It is obvious that the current proposed design do not meet the DG&S for the Historic Character.

The grading/drainage plan proposal is also troubling and I believe, renders this design non-complaint with the DG&S for the Historic Character. As drawn, half of the runoff from the roof would be directed to downspouts along the side yard facing my house. The grading appears to direct that water between the two structures towards the rear of the lot to a "basin." As my house was built over 100 years ago, the land on which it was built does not appear to have been graded. My lot appears to follow the natural existing contours, which flow toward the back of the lot and to the south. The 3" fill proposed in the plan would elevate the development above the low points on the southern boarder of my property, where water already naturally gathers, causing even more water to runoff onto my property and could lead to possible flooding of my property in a storm event. The proposed fill, which is not required to develop the property, would also increase the height of the proposed development above the maximum height allowed in this area. The height shown on the plans appears to be incorrect given the data on the plans:

$9'-1" \text{ 1}^{\text{st}} \text{ floor} + 12" \text{ floor} + 8'-1" \text{ upper floor} + 10" \text{ rafter assumed} + 22 \text{ ft}/2 \text{ roof slope at } 6:12 = 5.5\text{ft} = 24'-6" \text{ max height from the finished floor or } 137.5 \text{ elev.}$

This is 25' 3" from the back of the sidewalk, 26' 11" above the natural grade and 26' above proposed finished grade, all of which exceed the maximum allowable height in this area. The linear, vertical designs only accentuates the proposed projects height. This is counter to the directives in the DG&S for Historic Character called for on page 26 section 6 to provide variations "to create interest and promote a small-scale appearance".

Another issue that a design of this nature creates is inadequate parking which is already a major problem on this block of Short Street. The Multi Family Zone that this lot is in allows for Single Family and secondary residences. However, I would argue that the nature of this design is more like a Multifamily Duplex due to the fact that the secondary residence and garage are the most prominent features from the street view. The actual residence is barely visible from the street. A Multifamily Duplex requires 2 spaces per unit in a garage and 1 open space per

unit for guests, a total of 6 spaces. In addition, the 20 foot wide driveway this design necessitates actually subtracts at least one street parking spot when more available street parking is clearly needed on this block.

This design violates the DG&S for the Historic Character in many ways. In fact, there are violations on each page of the DG&S for the Historic Character that addresses the "Village Residential Districts (VRD)". This design does not match the "common elements" of the "Existing Character" namely height, mass, and scale as mentioned on page 22. As I have pointed out, the number and size of the exceptions to the setback requirements does not "adhere to the site development standards of the Development Code" as directed on page 23. I have shown that the height of the project violates the edict on page 23 that "the height of new buildings shall not exceed 25 feet." The strategies to "avoid 'boxy' structures that have unrelieved exterior wall planes extending in height for two stories, and to promote vertical articulation of wall planes" as described on page 24 have been ignored for the entire north facing side of the structure. The FAR of the design, if calculated as directed on Table 1 on page 25 to be "inclusive of all roofed structures, including garage" does not comply with the mandate on page 25 that "new buildings or renovations shall adhere to the following lot coverage and floor area ratio requirements displayed in Table 1:". As I have shown and others have proved, it is indeed feasible to have a detached garage on this lot with the right design. This would satisfy the mandate on page 26 "one and two car garages shall be detached if feasible".

In conclusion, I ask that the development of the project at 306 Short Street as currently designed not be allowed to move forward. The proposed design for this lot pushes the limits, and in fact exceeds the limits in many cases, imposed by the DG&S for the Historic Character. These standards and guidelines were carefully crafted to maintain the historic character of the Village of Arroyo Grande. This historic character is, in large part, what makes the Village of Arroyo Grande unique. It is the main reason why I chose not only to live in the Village, but to buy and carefully restore a historic home when so many other options were available. If projects like the current proposed design are allowed many exceptions from the standards and guidelines, the cumulative effect would be the eventual loss of the historic character of this neighborhood. Please help preserve the historic character of this neighborhood by applying the Design Guidelines and Standards For The Historic Character Overlay District (D-2.4) to the proposed design for this lot within this district. Thank you for your time and consideration.

Sincerely,

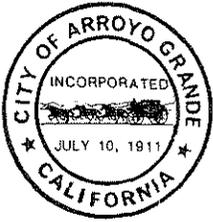


Dave Frazier

302 Short Street

Arroyo Grande, CA 93420

April 27, 2016



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: JOHN RICKENBACH, CONSULTING PLANNER

SUBJECT: WORKSHOP TO TAKE PUBLIC COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE E. CHERRY AVENUE SPECIFIC PLAN PROJECT

DATE: MAY 17, 2016

RECOMMENDATION:

It is recommended that the Planning Commission take public comments and provide input to City and consultant staff on the Draft EIR for the East Cherry Avenue Specific Plan Project. No action on the project is being considered at this time.

BACKGROUND:

Location



Figure 1. Project Location

**PLANNING COMMISSION
 WORKSHOP ON DRAFT EIR FOR THE E. CHERRY AVENUE SPECIFIC PLAN
 MAY 17, 2016
 PAGE 2**

The Specific Plan area encompasses 15.29 acres of undeveloped, vacant, and agricultural land at the southern commercial gateway of the City of Arroyo Grande (Figure 1). The plan area consists of five parcels (street addresses of 490 and 112 East Cherry Avenue, and 501 Traffic Way) under three separate ownerships. For the purpose of the Specific Plan, these are organized into three subareas as shown in Table 1.

Table 1. East Cherry Avenue Specific Plan Properties

Subarea	Current Ownership	APN	Existing Zoning/ Land Use	Acreage
1	Harshad and Vina Panchal, et al.	076-621-076, -077, -078	Traffic Way Mixed-Use (TMU D-2.11)/ Mixed-use	2.16
2	NKT Development, LLC	076-621-079	Agriculture/ Agriculture	11.62
3	Arroyo Grande Valley Japanese Welfare Association (JWA)	076-210-001	Agriculture/ Agriculture	1.51
Total Acres				15.29

Notes: TMU D-2.11 - Traffic Way Mixed-Use with D-2.11 Design Overlay.
 Source: City of Arroyo Grande 2015a.

The Specific Plan area is situated north of the Vagabond Mobile Home Park, single-family residences, and the Saint Barnabas' Episcopal Church; east of Traffic Way and its interchange with U.S. Highway 101; south of East Cherry Avenue; and west of Luana Lane and Los Olivos Lane.

PLANNING COMMISSION'S PURVIEW:

The Planning Commission is taking public testimony and input on the Draft EIR for the proposed project. It is not considering the merits of the project at this time, nor is it considering potential project approval. These actions will occur later in the process, once the Final EIR is prepared. The Final EIR will consist of the Draft EIR and any changes that may result to that document based on input received during the 45-day comment period, which is from April 8 to May 23, 2016.

City staff and its EIR consultant, Amec Foster-Wheeler, will be taking public input. As part of the Final EIR, the consultant will respond to public input received at this workshop, as well as any letters or other written input received during the 45-day public review period. All testimony received during that period will be included in the Final EIR, as well as written responses to that testimony. As appropriate, the Draft EIR will be modified to respond to this input. Potential changes could include updates or corrections to information included in that document, or possibly updates or modifications to the existing analysis.

**PLANNING COMMISSION
WORKSHOP ON DRAFT EIR FOR THE E. CHERRY AVENUE SPECIFIC PLAN
MAY 17, 2016
PAGE 3**

Once completed, the Final EIR must be certified by the City Council prior to (or concurrent with) potential project approval. The Planning Commission will have an opportunity to consider potential project approval once the Final EIR is completed, and prior to that document's certification.

SCOPE OF THE DRAFT EIR:

This EIR assesses the potential environmental impacts that could occur with implementation of the Project. The scope of the EIR includes evaluation of potentially significant environmental issues identified in the Initial Study (IS) and raised in response to the Notice of Preparation (NOP) and during scoping discussions. The IS and NOP scoping process determined that the Project may result in potentially significant impacts with respect to the following issue areas, which are addressed in detail in this EIR:

- Aesthetics and Visual Resources
- Agricultural Resources
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Recreational Resources
- Transportation and Traffic
- Utilities and Service Systems
- Other Required CEQA Disclosures

This EIR addresses the issues referenced above and identifies potential environmental impacts, including Project-specific and cumulative effects of the Project, in accordance with the provisions set forth in the CEQA Guidelines. In addition, the EIR recommends feasible mitigation measures, where necessary, that would reduce or eliminate adverse environmental effects.

A summary of cumulative impacts, which gives consideration to other projects in the vicinity, are described in each resource section within Section 3.0, *Environmental Impact Analysis and Mitigation Measures*. Cumulative project analyses represent a comprehensive assessment of potential impacts on City resources using a list of past, present, and probable future projects capable of producing related or cumulative impacts.

**PLANNING COMMISSION
WORKSHOP ON DRAFT EIR FOR THE E. CHERRY AVENUE SPECIFIC PLAN
MAY 17, 2016
PAGE 4**

Consistent with CEQA Guidelines (Section 15126.6[d]), the EIR includes the assessment of a reasonable range of alternatives to the Project that could feasibly attain the project objectives while avoiding or substantially lessening any of the significant effects of the Project. These include the following:

- No Project Alternative (two approaches: no development or development under existing zoning)
- Reduced Development Alternative

SIGNIFICANT IMPACTS IDENTIFIED IN THE DRAFT EIR:

The significance of each impact resulting from implementation of the Project has been determined according to CEQA thresholds. Table ES-1 of the Draft EIR summarizes the impacts, mitigation measures, and residual significance of those impacts from implementation of the Project. In summary, the Project would result in significant and unavoidable Project level and cumulative impacts to certain City roadway intersections. Certain air quality impacts are also considered significant and unavoidable. Project level impacts with respect to all other identified issues are either less than significant, or would be reduced to a less than significant level with proposed mitigation measures.

In order to assess cumulative impacts, the Draft EIR uses a combination of the list method and General Plan projection method approaches that includes programs included in the City's General Plan as well as specific past, present, and probable future projects that are reasonably foreseeable that could produce related or cumulative impacts, including, if necessary, those projects outside the control of the Lead Agency (CEQA Guidelines Section 15130). Cumulative impacts for more complex resource sections such as Air Quality and Greenhouse Gases, Transportation and Traffic, and Hydrology and Water Quality, have been assessed in regards to General Plan build out projections for the City. Cumulative impacts associated with a particular resource are assessed in Sections 3.1 through 3.11 of the Draft EIR.

PROPOSED PROJECT OVERVIEW:

Project Description

The project is a Specific Plan, General Plan Amendment, Development Code Amendment, Vesting Tentative Tract Map and two (2) Conditional Use Permits. While the first three entitlements would address the entire 15-acre site, the Vesting Tentative Tract Map would only address the central portion of the site encompassing 11.62 acres, which is described further below as Subarea 2. Subareas 1 and 3 are each subject to a Conditional Use Permit.

**PLANNING COMMISSION
WORKSHOP ON DRAFT EIR FOR THE E. CHERRY AVENUE SPECIFIC PLAN
MAY 17, 2016
PAGE 5**

The Specific Plan site area is divided into three (3) subareas, with development envisioned in each as follows:

Subarea 1. Subarea 1 is currently zoned Traffic Way Mixed Use (TMU) with a Design Overlay (D-2.11). The primary purpose of the D-2.11 Design Overlay is to encourage the use of design elements to enhance the character and appearance of this southern commercial gateway to Arroyo Grande.

Uses allowed within the TMU zone are limited to automobile and light truck sales and services and related automotive parts stores, repair shops, and similar vehicle sales, services and accessory uses. All other permitted uses and Minor Use permitted uses would be considered subject to a Conditional Use Permit.

The EIR evaluates potential hotel and restaurant uses, which is consistent with the property owner's goals for this site. While no changes to the current TMU zone are proposed, the Design Overlay provision that incentivizes auto sales and use is proposed to be removed under the Specific Plan.

Subarea 2. Subarea 2, the largest portion of the site, is proposed for residential development. Conceptually, the Specific Plan includes a 60-lot subdivision with a total of 58 single-family residential lots, which are shown in more detail in a proposed Vesting Tentative Tract Map. Access to the project site would be via East Cherry Avenue. No private driveways will be located on East Cherry Avenue. All homes will be accessed via residential streets and alleyways. A second access is located at the future property boundary with the Subarea 3 property.

An existing drainage feature is located at the toe of the slope approximately twenty feet from the southerly border of the property. This drainage feature, created in this location due to the historical agricultural activities, takes sheet flows from the hillside below the St. Barnabas' Church property. A 2- to 5-foot tall concrete retaining wall/drainage facility would be located along the southern boundary of the residential lots at the base of the hillside. A neighborhood park (about 0.35 acres) is planned for interior to the project site on proposed Lot 59.

Subarea 3. The proposed Arroyo Grande Valley Japanese Welfare Association (JWA) land use plan for Subarea 3, the eastern 1.51 acres of the Specific Plan area, identifies a private historically-oriented park that would highlight the Issei pioneers (first generation settlers) of Arroyo Grande. Proposed land uses would include historical residential and public assembly uses, and would provide expanded commercial use and residential density necessary for present and future economic sustainability of the property. Specifically, Subarea 3 would include limited commercial retail (farm stand), passive recreation (historic walking paths and gardens), limited residential (independent senior housing consisting of approximately 10 units), public and quasi-public community facilities (cultural archive and

**PLANNING COMMISSION
WORKSHOP ON DRAFT EIR FOR THE E. CHERRY AVENUE SPECIFIC PLAN
MAY 17, 2016
PAGE 6**

community center), visitor-serving (B&B guest house), and public assembly (heritage and demonstration gardens) uses, as well as related support amenities (e.g., onsite parking). While the current Subarea 3 includes approximately 1.51 acres, an additional approximately 0.5-acre parcel would be added via the Subarea 2 Vesting Tentative Tract Map and a future lot merger.

RECOMMENDATION:

It is recommended that the Planning Commission (PC) take public comments and provide input to City and consultant staff on the Draft EIR for the E. Cherry Avenue Specific Plan Project. No action on the project is being considered at this time.

Attachment:

1. Draft E. Cherry Avenue Specific Plan Draft EIR and supporting materials

**ADMINISTRATIVE ITEMS
PLANNING COMMISSION
MAY 17, 2016**

(Approvals by the Community Development Director)

ITEM NO. 1: TEMPORARY USE PERMIT 16-006; SOCAL DISTRICT CONFERENCE; SEPTEMBER 26-28, 2016; LOCATION: NEW HOPE CHURCH, 900 N. OAK PARK BOULEVARD; APPLICANT: PASTOR ROBERT BURNETT

After making the findings specified in Section 16.16.090 of the Municipal Code, the Community Development Director approved the above referenced project for the temporary placement and use of two (2) 600 square-foot tents (20'x30') for shade and workshops as part of the conference being held from 6 P.M. September 26, until 10 A.M. September 28, 2016.

ITEM NO. 2: TEMPORARY USE PERMIT 16-007; CHERRY SALES FUNDRAISER; LOCATIONS – 710 HUASNA ROAD (AG BUS BARN), 1026 E. GRAND AVENUE (RABOBANK), 1168 W. BRANCH STREET (WALMART), AND 400 TRAFFIC WAY (LOG CABIN MARKET); APPLICANT – REV. RAY BERRIER – GOSPEL LIGHTHOUSE CHURCH

After making the findings specified in Section 16.16.090 of the Municipal Code, the Community Development Director approved the above referenced project for the temporary sale of cherries at four (4) locations as a fundraiser for Gospel Lighthouse Church.

ITEM NO. 3: PLOT PLAN REVIEW 15-013; DEMOLITION OF AN EXISTING RESIDENCE AND CONSTRUCTION OF TWO (2) NEW TWO-STORY DUPLEXES; LOCATION – 159 BRISCO ROAD; APPLICANT – JOYCE BAKER; REPRESENTATIVE – STEVEN PUGLISI ARCHITECTS

After making the findings specified in Section 16.16.080 of the Municipal Code, the Community Development Director approved the above referenced project for the demolition of an existing residence and construction of two (2) new two-story duplexes.