



**AGENDA SUMMARY  
PLANNING COMMISSION MEETING  
TUESDAY, JUNE 21, 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 17, May 31, and June 7, 2016 meetings.

Documents:

[PC 07.a. 05-17-16 Draft Minutes.pdf](#)

[PC 07.a. 05-31-16 Draft Minutes.pdf](#)

[PC 07.a. 06-07-16 Draft Minutes.pdf](#)

**8. PUBLIC HEARINGS:**

**8.a. CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-003; 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 – MICHAEL DAMMEYER; APPELLANT – LAUREL WORTHINGTON**

Recommended Action: It is recommended that the Planning Commission adopt a Resolution denying Appeal 16-003 and approving Plot Plan Review 15-013

Documents:

[PC 08.a. APL 16-003 PPR 15-013 159 Brisco Rd..pdf](#)

- 8.b. **CONSIDERATION OF VARIANCE CASE NO. 16-001 & VIEWSHED REVIEW CASE NO. 16-001; CONVERSION OF EXISTING HOME TO SECONDARY DWELLING UNIT AND CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY HOME, THREE (3) CAR GARAGE, FIVE FOOT (5') SOUTH SIDE YARD SETBACK REDUCTION, AND EIGHT FOOT (8') WEST REAR YARD SETBACK REDUCTION; LOCATION - 190 SOUTH ELM STREET; APPLICANT - DANTE TOMASINI; REPRESENTATIVE - DOUGLAS R. FANER**

Recommended Action: It is recommended that the Planning Commission adopt a Resolution approving Variance 16-001 and Viewshed Review 16-001

Documents:

[PC 08.b. VAR 16-001 and VSR 16-001 190 S. Elm St..pdf](#)

**9. NON-PUBLIC HEARING ITEMS:**

- 9.a. **None**

**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 JUNE 7, 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 17, 2016  
COUNCIL CHAMBERS, 215 EAST BRANCH STREET  
ARROYO GRANDE, CALIFORNIA**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Planning Commission: Vice Chair John Keen, Commissioners Glenn Martin, Terry Fowler-Payne, and John Mack were present. Chair Lan George was absent.

Staff Present: Community Development Director Teresa McClish, Planning Manager Matt Downing, Associate Planner Kelly Heffernon, Planning Intern Sam Anderson, Contract Planner John Rickenbach, and Secretary Debbie Weichinger were present.

**3. FLAG SALUTE**

Vice Chair Keen 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. Email dated May 17, 2016 from Warren Clift regarding Agenda Item 9.a.

**7. CONSENT AGENDA**

**7.a. Consideration of Approval of Minutes.**

**Recommended Action:** Approve the minutes of the Regular Planning Commission Meeting of May 3, 2016 as submitted.

**Action:** Commissioner Mack moved to approve the minutes of the Regular Planning Commission Meeting of May 3, 2016, as submitted. Commissioner Martin seconded, and the motion passed on a 4-0 voice vote.

**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 TWO-STORY RESIDENCE AND ATTACHED SECONDARY DWELLING UNIT; LOCATION – 306 SHORT STREET; APPLICANT – CINDY NOTT; REPRESENTATIVE – MICHAEL FISHER**

Planning Intern Anderson presented the staff report and recommended that the Planning Commission adopt a Resolution denying Appeal 16-002 and approving Architectural Review 15-011 and Minor Exception 16-001.

Planning Intern Anderson responded to questions from the Commission regarding the proposed project, including setback for the garage and column size.

Vice Chair Keen opened the public hearing.

Dave Frazier, appellant, Short Street, spoke against the proposed project and expressed his concern with the street facing garages, the setback of the stairs along with the landscaping to mask them, and drainage.

Cindy Nott, applicant, explained the location of the garage.

Greg Soto, architect, explained the setbacks and responded to questions from the Commission on the proposed project, including parking and the size of the columns.

Individual Commissioners expressed the following comments on the proposed project: concern with the location of the stairs, guest parking, front loading garage, does not want the garage to be converted into two single car garages, additional landscape and screening will help, suggested tandem parking, stated ARC concluded that the project met the Design Guidelines, and asked about undergrounding utilities.

Michael Fisher, contractor, explained the parking.

Planning Manager Downing stated the utilities will be required to be placed underground and responded to questions from the Commission regarding parking.

Upon hearing no further comments, Vice Chair Keen closed the public hearing.

**Action:** Commissioner Mack moved to adopt a resolution entitled “**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 KNOTT; APPEALED BY DAVE FRAZIER**”, with the following modification to add Conditions of Approvals for: 1) The garage shall be prohibited from constructing a wall separating the garage space for occupancy by the studio. 2) Provide sufficient landscaping and height to screen the stairs and deck area on the north side of the structure. Commissioner Martin seconded and the motion passed on the following roll call vote:

**AYES:** Mack, Martin, Keen  
**NOES:** Fowler-Payne  
**ABSENT:** George

**9. NON-PUBLIC HEARING ITEM**

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

Vice Chair Keen stated that the Commissioners met individually with representatives of Oasis to discuss the proposed project.

John Rickenbach, Contract Planner, JFR Consulting, and Julia Pujo, Deputy Project Manager, Amec Foster Wheeler made the presentation on the East Cherry Avenue Specific Plan Draft EIR,

dated April 2016 and responded to questions from the Commission regarding the drought, Pismo Clarkia, lighting plan, and traffic circulation in the Village.

Vice Chair Keen invited public comment.

Linda Osty, East Cherry Avenue, spoke in support of the reduced development alternative in the Draft EIR and expressed concern with the number of parking spaces for the 100 room hotel.

Manetta Bennett, Allen Street, and Shirley Gibson, Halcyon, expressed their concern with the high density and need for the traffic study to consider the area of Allen Street and Traffic Way and Pacific Coast Railway and Allen Street.

Individual Commissioners expressed concern with parking for the commercial area and traffic circulation on Garden Street coming out on Cherry Avenue.

Nate Stong, Omni-Means, addressed issues raised regarding the traffic study and stated the comments will be taken into consideration.

Community Development Director McClish stated that additional questions or comments can be provided to staff or the consultant by May 26, 2016.

**10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE MAY 3, 2016**

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

<b>Case No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Description</b>	<b>Action</b>	<b>Planner</b>
TUP 16-006	Pastor Robert Burnett – New Hope Church	900 N. Oak Park Blvd	Temporary placement and use of two (2) 600 square-foot tents (20'x30') for regional conference.	A	P. Holub
TUP 16-007	Rev. Ray Berrier – Gospel Lighthouse Church	710 Huasna Rd, 1026 E. Grand Ave, 1168 W. Branch St., 400 Traffic Way	Temporary sale of cherries at four locations as a fundraiser for Gospel Lighthouse Church.	A	P. Holub
PPR 15-013	Joyce Baker	159 Brisco Road	Demo existing residence and construct two new two-story duplexes.	A	S. Anderson

In answer to Commissioner Mack, Community Development Director McClish stated that the two new units meet the density and are allowed for PPR 15-013.

In answer to Commissioner Keen, Community Development Director McClish stated that the cherries are sold at the entrance of 1168 W. Branch Street for TUP 16-007.

**11. COMMISSION COMMUNICATIONS**

None

**12. STAFF COMMUNICATIONS**

None

**13. ADJOURNMENT**

On motion by Commissioner Martin, seconded by Commissioner Mack and unanimously carried, the meeting adjourned at 7:43 p.m.

**ATTEST:**

\_\_\_\_\_  
**DEBBIE WEICHINGER  
SECRETARY TO THE PLANNING COMMISSION**

\_\_\_\_\_  
**LAN GEORGE, CHAIR**

(Approved at PC Meeting \_\_\_\_\_)

DRAFT

**ACTION MINUTES  
SPECIAL MEETING OF THE PLANNING COMMISSION  
TUESDAY, MAY 31, 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, Police Chief Steve Annibali, David Hirsch, and Secretary Debbie Weichinger were present.

**3. FLAG SALUTE**

Commissioner Fowler-Payne led the flag salute.

**4. AGENDA REVIEW**

None

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

None

**6. WRITTEN COMMUNICATIONS**

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

1. Email dated May 27, 2016 from Judith Berstein regarding Agenda Item 8.a.

**7. CONSENT AGENDA**

**7.a. Consideration of Approval of Minutes.**

None

**8. PUBLIC HEARINGS**

**8.a. CONSIDERATION OF DEVELOPMENT CODE AMENDMENT CASE NO. 16-002; AMENDING TITLES 5 AND 16 OF THE ARROYO GRANDE MUNICIPAL CODE RELATING TO MEDICAL MARIJUANA CULTIVATION AND MEDICAL MARIJUANA DELIVERY SERVICES**

Community Development Director McClish presented the staff report and recommended that the Planning Commission adopt a Resolution recommending that the City Council adopt an ordinance amending Sections 16.62.010 and 16.62.050 of Title 16 of the Arroyo Grande Municipal Code relating to medical marijuana cultivation and amending Section 16.62.070 and adding Chapter 5.95 to title 5 relating to deliveries of medical marijuana or medical cannabis products.

Community Development Director McClish, City Attorney Hirsch, and Police Chief Annibali responded to questions from the Commission.

Chair George opened the public hearing.

Patty Welch, spoke in support of the proposed medical marijuana cultivation and medical marijuana delivery services ordinance.

Cindy Gonzalez, Vice President/General Manager of EliteCareSF, stated that EliteCareSF is a delivery company for medical marijuana to ill patients, explained the process of how deliveries are made and responded to questions/comments from the Commission that included: what is the delivery charge, why is the medical marijuana not sold in drug stores/pharmacies, concern with the drivers age of 18 may be too young, concern with safety of driver, and explained the compounds in the marijuana.

Attorney Hirsch explained the selection/criteria process for three delivery companies.

Tami Peluso, owner/President, EliteCareSF, stated the following: the delivery process is discrete, the medicine comes from the bay area, three delivery companies are sufficient for this size of a City, doctors provide a list of cannabis delivery companies to their patients, and responded to questions from the Commission.

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

Commissioner Keen stated state that the 1,000 foot radius would limit medical marijuana deliveries; limiting the medical marijuana to three delivery companies may create a “monopoly”; and does not want the delivery process set up so that it prohibits competition.

**Action:** Commissioner Martin moved to adopt a resolution entitled “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THAT THE CITY COUNCIL AMEND SECTIONS 16.62.010 AND 16.62.050 OF THE ARROYO GRANDE MUNICIPAL CODE RELATING TO MEDICAL MARIJUANA CULTIVATION AND AMENDING SECTION 16.62.270 AND ADDING CHAPTER 5.95 TO TITLE 5 OF THE ARROYO GRANDE MUNICIPAL CODE RELATING TO MEDICAL MARIJUANA DELIVERY SERVICES**”, with specific review of the 1,000 feet radius of any public or private school, public library, etc. and the age of the delivery driver being 18 years old.

**9. NON-PUBLIC HEARING ITEM**

None

**10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE MAY 17, 2016**

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

None

**11. COMMISSION COMMUNICATIONS**

In answer to Commissioner Fowler-Payne, Community Development Director McClish stated the “Innovative Parking Strategies for Affordable Housing” webinar scheduled for June 7th and is a different subject than what was presented at the April 7th meeting.

Chair George stated she received comments regarding the festival positive/negative. Director McClish gave the following updates on the Strawberry Festival: there is a debrief scheduled for the June 1st PRE-SAC meeting, at which time staff will receive comments; staff will be holding a workshop, tentatively scheduled for June 23rd; and there was a survey done this year regarding the festival and economic development. Chair George suggested for the future, to shorten the survey as it was too long.

Commissioner Fowler-Payne asked why the vendors are not allowed to leave their structures up on the City right of way on East Branch Street. Director McClish stated this comment will be taken to PRE-SAC. Commissioner Fowler-Payne also stated the vendors were more carnival.

**12. STAFF COMMUNICATIONS**

None

**13. ADJOURNMENT**

On motion by Commissioner George, seconded by Commissioner Keen and unanimously carried, the meeting adjourned at 7:46 p.m.

**ATTEST:**

\_\_\_\_\_  
**DEBBIE WEICHINGER  
SECRETARY TO THE PLANNING COMMISSION**

\_\_\_\_\_  
**LAN GEORGE, CHAIR**

(Approved at PC Meeting \_\_\_\_\_)

DRAFT

**ACTION MINUTES  
REGULAR MEETING OF THE PLANNING COMMISSION  
TUESDAY, JUNE 7, 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, John Mack, and Chair Lan George were present. Commissioners Terry Fowler-Payne and Glenn Martin were absent.

Staff Present: Planning Manager Matthew 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**

**Recommended Action:** Approve the minutes of the Regular Planning Commission Meeting of May 17, 2016 as submitted. Commissioner Mack clarified the fifth paragraph of page 2 with “does not want the garage to be converted into two single car garages”.

**Action:** Commissioner Mack moved, and Commissioner Keen seconded the motion to continue the May 17, 2016 minutes due to lack of a quorum. The motion passed on a 3-0 voice vote.

**8. PUBLIC HEARINGS**

**8.a. CONSIDERATION OF AMENDED CONDITIONAL USE PERMIT 16-001; SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION AT EXISTING CHEVRON STATION; LOCATION – 251 E. GRAND AVENUE; APPLICANT – PFG ARROYO GRANDE, INC.; REPRESENTATIVE – KEITH SLOCUM**

Planning Manager Downing presented the staff report recommending that the Commission adopt a Resolution approving Amended Conditional Use Permit Case No. 16-001, located at 251 E. Grand Avenue and responded to questions from the Commission regarding the proposed project, including signs, project being finalized already, restriction of alcohol area, and illuminated signs.

Farzan Ghadooshahy, owner thanked the Commission and stated there will be no lit or unlit signage placed in the windows and responded to questions from the Commission.

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

Commissioner Keen said he is opposed to poster signs being placed in the window and suggested installing “no consumption of alcohol” signs in the parking lot.

Mr. Ghadooshahy agreed to install “no consumption of alcohol” signs at each corner as well as a sign in the back of the building.

The Commission spoke in support of the Amended Conditional Use Permit.

**Action:** Commissioner George moved to adopt a resolution entitled “**A RESOLUTION OF THE CITY OF ARROYO GRANDE PLANNING COMMISSION APPROVING AMENDED CONDITIONAL USE PERMIT CASE NO. 16-001; LOCATED AT 215 E. GRAND AVENUE; APPLIED FOR BY PFG ARROYO GRANDE, INC.**”, as modified: 1) to add a condition of approval that no alcohol advertisement of any form is allowed on the windows or premises; and 2) add a condition of approval that “no consumption of alcohol” signs be installed. Commissioner Mack seconded, and the motion passed on the following roll call vote:

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

**10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE MAY 17, 2015**

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.

<b>Case No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Description</b>	<b>Action</b>	<b>Planner</b>
ASP 16-011	Frank Linson – Mullahey Ford	330 Traffic Way	Two (2) new signs for an existing business.	A	S. Anderson
VSR 16-003	Tim Bachman	1011 Huasna Road	Conversion of existing garage roof into second story deck extension.	A	S. Anderson

**11. COMMISSION COMMUNICATIONS**

None

**12. STAFF COMMUNICATIONS**

Planning Manager Downing stated that the Strawberry Festival post meeting has been tentatively rescheduled from June 23, 2016 to June 22, 2016.

In answer to Commissioner Mack, Planning Manager Downing stated he will look into when the Bridge Street Bridge will come before the Commission.

**13. ADJOURNMENT**

On motion by Commissioner George, seconded by Commissioner Keen and unanimously carried, the meeting adjourned at 6:20 p.m.

**PLANNING COMMISSION  
MINUTES  
JUNE 7, 2016**

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**ATTEST:**

\_\_\_\_\_  
**DEBBIE WEICHINGER  
SECRETARY TO THE PLANNING COMMISSION**

\_\_\_\_\_  
**LAN GEORGE, CHAIR**

(Approved at PC meeting )



## MEMORANDUM

**TO:** PLANNING COMMISSION

**FROM:** TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

**BY:** SAM ANDERSON, PLANNING TECHNICIAN

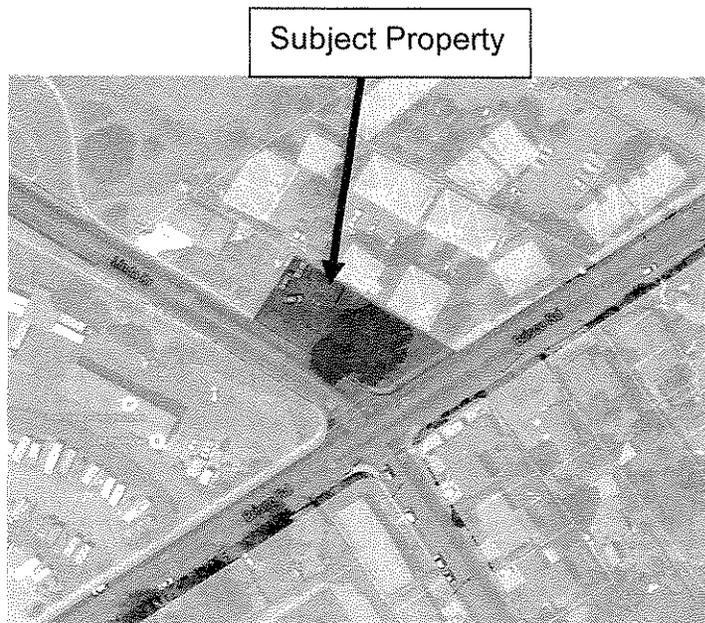
**SUBJECT:** CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-003; PLOT PLAN REVIEW 15-013; DEMOLITION OF AN EXISTING RESIDENCE AND CONSTRUCTION OF TWO (2) NEW TWO-STORY DUPLEXES; LOCATION – 159 BRISCO ROAD; APPLICANT – JOYCE BAKER; REPRESENTATIVE – MICHAEL DAMMEYER; APPELLANT – LAUREL WORTHINGTON

**DATE:** JUNE 21, 2016

### RECOMMENDATION:

It is recommended that the Planning Commission adopt a Resolution denying Appeal 16-003 and approving Plot Plan Review 15-013.

### BACKGROUND:



### Location

The subject property is located at the northeast corner of the Linda Drive and Brisco Road intersection and is zoned Multi-Family Apartments (MFA). The proposed project requires a Minor Use Permit – Plot Plan Review for multi-family residential development.

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CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-003  
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Architectural Review Committee

The Architectural Review Committee (ARC) reviewed the project on December 5, 2016 (Attachment 2). Due to public comments heard at the meeting, the ARC voted to continue the project to a future date to allow time for the applicant to meet with concerned neighbors and consider revised designs. The project returned to ARC on February 1, 2016 with revisions including lowering structure heights, shifting structures, second story location, architectural style modifications, and modifications to landscaping. After hearing public comments, the ARC recommended approval of the revised project as submitted with a condition to clarify tree removal mitigation requirements (Attachment 3). This motion carried on a 5-0 voice vote. After the ARC's recommendation, the architect requested additional time prior to final determination to further revise designs with input from the neighboring community. Final plans were submitted on May 6, 2016, and were found to be in substantial conformance with the plans reviewed by the ARC on February 1, 2016. The changes made involved modifying the deck on the south east side of duplex two (2) to lessen the visual impact upon the neighboring community. These changes were not required by the ARC, and the modifications were intended as additional measures to reduce the visual impact of the project.

Following the recommendation from the ARC and the review of revised plans that further alleviated viewshed impacts, submitted on May 6, 2016, the Community Development Director approved the project on May 12, 2016. An appeal of the project was submitted on May 20, 2016 (Attachment 1). The appellant has indicated reasons for appeal based on the removal of a regulated oak tree, loss of neighboring property values, parking issues in the neighborhood, architectural character concerns, water availability and landscaping concerns.

**ANALYSIS OF ISSUES:**

Project Description

The applicant is proposing to construct two (2) new two-story duplexes, with Duplex 1 containing one (1) 1-bedroom unit and one (1) 3-bedroom unit, and Duplex 2 containing one (1) bedroom unit and one (1) 2-bedroom unit. The proposed minor use permit will allow development of two (2) new multi-family residences. Both of the residences will be developed in the "multi-family attached" style, which is defined in Arroyo Grande Municipal Code (AGMC) Subsection 16.04.070.C. as "a building designed and used as a rental residence for two or more families living independently of each other. It includes apartments, duplexes and multiplexes that have not been subdivided for purposes of independent sales of individual units". The development standards for the MFA district and the proposed project are as follows:

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 CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-003  
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**Table 1: Site Development Standards for the MFA Zoning District**

Development Standards	MFA District	Project Site	Notes
Maximum Density	14.0 / Acre	3	Code met
Minimum Building Site	10,000 sq. ft.	12,447	Code met
Minimum lot width	80'	~71'	Existing lot width
Minimum lot depth	100'	~196'	Code met
Minimum front yard setback	20'	20'	Code met
Minimum interior side yard setback	10'	10'	Code met
Minimum street side yard setback	10'	10'	Code met
Minimum rear yard setback	15'	15'	Code met
Maximum lot coverage	40%	31%	Code met
Maximum Floor Area Ratio	45%	45%	Code met
Maximum height for buildings	30' or 2 stories, whichever is less	23'	Code met
Minimum distance between buildings	10'	33'	Code met

The proposed project meets all applicable development standards of the AGMC.

Residential Density

Municipal Code Subsection 16.32.030.A identifies residential density equivalents for residential projects located in the multi-family zoning districts as follows:

**Table 2: Residential Density Standards for the MFA Zoning District**

Residential Dwelling Unit Type	Density Equivalent
1-bedroom	.5
2-bedroom	1.0
3-bedroom	1.0

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 CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-003  
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Based on the proposed development, the total residential density is as follows:

**Table 3: Residential Density for Proposed Project**

Duplex 1	Duplex 2	Dwelling Unit Type	Density Equivalent	Total Density Equivalent
1	1	1-bedroom	0.5	1 unit
	1	2-bedroom	1.0	1 unit
1		3-bedroom	1.0	1 unit
				3 units

The AGMC allows residential densities up to fourteen (14) dwelling units per acre for multi-family residential projects located in multi-family districts. The lot is 12,447 square feet, or .286 acres, allowing a density of four (4) residential dwelling units. Based on the density equivalencies outlined above, the proposed project is within the maximum allowable density requirements.

General Plan

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: the City shall continue to enable and encourage multiple-family, rental apartments, senior, mobile home, and special needs housing in appropriate locations and densities. These multiple family residential alternative housing types tend to be more affordable than prevailing single-family residential low and medium density developments.

Architectural Character

The proposed residential buildings are designed in a modern style composed of a unique combination of weathered steel panels, cream stucco highlighted with dark textures, and vertical concrete panels to create visual diversity and prevent expansive walls. The buildings have flat, modern roofs, and vary in height to provide interest to the roof line. All doors and windows are framed in metal with a dark bronze finish, including garage doors. The surrounding area is mostly craftsman and cottage style apartment buildings and single family homes; therefore the modern-styled development would be unique for the area. The applicant has also provided color elevations contained in the plan set.

Access

Duplex 1 will have vehicular access from a driveway from Linda Drive, with access to one (1) single car garage and one (1) two car garage attached to the driveway. Duplex 2 will have vehicular access from a driveway from Brisco Road, with access to one (1) single car garage and one (1) two car garage attached to the driveway. Pedestrian

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CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-003  
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access to Duplex 1 will be from Linda Drive, and Duplex 2 will be accessible from Brisco Road. The two duplexes will be separated by a vegetative buffer area between the two structures. Two (2) existing driveways and curb cuts will also need to be removed and sidewalk repairs done, one on Linda Drive and one on Brisco Road.

Parking

Parking requirements for the development are identified in AGMC Section 16.56.060.E, which includes one (1) space per unit in an enclosed garage for the single bedroom apartments, and two (2) spaces per unit in an enclosed garage for the two and three bedroom apartments. The proposed development is four (4) units, and therefore does not require additional uncovered guest parking, in accordance with the AGMC. The developer has provided all necessary enclosed garage parking spaces (for a total of six (6) enclosed spaces), therefore meeting the requirements of the AGMC.

Landscaping/Open Space

The proposed conceptual landscape plan includes both perimeter and interior trees and screening/ground cover plant material. The proposed project does require the removal of one (1) regulated Coast Live Oak tree. According to the AGMC 12.16.070, a regulated tree can only be removed if it meets one of five (5) requirements specified. The diameter at the base of the tree is 42 inches. The AGMC allows for removal of regulated trees under the requirement that the removal was necessary due to "the necessity of the requested action to allow construction of improvements or otherwise allow economic or other reasonable enjoyment of property." The applicant considered alternative designs, but any design including two structures would require the removal of at least one (1) of the three (3) Coast Live Oaks on the property. Based upon the ARC's recommendation, the applicant shall plant two (2) new Coast Live Oaks on the property as well as a similar tree of a differing species in order to increase native species diversity.

**ALTERNATIVES:**

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

- Adopt the attached Resolution denying Appeal No. 16-003 and approving Plot Plan Review 15-013;
- Modify and adopt the attached Resolution denying Appeal No. 16-003 and approving Plot Plan Review 15-013;
- Do not adopt the attached Resolution, take tentative action to approve Appeal No. 16-003 and provide direction on specific findings for denial of Plot Plan Review 15-013; or
- Provide direction to staff

**PLANNING COMMISSION**  
**CONSIDERATION OF APPEAL TO PLANNING COMMISSION 16-003**  
**JUNE 21, 2016**  
**PAGE 6**

**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 would provide three additional (3) dwelling units on an under-utilized MFA-zoned property.

**DISADVANTAGES:**

Development of this currently under-utilized lot will obscure some views on neighboring properties. The applicant has mitigated these impacts through building location and roof design choices. Additionally, removal of a regulated tree is necessary for the development proposed on this site.

**ENVIRONMENTAL REVIEW:**

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and determined to be Categorical Exempt per Section 15303(b) of the CEQA Guidelines regarding construction of duplexes or similar multi-family residential structures.

**PUBLIC NOTIFICATION AND COMMENTS:**

A public hearing notice was mailed to all property owners within 300' of the site, was published in the Tribune, and was posted at City Hall and on the City's website on Friday, June 10, 2016. The agenda and staff report were posted at City Hall and on the City's website on June 17, 2016. With the exception of the appeal letter and the previously mentioned comments at the ARC meetings, no other public comment has been received.

**Attachments:**

1. Appeal from Laurel Worthington
2. Minutes of the December 7, 2015 Architectural Review Committee meeting
3. Minutes of the February 1, 2016 Architectural Review Committee meeting
4. Project plans

## RESOLUTION NO.

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE DENYING APPEAL CASE NO. 16-003 AND APPROVING PLOT PLAN REVIEW 15-013; LOCATED AT 159 BRISCO ROAD; APPLIED FOR BY JOYCE BAKER; APPEALED BY LAUREL WORTHINGTON

**WHEREAS**, on September 8, 2015, the applicant submitted an application for Plot Plan Review 15-013 for demolition of an existing residence and construction of two (2) new two-story duplexes at 159 Brisco Road; and

**WHEREAS**, the Architectural Review Committee recommended approval of Plot Plan Review 15-013 on February 1, 2016; and

**WHEREAS**, on, the applicant submitted revised designs for the project on May 6, 2016 in substantial conformance with plans recommended for approval by the Architectural Review Committee; and

**WHEREAS**, the Community Development Director approved Plot Plan Review 15-013 on May 12, 2016; and

**WHEREAS**, an appeal of the Community Development Director's decision was filed on May 20, 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(b) of the CEQA Guidelines regarding construction of duplexes or similar multi-family residential structures; and

**WHEREAS**, the Planning Commission of the City of Arroyo Grande has reviewed the project at a duly noticed public hearing on June 21, 2016; and

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

**FINDINGS FOR APPROVAL – PLOT PLAN REVIEW**

1. The proposed project is consistent with the goals, objectives, policies and programs of the Arroyo Grande General Plan;

*Residential projects of up to four dwelling units in the MFA zoning district are permitted with approval of a Minor Use Permit – Plot Plan Review. Approval of a Minor Use Permit-Plot Plan Review certifies that the land use or development will satisfy all applicable provisions of the Municipal Code and allows the Community Development Director to develop reasonable conditions to ensure compliance. The project site is designated for Multi-Family High Density Residential Development. LU3-3 of the Arroyo Grande General Plan Land Use Element defines the Multi-Family High Density area as an area designed to accommodate the development of apartment buildings as well as condominium and townhouses. The project, as recommended by the ARC, is consistent with the General Plan.*

2. The proposed project conforms to applicable performance standards and will not be detrimental to the public health, safety or general welfare;

*The Municipal Code mandates performance standards to ensure the public health, safety or general welfare. The proposed duplexes meet the requirements of the Municipal Code. Conditions of approval developed for this project ensure compliance with the Municipal Code and the protection of public health, safety or general welfare.*

3. The physical location or placement of the use on the site is compatible with the surrounding neighborhood.

*The subject property is located within an established residential area in the MFA zoning district. This district is intended as an area for development of single-family attached and multifamily attached residential dwelling units in high densities. The duplexes will be located in an established multi-family residential neighborhood that is compatible with the intent of the MFA zoning district. Following a recommendation for approval from the ARC, the applicant elected to further modify designs in order to lessen impacts on the neighboring property, including removal of an exterior deck in order to preserve view lines for neighboring residences. Updated designs remain in substantial conformance with plan sets recommended by the ARC and are compatible with the surrounding neighborhood.*

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Arroyo Grande hereby denies Appeal Case No. 16-003 and approves Plot Plan Review 15-013 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.

**RESOLUTION NO.**

**PAGE 3**

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 21<sup>st</sup> day of June 2016.

**ATTEST:**

\_\_\_\_\_  
**DEBBIE WEICHINGER**  
**SECRETARY TO THE COMMISSION**

\_\_\_\_\_  
**LAN GEORGE, CHAIR**

**AS TO CONTENT:**

\_\_\_\_\_  
**TERESA McCLISH**  
**COMMUNITY DEVELOPMENT DIRECTOR**

**EXHIBIT "A"  
CONDITIONS OF APPROVAL  
PLOT PLAN REVIEW 15-013  
159 BRISCO ROAD**

This approval authorizes the demolition of an existing residence and construction of two (2) new two-story duplexes.

**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.
2. The project shall substantially conform to the plans and descriptions on file in the Community Development Department dated May 6, 2016.
3. This permit shall expire on June 21, 2018 unless a building permit is issued for the project. Thirty (30) days prior to the expiration of the approval, the applicant may file for an extension of one (1) 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 agents, officers, or employees because of the issuance of said approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the applicant of his/her obligations under this condition.

**COMMUNITY DEVELOPMENT DEPARTMENT:**

5. Landscaping shall be managed and maintained by the applicant to not outgrow the structures as shown on the submitted plans.
6. Prior to removal of the oak tree on site, a Tree Removal Permit shall be approved by the Public Works Director. Removed trees shall be replaced as directed by the Public Works Director.

**BUILDING AND LIFE SAFETY DIVISION:**

7. The applicant shall comply with the current California Codes including the specifically adopted City of Arroyo Grande provisions.
8. The applicant shall apply and be approved for a building permit prior to any construction or demolition at the site.

**RESOLUTION NO.**

**PAGE 5**

**ENGINEERING DIVISION:**

9. The applicant shall use City Standard Driveway details for all new driveway installations.
10. All repaired sidewalks shall conform to City Standard details.
11. The applicant shall provide blow-off and air vacuum release valves on the proposed waterline per City Standard.
12. The applicant shall provide a single 1" water service to each individual water meter. Manifold connections shall not be used.
13. Evaluate the existing curb ramp at the intersection of Brisco and Linda and confirm ramp meets ADA standards. Replace curb ramp if not compliant.
14. Install a new City Standard sidewalk underdrain. Do not core through existing sidewalk.
15. Existing water meter boxes must be removed and replaced with new City Standard water meter boxes.
16. The project must comply with the new Model Water Efficient Landscape Ordinance.
17. The applicant shall use Evergreen Pear trees instead of Silk Floss trees.
18. Provide tree protection plan with future construction documents.
19. 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).
20. Provide trash enclosures in compliance with Engineering Standard 9060 with a roof.
21. Submit as-built plans at the completion of the project or improvements as directed by the Community Development Director. Provide an electronic version on flash disk in AutoCAD and PDF format. Provide one paper copy.
22. Record Drawings ("as-built" plans) are required to be submitted prior to release of the Faithful Performance Bond.
23. Provide a new vertical control survey bench-mark, per City Standard, at Linda Drive and Brisco Road.

**RESOLUTION NO.**

**PAGE 6**

24. 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 – plan and profile.
  - c. Public utilities – water and sewer – plan and profile.
  - d. All plan sheets must include City Standard title blocks.
  - e. Engineers estimate for construction cost based on County of San Luis Obispo unit cost.
25. The applicant 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.
26. Prior to approval of an improvement plan, the applicant shall enter into an agreement with the City for inspection of the required improvements.
27. All work within the public right-of-way shall be constructed to City standards.
28. Install tree wells with root barriers for all trees planted adjacent to curb, gutter and sidewalk to prevent damage due to root growth.
29. The applicant 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.
30. 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.
31. Non-potable water is available at the Soto Sports Complex. The City of Arroyo Grande does not allow the use of hydrant meters.
32. All sewer laterals within the public right-of-way must have a minimum slope of 2%.
33. Prior to approving any building permit within the project for occupancy, all conditions of approval shall be satisfied.
34. 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

**RESOLUTION NO.**

**PAGE 7**

completion of the work, less expenses incurred by the City in maintaining and/or restoring the site.

35. 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.
  - a. **Faithful Performance**, 100% of the approved estimate 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.
  
36. The applicant shall comply with the regional Water Quality Control Board's Post Construction Requirements including requirements for:
  - a. Storm Water Control Plan
  - b. Operations and Maintenance Plan

**ARCHITECTURAL REVIEW COMMITTEE CONDITIONS:**

37. The applicant shall plant two (2) new Coast Live Oaks on the property as well as a similar tree of a differing species in order to increase native species diversity.

# the BRISCO Duplexes

## DIRECTORY

**PROJECT:**  
 PROJECT NO. 159  
 PROJECT NAME: BRISCO DUPLEXES  
 PROJECT LOCATION: 159 BRISCO RD, AYOYA GLENDA, CA 92021

## PROJECT DATA & STATISTICS

**PROJECT DESCRIPTION:**  
 PROJECT NO. 159  
 PROJECT NAME: BRISCO DUPLEXES  
 PROJECT LOCATION: 159 BRISCO RD, AYOYA GLENDA, CA 92021

## SHEET INDEX

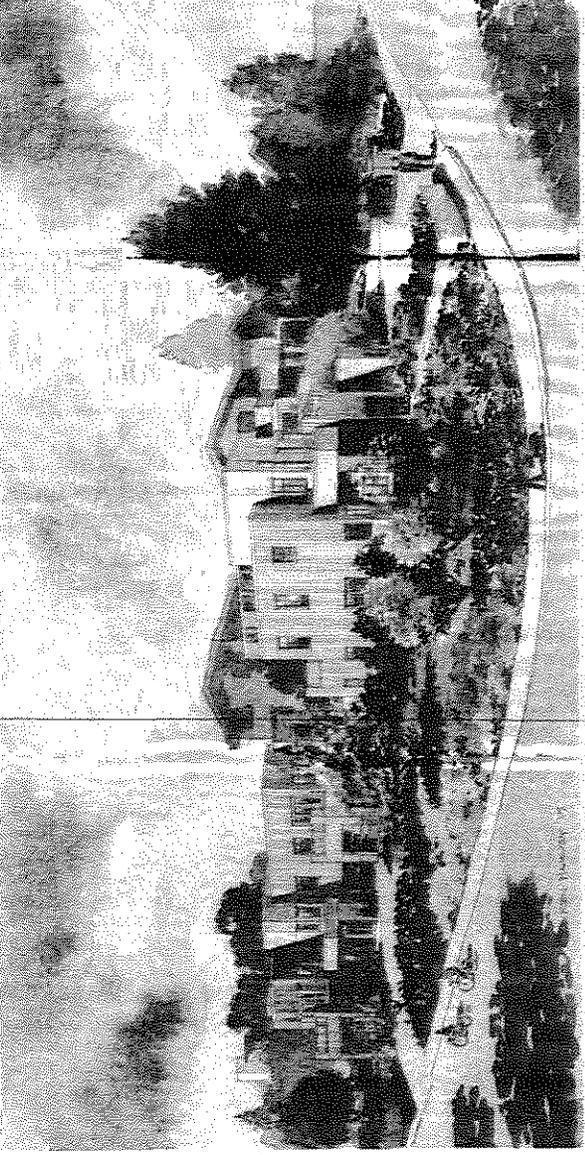
**PROJECT NO. 159**  
**PROJECT NAME: BRISCO DUPLEXES**  
**PROJECT LOCATION: 159 BRISCO RD, AYOYA GLENDA, CA 92021**

## VICINITY MAP



## SUPPORTING DOCUMENTS

**PROJECT NO. 159**  
**PROJECT NAME: BRISCO DUPLEXES**  
**PROJECT LOCATION: 159 BRISCO RD, AYOYA GLENDA, CA 92021**



PERSPECTIVE FROM INTERSECTION AT LINDA AND BRISCO

## STORMWATER MANAGEMENT DESIGN MEASURES

Table 3.7: PM Mandatory Best Design Measures

MANDATORY BEST DESIGN MEASURES (SELECT AT LEAST ONE)	REASON RELATIVE TO SITE	RELEVANT MAP SECTION
1. Soil must be tested and tested to meet the water table.	PHYSIC	0.2.1
2. Topsoil must be replaced and seeded with native year bearing vegetation and mulch.	AG/VEG	0.2.2
3. Temporary erosion control measures must be installed from the cutting back area of all cuttings.	AG/VEG	0.2.3
4. Street front erosion control measures must be installed with more frequent measures every 100 feet.	AG/VEG	0.2.4
5. Stormwater must be captured, contained, and treated on-site.	PHYSIC	0.2.5

DATE: 07/14/10  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

SHEET NO.: P1.0

159 Brisco, Ayoja Glendale, California  
 for Joyce Baker  
 159 Brisco Rd  
 PERSPECTIVE RENDERING



STAVEN PAPER  
 159 Brisco Rd  
 Ayoja Glendale, CA 92021  
 951.395.1749  
 951.395.1985 FAX



Project No.	1571
Client	1571 Park Lane
Address	1571 Park Lane
City	Escondido, CA 92045
State	CA
Zip	92045
Date	07/11/07
Scale	AS SHOWN
Sheet No.	C2
Total Sheets	2

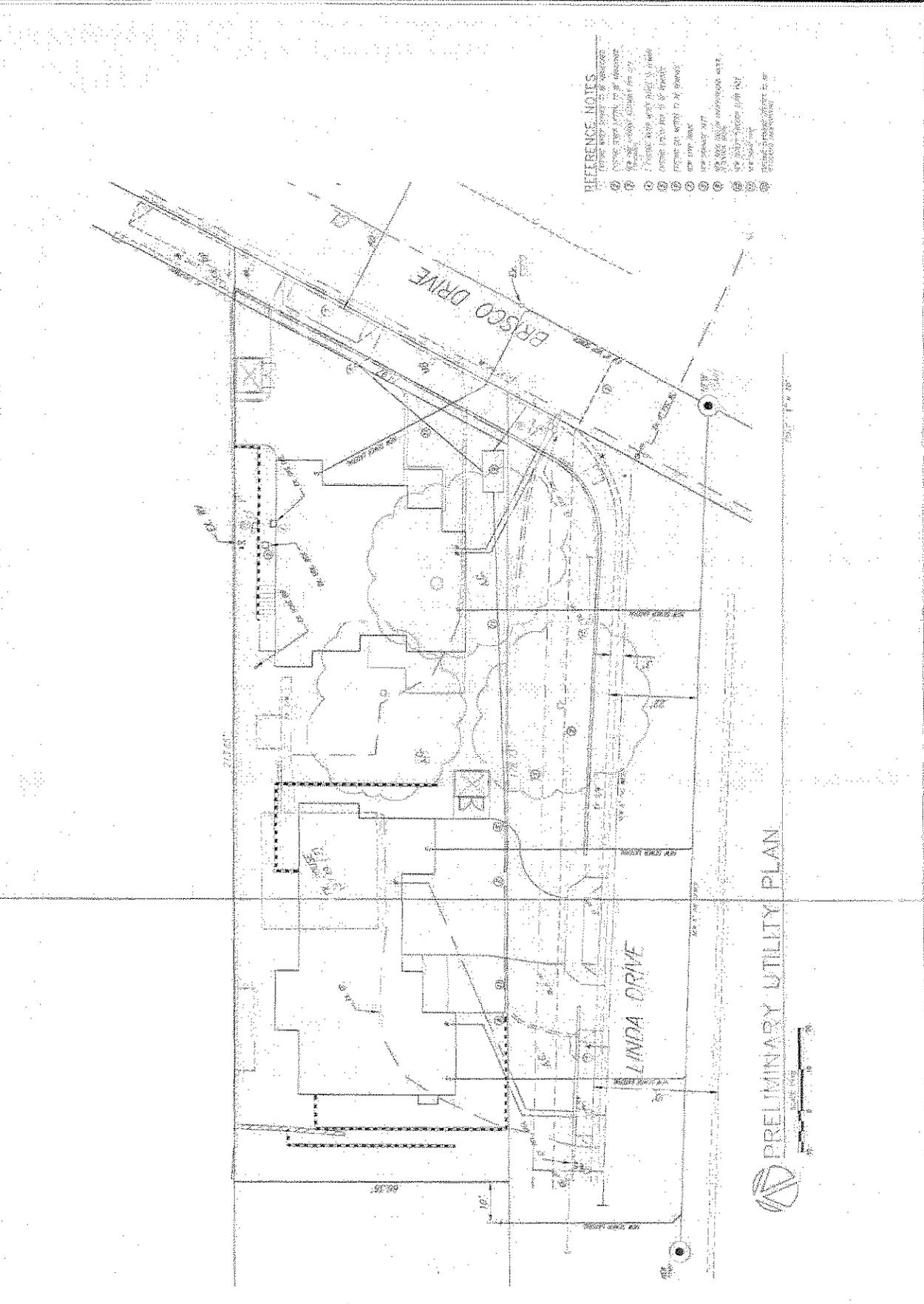
Project: 1571 Park Lane  
 Address: 1571 Park Lane  
 City: Escondido, CA 92045

Client: 1571 Park Lane  
 Address: 1571 Park Lane  
 City: Escondido, CA 92045

1571 Park Lane  
 Escondido, CA 92045

**Gannett Taylor & Associates, Inc.**  
 1571 Park Lane  
 Escondido, CA 92045  
 (760) 885-1111  
 www.gannett-taylor.com

- REFERENCE NOTES**
1. Review survey control to be maintained.
  2. Existing utility lines to be relocated.
  3. All utility lines to be shown on this plan.
  4. All utility lines to be shown on this plan.
  5. All utility lines to be shown on this plan.
  6. All utility lines to be shown on this plan.
  7. All utility lines to be shown on this plan.
  8. All utility lines to be shown on this plan.
  9. All utility lines to be shown on this plan.
  10. All utility lines to be shown on this plan.
  11. All utility lines to be shown on this plan.
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  13. All utility lines to be shown on this plan.
  14. All utility lines to be shown on this plan.
  15. All utility lines to be shown on this plan.
  16. All utility lines to be shown on this plan.
  17. All utility lines to be shown on this plan.
  18. All utility lines to be shown on this plan.
  19. All utility lines to be shown on this plan.
  20. All utility lines to be shown on this plan.







**Jackson Pugh**  
ARCHITECTS  
1800 16th St., Ste  
500  
San Luis Obispo  
CA 93401  
TEL: 805.761.1800  
FAX: 805.761.1802



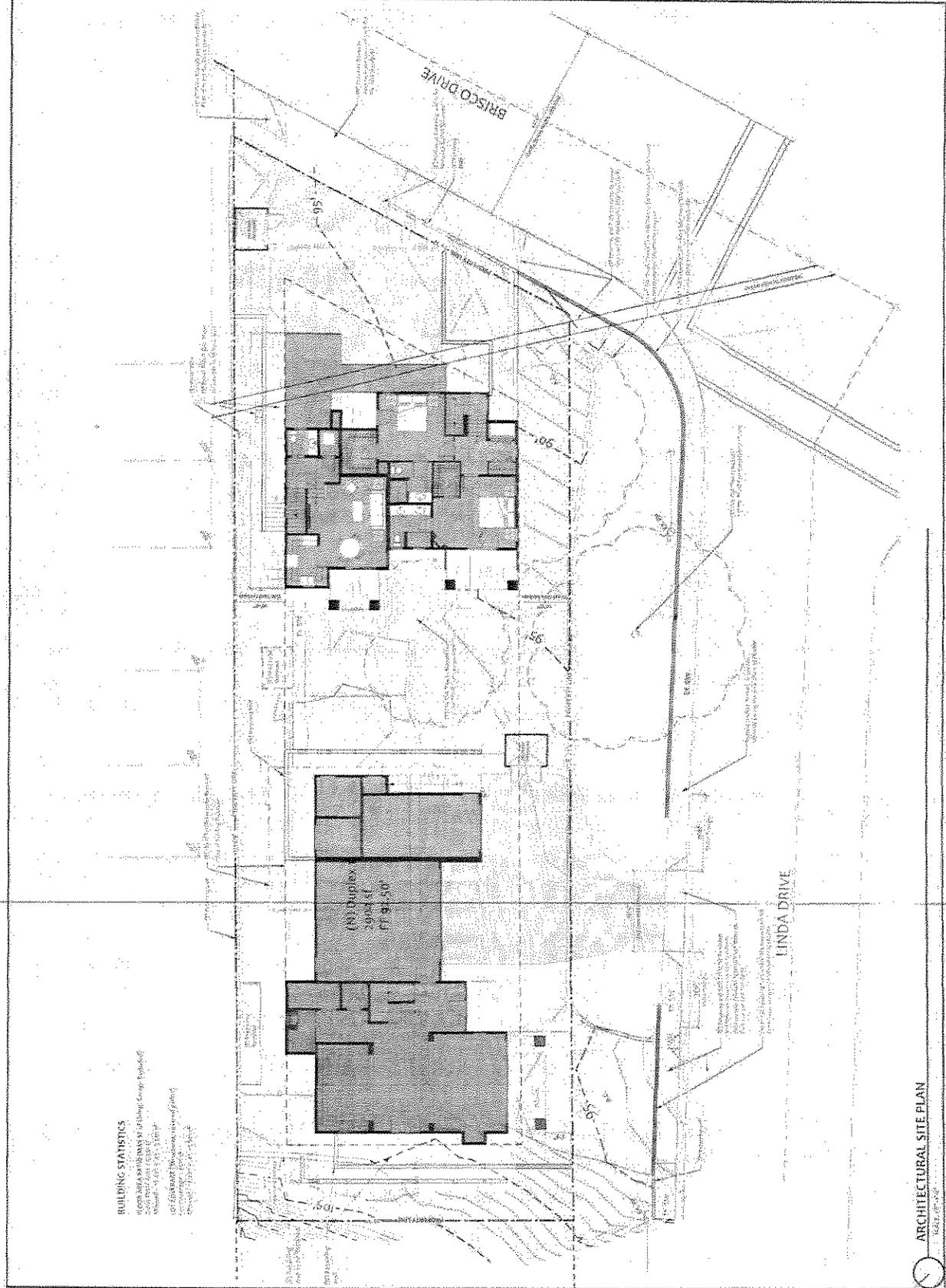
**159 Brisco Rd**  
for reuse  
159 Brisco, Arroyo Grande, California

**ARCHITECTURAL SITE PLAN**

DATE: 11/11/11  
SCALE: AS SHOWN  
PROJECT NO: 11-001

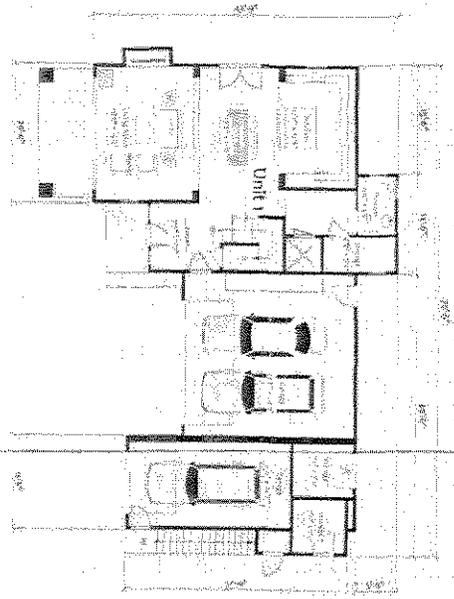
159 BRISCO RD  
ARROYO GRANDE, CA 93422

SHEET NO:  
**P2.0**



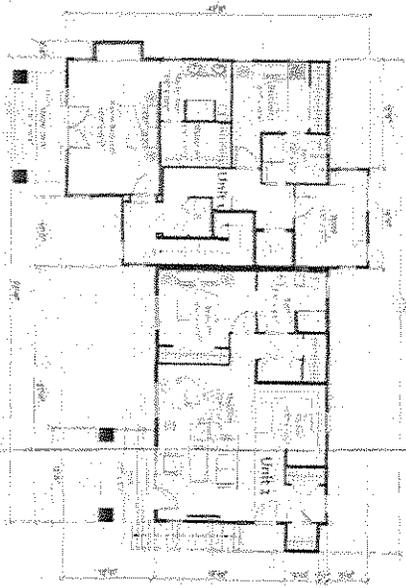
**BUILDING STATISTICS**  
GROSS AREA BY FLOOR: 29,331 SF  
TOTAL AREA: 77,911 SQ FT  
TOTAL FLOOR AREA: 29,331 SF  
TOTAL VOLUME: 1,111,111 CU FT  
TOTAL EXTERIOR WALL AREA: 1,111,111 SQ FT  
TOTAL EXTERIOR ROOF AREA: 1,111,111 SQ FT

**ARCHITECTURAL SITE PLAN**  
SCALE: AS SHOWN

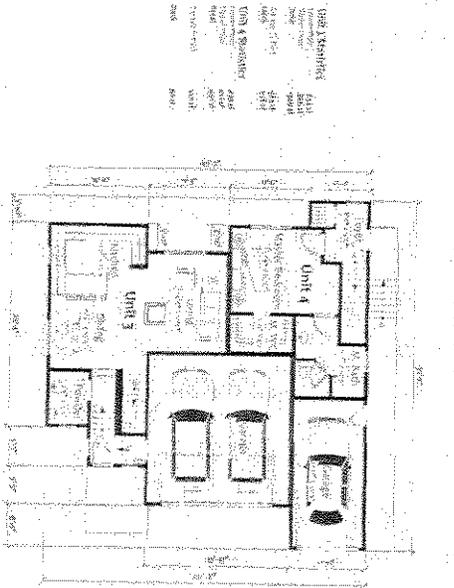


Unit 1 (1,000 sq. ft.)	Unit 2 (1,000 sq. ft.)
Living Area	Living Area
Kitchen	Kitchen
Bathroom	Bathroom
Bedroom	Bedroom
Hallway	Hallway
Staircase	Staircase
Storage	Storage
Entry	Entry
Front Porch	Front Porch
Back Porch	Back Porch
Garage	Garage

DUPLEX 1 - LOWER FLOOR PLAN

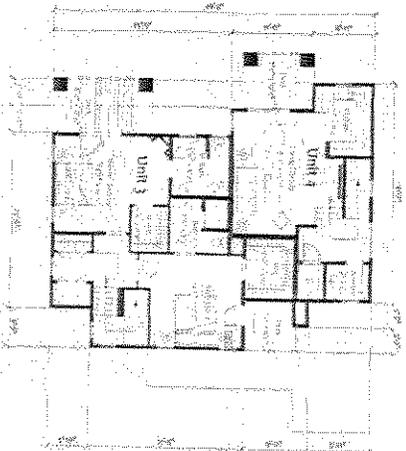


DUPLEX 1 - UPPER FLOOR PLAN



Unit 3 (1,000 sq. ft.)	Unit 4 (1,000 sq. ft.)
Living Area	Living Area
Kitchen	Kitchen
Bathroom	Bathroom
Bedroom	Bedroom
Hallway	Hallway
Staircase	Staircase
Storage	Storage
Entry	Entry
Front Porch	Front Porch
Back Porch	Back Porch
Garage	Garage

DUPLEX 3 - LOWER FLOOR PLAN



DUPLEX 2 - UPPER FLOOR PLAN

<p>Steven Pugh's Construction 1000 Highway 101, Ste 100 San Luis Obispo CA 93101 805.551.1000 805.551.1001</p>		<p>159 Brisco Rd for Joyce Baker 159 Brisco, Arroyo Grande, California</p>	<p>DUPLEX 1 &amp; 3 LOWER &amp; UPPER FLOOR PLANS</p>	<p>DATE: 08/15/08 DRAWN BY: J. BAKER CHECKED BY: J. BAKER SCALE: AS SHOWN SHEET NO.: P3.0</p>
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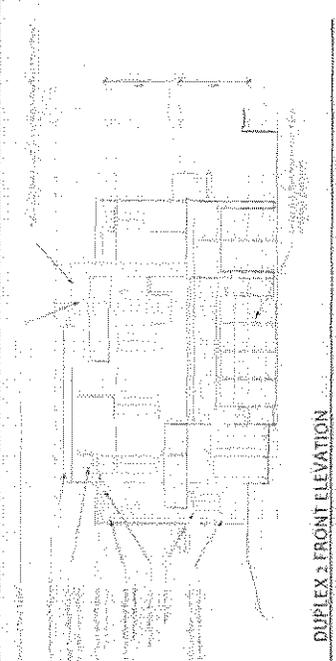
159 BRISCO RD  
 (at Joyce Baker)  
 159 BRISCO, Arroyo Grande, California

DUPELEX 1 & 2  
 EXTERIOR ELEVATIONS

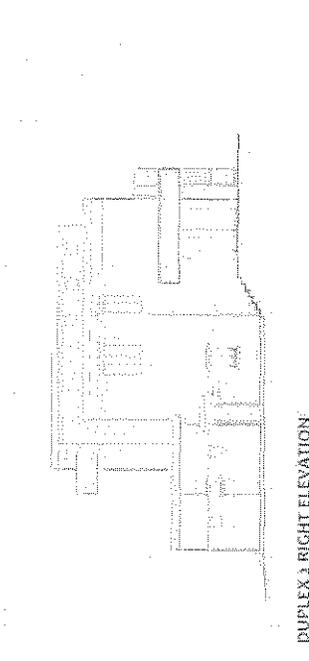
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 DRAWN BY: [Name]  
 CHECKED BY: [Name]

PROJECT NO.: [Number]  
 SHEET NO.: [Number]

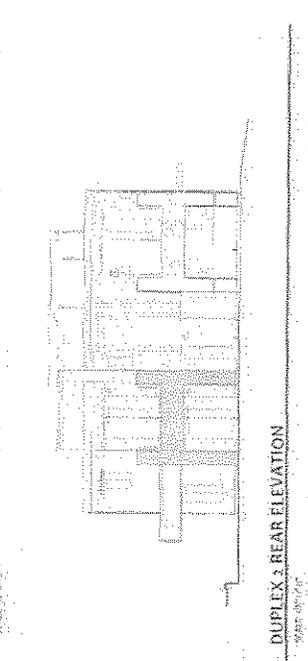
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**P4.0**



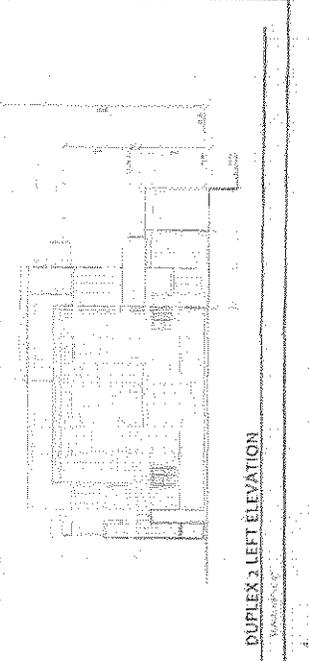
DUPELEX 2 FRONT ELEVATION  
 05/15/07



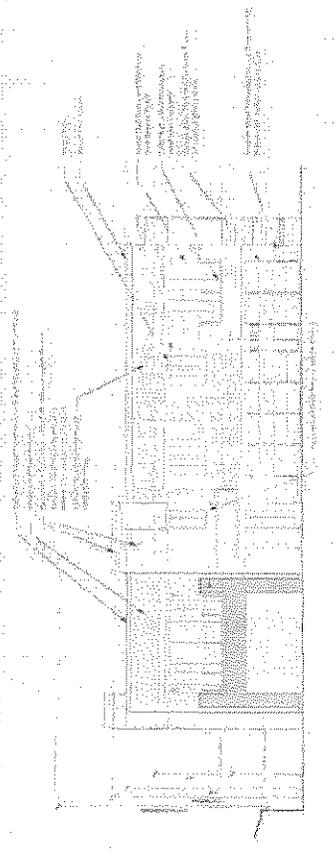
DUPELEX 1 RIGHT ELEVATION  
 05/15/07



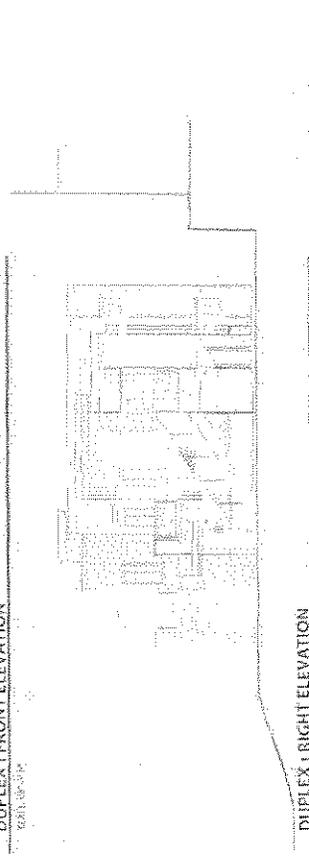
DUPELEX 2 REAR ELEVATION  
 05/15/07



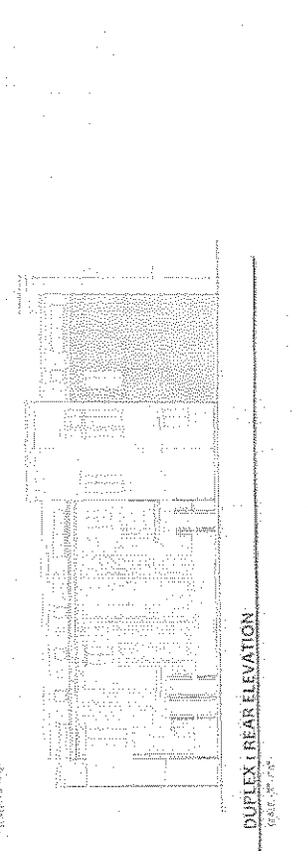
DUPELEX 3 LEFT ELEVATION  
 05/15/07



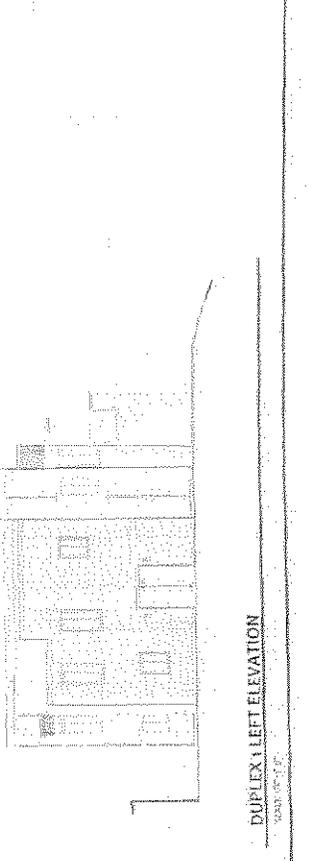
DUPELEX 1 FRONT ELEVATION  
 05/15/07



DUPELEX 1 RIGHT ELEVATION  
 05/15/07



DUPELEX 1 REAR ELEVATION  
 05/15/07



DUPELEX 1 LEFT ELEVATION  
 05/15/07



Steven Pughesi  
ARCHITECTS  
10000 Wilshire Blvd., Suite 1000  
Beverly Hills, CA 90210  
Tel: 310.277.1111  
Fax: 310.277.1112



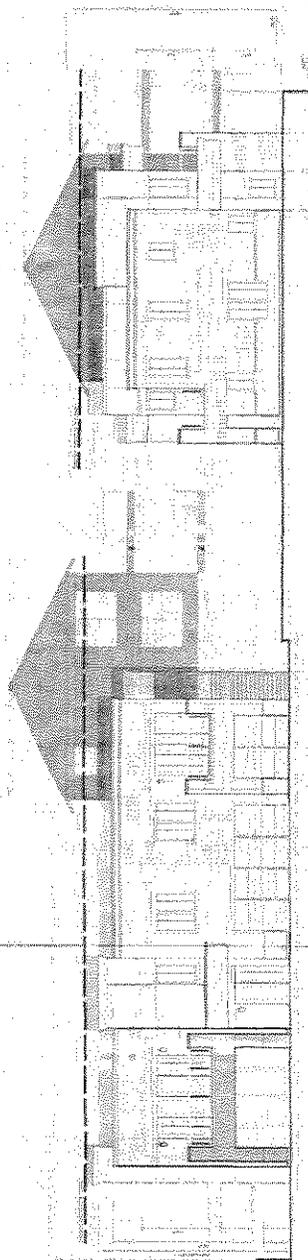
159 Brisco Rd  
For Joyce Bates  
San Jose, California

SITE STUDY ELEVATIONS

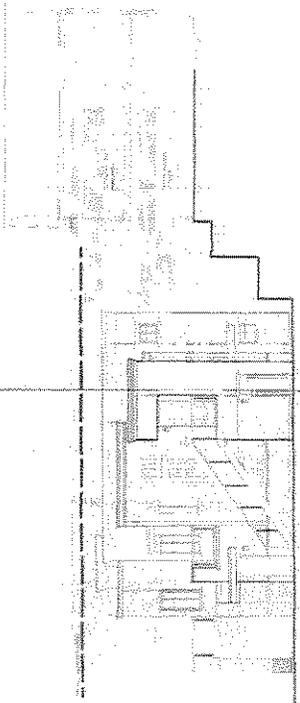
DATE: 10/15/08  
SCALE: AS SHOWN  
PROJECT: 159 BRISCO RD  
SHEET NO.: P5.0

DATE: 10/15/08  
SCALE: AS SHOWN  
PROJECT: 159 BRISCO RD  
SHEET NO.: P5.0

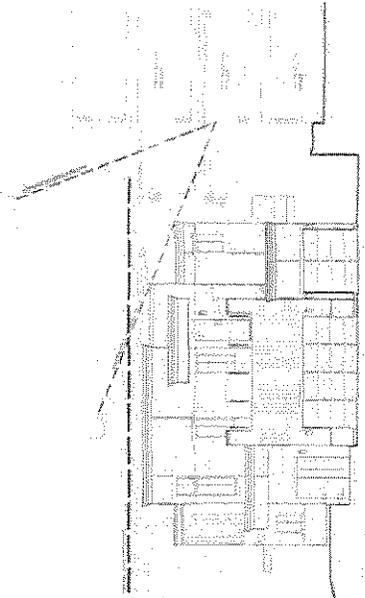
SHEET NO.: P5.0



Site Elevation: 341 sf of view preserved



Duplex 1 Section

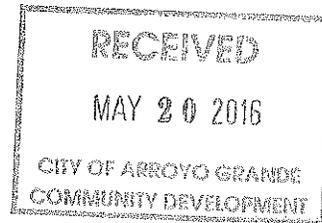


Duplex 2 Section & Sun Angle Study

VIEW CONSIDERATION STUDIES

ATTACHMENT 1

\$263



4:30 pm

CITY OF ARROYO GRANDE

APPEAL OF COMMUNITY DEVELOPMENT DIRECTOR DECISION

TO PLANNING COMMISSION

Laurel Worthington  
(Name) \_\_\_\_\_ (Date) \_\_\_\_\_  
163 Brisco Rd #1A, Arroyo Grande, CA 93420  
(Address) \_\_\_\_\_ (City) \_\_\_\_\_ (Zip Code) \_\_\_\_\_

Project Appeal Name and Case Number Plot Plan Review 15-013

Project Approved/Denied by Community Development Director on 5.17.16  
(Date)

Project Location 159 Brisco Rd, Arroyo Grande, CA 93420

Reason for Appeal Over ... Please see attached

Linda Vista Owners/Tenants

Melissa Harris Linda Anderson

Kent + Lupy Ann Braydon White

Erin Ford Nancy Brown

Brittani Smith + more

Laurel Worthington

Signature Laurel Worthington

Mailing Address 877 Noyes Rd, Arroyo Grande, CA 93420

Telephone 805-710-7629

Receipt Number APL16-000003 Date 5-20-16

Debbie Weichinger  
Community Development Secretary

## Reason For Appeal

Linda Vista condo owners were never advised of the plans that were drawn up for 159 Brisco. There were no letters to the public or banners at the building site advising that new buildings were being built & the demolition of the existing dwelling was being done. No one was notified that this project was proposed until the plans were drawn up. Why when 189 Brisco (4 Units) were afforded this notice, was 159 Brisco (4 Units) not afforded this notice?

The CEQA Environmental Impact Study was not done on the 159 Brisco property, but was done on the 189 Brisco property. A CEQA Review Letter was not received prior to the plans being drawn up, but was done for 189 Brisco.

When meeting with the architects regarding the 2 structures and the height of each, the response was that they could still go back and change it to a pitched roof instead of the revised plan for the flat roof. The Linda Vista Condo owners & tenants felt threatened by these remarks and were afraid it could get worse.

There was no advance notice given to the tenants with respect to the 2 poles being used for viewing the heights of the proposed structures. The owner's boyfriend was holding one of the poles & then left abruptly when questioned about the heights of proposed structures.

They are going to destroy a 100 plus year old protected California Live Oak Tree to fit the buildings on the property. That oak has new growth on it. 2 Individuals said the tree was alive & 1 said no. There are new birds nesting in the tree as well as other various species of birds living in that tree. The owner, Joyce Baker, cannot build the 2 story structures without cutting down this tree.

Permanent loss of property values to all owners.

Traffic is now backed up into the Linda Vista Complex when school children are picked up. A no double parking sign is up on Linda Vista, which means people are blocking the entrance/exit at certain times of the day & tenants cannot get out. This sign went up approximately 1 week ago. More vehicles on the street will make it even more congested.

Double parking is currently happening in front of Linda Vista Condos and at times it backs up from Grand Ave. to Linda Vista.

Buildings do not fit with surrounding architecture.

Water shortage and sewer impact. Drought, landscaping, etc.

What is the maximum occupancy in these units?

25 Foot Trees being planted at 159 Brisco

The space between the existing buildings at Linda Vista Condos and 159 Brisco is almost nonexistent.

With these new buildings being placed so close to the existing, it will make the Linda Vista condos very hot and sauna-like during the summer months and very cold in the winter.

ACTION MINUTES

SPECIAL MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE  
DECEMBER 7, 2015  
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 1:30 p.m.

**2. ROLL CALL**

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

City Staff Present: Associate Planner Kelly Heffernon, Planning Intern Sam Anderson and Community Development Director Teresa McClish were present.

**3. FLAG SALUTE**

Bruce Berlin led the Flag Salute.

**4. COMMUNITY COMMENTS AND SUGGESTIONS**

None.

**5. APPROVAL OF MINUTES**

Bruce Berlin made a motion, seconded by John Rubatzky, to approve the minutes of November 16, 2015 as modified on page 1, under item 6.a, replace "sign" with "signs" and "cohesive with the Village" to "cohesive with what is on the site." The motion passed on a 5-0 voice vote.

**6. PROJECTS**

**6.a. CONSIDERATION OF ADMINISTRATIVE SIGN PERMIT 15-017; TWO NEW WALL SIGNS; LOCATION - 135 TRAFFIC WAY; APPLICANT - ERIK TURREY; SIGN CONTRACTOR - CT SIGNS; REPRESENTATIVE - RAFFI KALOOSIAN (ANDERSON)**

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

Planning Intern Anderson responded to questions from the Committee.

Raffi Kaloosian, business owner and representative, spoke and responded to questions from the committee.

The Committee provided comments on the project.

Warren Hoag made a motion, seconded by John Rubatzky, to recommend denial of the project to the Community Development Director due to the proposed signage being inconsistent with the Village Design Guidelines. The motion carried on a 5-0 voice vote.

**6.b. CONSIDERATION OF PLOT PLAN REVIEW 15-013; CONSTRUCTION OF TWO (2) MULTI-FAMILY DUPLEXES; LOCATION – 159 BRISCO; APPLICANT – JOCE BAKER; REPRESENTATIVE – MICHAEL DAMMEYER (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 Dammeyer, representative, and Steve Puglisi, Steven Puglisi Architects, presented the proposed project and responded to questions from the Committee.

Mike Fornaro, Linda Vista Condos, spoke in opposition to the project.

Erin Ford, Linda Vista Condos, spoke in opposition to the project.

Nancy Jay Brown, Linda Vista Condos, spoke in opposition to the project.

Erik Stein, Linda Vista Condos, spoke in opposition to the project.

Dan Harris, Linda Vista Condos, spoke in opposition to the project.

Laurel Worthington, Linda Vista Condos, spoke in opposition to the project.

Linda Anderson, Linda Vista Condos, spoke in opposition to the project.

Jake Jacobs, Linda Vista Condos, spoke in opposition to the project.

Melissa Harris, Linda Vista Condos, spoke in opposition to the project.

The Committee provided comments on the project.

Steve Puglisi, architect, requested that the project be continued to the next possible meeting, and offered to meet and work with the concerned neighbors in regards to design issues, including minimizing view blocking, possible landscaping changes, softening of the architectural style, and other expressed concerns.

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

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

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

Associate Planner Heffernon responded to questions from the Committee.

The Committee provided comments on the project.

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

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

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

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

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

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

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

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

Associate Planner Heffernon responded to questions from the Committee.

The applicant spoke and responded to questions from the Committee.

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

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

The Committee provided comments on the project.

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

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

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

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

## **7. DISCUSSION ITEMS**

None.

## **8. COMMITTEE COMMUNICATIONS**

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

Warren Hoag will not be available for the ARC meeting on January 4<sup>th</sup>.

## **9. STAFF COMMUNICATIONS**

None.

**10. ADJOURNMENT**

The meeting was adjourned at 6:00 pm to a meeting on December 21, 2015 at 3:30 pm.

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**SAM ANDERSON**  
**PLANNING INTERN**

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**WARREN HOAG, CHAIR**

**(Approved at ARC Mtg 12-21-2015)**

ACTION MINUTES

MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE  
MONDAY, FEBRUARY 1, 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, and John Rubatzky were present. Bruce Berlin 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

Warren Hoag 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 January 11, 2016 as submitted. The motion passed on a 3-0-1 voice vote, with Bruce Berlin absent and Warren Hoag abstaining.

Bruce Berlin now present.

6. PROJECTS

6.a. 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 – NORTON SIGN AND DESIGN  
(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.

Tom Diaz, representative, and George Peterson, owner, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments on the project.

- 1) Mary Hertel made a motion, seconded by Bruce Berlin, to recommend approval of the project to the Community Development Director with the following modifications:
  1. Changes shall be made to the wall sign to include angled corners;
  2. The wall sign will be lowered to the bottom edge of the header; and
  3. The pole will remain black in color.

The motion carried on a 5-0 voice vote.

**6.b. CONSIDERATION OF LOT MERGER 15-004 AND CONDITIONAL USE PERMIT 15-007; CONSTRUCTION OF A 54-ROOM BOUTIQUE HOTEL; LOCATION – 325 EAST BRANCH STREET; APPLICANT – NKT COMMERCIAL; REPRESENTATIVE – STEVEN PUGLISI ARCHITECTS** (Downing)

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

Associate Planner Downing responded to questions from the Committee.

Nick Thompkins, applicant, Michael Dammeyer, and Steven Puglisi, representatives, spoke in support of the project and responded to questions from the Committee.

Chair Hoag opened the meeting for public comment.

Shirley Gibson spoke in support of the construction of a hotel in the Village with the condition that no new architectural styles be implemented other than those already present in the Village. She also stated that she prefers a courtyard in front of the hotel, rather than a parking lot.

Denise Andreini spoke in support of the project, citing the potential for increased number of visitors to the Village and the development of the eastern end of the Village.

Ron Myer, James Way, spoke in support of the project, citing the uptick in vitality in the Village lately and that the second rendering gives a “homey” feeling.

Frank Schiro, Miller Way, spoke in support of the project.

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

The Committee provided comments on the project.

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

The motion carried on a 5-0 voice vote.

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 called for a break at 4:25 p.m. The Committee reconvened at 4:35 p.m.

**6.c. CONSIDERATION OF ARCHITECTURAL REVIEW 16-001; COMMERCIAL FAÇADE MODIFICATIONS; 303 E. BRANCH STREET; APPLICANT – WILLIAM HALES; REPRESENTATIVE – TEN OVER STUDIO** (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.

Joel Snyder, representative, Frank Schiro, and Bill Hayes, applicants, spoke in support of the project and answered questions from the Committee.

Chair Hoag opened the meeting for public comment.

Denise Andreini spoke in support of the project and favors the idea of constructing a roll-up window on the western side of the building.

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

The Committee provided comments on the project.

John Rubatzky made a motion, seconded by Michael Peachey, to approve the project as submitted.

The motion carried on a 5-0 voice vote.

**6.d. CONSIDERATION OF PLOT PLAN REVIEW 15-013; CONSTRUCTION OF TWO (2) MULTI-FAMILY DWELLING UNITS; LOCATION – 159 BRISCO ROAD; APPLICANT – JOYCE BAKER; REPRESENTATIVE – MICHAEL DAMMEYER (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.

Michael Dammeyer, representative, spoke in support of the project and responded to questions from the Committee.

Chair Hoag opened the meeting for public comment.

The following people of Linda Vista Condos spoke in opposition to the project: Erik Stein, Laurel Worthington, Nancy Jay Brown, Erin Ford, and Melissa Harris.

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

The Committee provided comments on the project.

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 carried on a 5-0 voice vote.

**6.e. CONSIDERATION OF PLOT PLAN REVIEW 16-001; NEW TWO (2) STORY RESIDENCE; LOCATION – 567 CROWN HILL; APPLICANT DUANE DEBLAUW (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.

Duane Deblauw, applicant, spoke in support of the project and responded to questions from the Committee.

Warren Hoag made a motion, seconded by Bruce Berlin, to recommend approval of the project to the Community Development Director with the following modifications:

1. Consider a stone veneer for the fireplace;
2. Designing the garage with the appearance of two doors;
3. The front deck not be extended across the full width of the façade and provide additional details; and
4. Recommend the Public Works Director adjust the mitigation requirements for the removal of one (1) Coastal Live Oak.

The motion carried on a 5-0 voice vote.

**7. DISCUSSION ITEMS**

Associate Planner Downing presented a modified color scheme for a project at 309 S. Mason Street. The Committee did not have objections to the modified colors, as they are substantially conformant to the approved project.

**8. COMMITTEE COMMUNICATIONS**

Chair Hoag thanked Vice-Chair Peachey for leading the previous meeting in his absence.

**9. STAFF COMMUNICATIONS**

Associate Planner Downing thanked the Committee for their patience during the lengthy meeting.

**10. ADJOURNMENT**

The meeting was adjourned at 6:56 to a meeting on February 22, 2016 at 3:30 p.m.

**/s/Warren Hoag, Chair**

**ATTEST:**

**Patrick Holub, Administrative Intern**  
**(Approved at ARC Mtg 02-22-2016)**



## MEMORANDUM

**TO:** PLANNING COMMISSION

**FROM:** TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

**BY:** SAM ANDERSON, PLANNING TECHNICIAN

**SUBJECT:** CONSIDERATION OF VARIANCE CASE NO. 16-001 & VIEWSHED REVIEW CASE NO. 16-001; CONVERSION OF EXISTING HOME TO SECONDARY DWELLING UNIT AND CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY HOME, THREE (3) CAR GARAGE, FIVE FOOT (5') SOUTH SIDE YARD SETBACK REDUCTION, AND EIGHT FOOT (8') WEST REAR YARD SETBACK REDUCTION; LOCATION – 190 SOUTH ELM STREET; APPLICANT – DANTE TOMASINI; REPRESENTATIVE – DOUGLAS R. FANER

**DATE:** JUNE 21, 2016

### RECOMMENDATION:

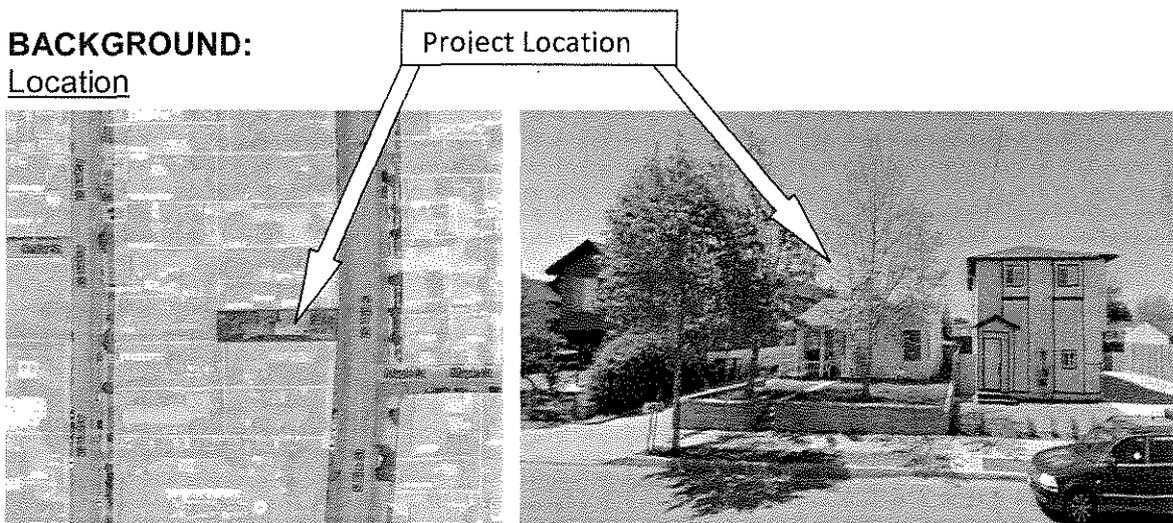
It is recommended that the Planning Commission adopt a Resolution approving Variance 16-001 & Viewshed Review 16-001.

### IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

### BACKGROUND:

#### Location



**PLANNING COMMISSION**  
**CONSIDERATION OF VARIANCE 16-001 AND VIEWSHED REVIEW 16-001**  
**JUNE 21, 2016**  
**PAGE 2**

The subject property is zoned Multi Family (MF), and requires a Variance for reductions side and rear yard setbacks, and a Minor Use Permit – Viewshed Review for construction of a new two story home.

The City Council adopted Resolution No. 4052 on November 13, 2007, approving General Plan Amendment Case No. 06-003 to amend the General Plan land use designation and map for thirteen (13) properties along South Elm Street from Medium Density Single-family Residential to Medium-High Density Multi-family Residential (Attachment 1). The City Council also adopted Ordinance No. 593 on November 27, 2007, approving Development Code Amendment Case No. 06-005 for the rezoning of the same thirteen (13) properties along South Elm Street from Single Family (SF) to Multi-Family (MF). This rezoning was in response to several factors, including the identification of the property as an opportunity site for infill development and densification in the 2003 Housing Element of the General Plan. This identification was due to the surrounding multi-family zoning and development as well as the area's proximity to the mixed use corridor on E. Grand Avenue. Additionally, the increased potential for infill development and densification along South Elm Street was considered to compensate for the loss of density approved at the same time at the corner of South Halcyon Road and Fair Oaks Avenue (Attachment 2).

Architectural Review Committee:

The Architectural Review Committee (ARC) reviewed the proposed project at a meeting on April 18, 2016 (Attachment 3). Members of the ARC discussed the Variance, reducing the size of the driveway, and color palates. Members of the ARC were in support of the project with changes that have since been made to project plans, including widening the turnaround space, adding landscaping to the driveway, a patio space, windows to the garage door, wood chips around the Coast Live Oak, and columns to the entryway overhang.

**ANALYSIS OF ISSUES:**

Project Description

The applicant is proposing to convert an existing single-family residence to a secondary dwelling unit and to construct a new two-story single family home in the rear of the property in the MF zoning district. The applicant has applied for a variance to reduce the side yard setback on the south side of the property from ten feet (10') to five feet (5') as well as a rear yard setback reduction on the west side of the property from twenty feet (20') to twelve feet (12').

The project site is an existing 7,000 sq. ft. rectangular lot (50' by 140') located in the MF zoning district. The lot's width of fifty feet (50') is less than the required width for a new lot in the Multi-Family zoning district of eighty feet (80'). Additionally, the Multi-Family zoning district has side yard setbacks of ten feet (10') on either side. These setbacks are higher than the side yard setbacks of five feet (5') found in the Single-Family zoning district, which have a minimum lot width of seventy feet (70'). The

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**CONSIDERATION OF VARIANCE 16-001 AND VIEWSHED REVIEW 16-001**  
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applicant is requesting the side yard variance due to these unusually restrictive setbacks on the property, which would force the proposed development to not be feasible. Additionally, the applicant is requesting the rear yard variance of eight feet (8') to allow for a safer driveway turnaround of twenty four feet one inch (24'1") and provide adequate room for the uncovered parking space required for the secondary dwelling unit. This request is in line with previous structures constructed and permits issued on neighboring lots and properties.

Based on the size of the subject property and number of dwelling units per gross acre allowed in the Multi-Family zoning district, the property is only able to build 1.4 dwelling units, which rounds down to one (1) unit. However, secondary dwelling units do not count toward this density and are regulated to ensure they do not adversely impact either adjacent parcels or the surrounding neighborhood.

The existing single family home totals 1,015 sq. ft, which is less than the maximum size for a secondary dwelling unit in the Multi Family zoning district of 1,200 sq. ft. The proposed single family home totals 2,689 sq. ft. The project meets all applicable Arroyo Grande Municipal Code Standards such as parking, height, lot coverage, floor area ratio, etc, except for the setback infringements on the south and west sides of the property.

General Plan

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 proposed project is designed in a modern cottage style, with pitched roof and stone veneer elements. The project is a simple design; almost entirely rectangular, with a small cantilevered second story overhanging the front facing garage. The proposed home will not be very visible from the street due to the existing structure's location on the front of the property. Livable space will surround both above and behind the garage. Windows and small roof dormers provide some level of visual interest on the project. A color board and colored elevations will be provided at the meeting.

Landscaping

Landscaping changes are minimal for the proposed project. The changes proposed are to install a small decomposed granite area and two (2) Mediterranean Fan Palms on small banks in the corners of the rear yard behind the proposed residence.

**PLANNING COMMISSION  
CONSIDERATION OF VARIANCE 16-001 AND VIEWSHED REVIEW 16-001  
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PAGE 4**

The existing Coast Live Oak tree will be retained. Prior to issuance of building permit, the project will be reviewed for compliance with the State Model Water Efficient Landscape Ordinance.

**ALTERNATIVES:**

The following alternatives are presented for Planning Commission consideration:

1. Adopt the attached Resolution, approving Variance Case No. 16-001 & Viewshed Review Case No. 16-001; or
2. Modify and adopt the attached Resolution, approving Variance Case No. 16-001 and Viewshed Review Case No. 16-001
3. Do not adopt the attached Resolution, take tentative action to Deny Variance Case No. 16-001 & Viewshed Review Case No. 16-001 and provide direction on specific findings for denial of Variance case No. 16-001 & Viewshed Review Case No. 16-001
4. Provide direction to staff.

**ADVANTAGES:**

The proposed project is consistent with the General Plan, Development Code expected setbacks for a single-family sized lot, and will allow the property owners to provide a secondary dwelling unit in the MF zoning district. This is a way to provide denser housing in the MF zoning district on lots too small for traditional multi-family developments.

**DISADVANTAGES:**

The proposed project would require a variation in development standards for reduced setbacks on the property.

**ENVIRONMENTAL REVIEW:**

The project has been reviewed in accordance with the California Environmental Quality Act (CEQA) Guidelines and staff has determined it to be categorically exempt per Section 15305(a) – Minor Alterations in Land Use Limitations and Section 15332(b) – In-Fill Development Projects – of the CEQA Guidelines.

**PUBLIC NOTICE AND COMMENT:**

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, June 10, 2016. The agenda and staff report were posted at City Hall and on the City's website on June 17, 2016. No public comments have been received.

**Attachments:**

1. City Council Resolution No. 4052
2. City Council minutes, November 13, 2007
3. Minutes of the April 18, 2016 Architectural Review Committee Meeting
4. Project Plans

**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF ARROYO GRANDE APPROVING VARIANCE  
16-001 AND VIEWSHED REVIEW 16-001; LOCATED AT  
190 SOUTH ELM STREET; APPLIED FOR BY DANTE  
TOMASINI**

**WHEREAS**, the applicant submitted an application for Variance 16-001 and Viewshed Review 16-001 for conversion of an existing home to a secondary dwelling unit and construction of one (1) new two-story single family home, a three (3) car garage, a five foot (5') south side yard setback reduction and an eight foot (8') rear yard setback reduction on January 6, 2016; and

**WHEREAS**, the Architectural Review Committee recommended approval of Variance 16-001 and Viewshed Review 16-001 based upon the findings for approval of the permit on April 18, 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 15305(a) of the CEQA Guidelines regarding minor alterations in land use limitations and Section 15332(b) – 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 June 21, 2016; and

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

**FINDINGS FOR APPROVAL - VARIANCE:**

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area;

*The project is located on a legally non-conforming lot in regards to width and minimum lot size. Additionally, the project is a single-family home located on a property zoned Multi-Family. Strict or literal interpretation of the specified regulation would result in practical difficulty in any efforts to build denser housing not typically faced on nearby properties.*

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

RESOLUTION NO.

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*The majority of properties zoned Multi-Family in Arroyo Grande are significantly larger than the property in question. The irregular width of the property is an exceptional or extraordinary circumstance that creates an issue with increasing density in the Multi-Family zone.*

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

*The Multi-Family zone is intended 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 use. Strict or literal interpretation and enforcement of the specified regulations would deprive the applicant of the privileges enjoyed by the owners of properties classified in the same zone by preventing denser housing development.*

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

*The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations on other properties classified in the same zone. The majority of properties zoned Multi-Family are legally conforming lots and contain multi-family development. The property in question is legally non-conforming in regards to width and contains a single-family home. Properties zoned Single-Family would not face the stricter setbacks currently in place for this property.*

5. That the granting of the variance 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 variance will permit higher density housing options in a Multi-Family zoning district. This will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity, as similar projects in the past have been approved nearby.*

6. That the granting of a variance is consistent with the objectives and policies of the general plan and the intent of this title;

*The granting of the Variance is consistent with the objectives and policies of the General Plan and implements Land Use Objective LU3 and Housing element Policy A.2 by providing a broad range of Multi Family Residential housing, including allowing secondary dwelling units.*

**FINDINGS FOR APPROVAL – VIEWSHED REVIEW:**

1. The proposed structure is consistent with the intent of Municipal code Section 16.16.110;

*Second story additions are allowed in the Multi-Family zoning district with the approval of a Viewshed Review. The project has been reviewed to ensure that views, aesthetics, and other property values in the neighborhood are maintained.*

2. The proposed structure is consistent with the established scale and character of the neighborhood and will not unreasonably or unnecessarily affect views of surrounding properties;

*The proposed structure is consistent with the established scale and character of the neighborhood; homes on both sides of the property contain second story elements. The project will not unreasonably or unnecessarily affect views of the surrounding properties.*

3. The proposed structure will not unreasonably or unnecessarily interfere with the scenic view from any other property, judged in light of permitting reasonable use and development of the property on which the proposed structure or expansion is to occur;

*The proposed structure will not unreasonably or unnecessarily interfere with the scenic view from any other property, judged in light of permitting reasonable use and development of the property on which the proposed structure is to occur.*

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Arroyo Grande hereby approves Variance 16-001 and Viewshed review 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 Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and by the following roll call vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

The foregoing Resolution was adopted this 21<sup>st</sup> day of June 2016.

RESOLUTION NO.  
PAGE 4

ATTEST:

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DEBBIE WEICHINGER  
SECRETARY TO THE COMMISSION

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LAN GEORGE, CHAIR

AS TO CONTENT:

---

TERESA McCLISH  
COMMUNITY DEVELOPMENT DIRECTOR

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
**VARIANCE 16-001**  
**VIEWSHED REVIEW 16-001**  
**190 SOUTH ELM STREET**

This approval authorizes the construction of a new two-story single family residence located at 190 South Elm 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 June 21, 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 or demolition.
7. Development shall conform to the Condominium/Townhouse (MF) zoning requirements except as follows: Rear Yard Setbacks – no less than twelve feet (12'); Side Yard Setbacks – no less than five feet (5').

**RESOLUTION NO.**

**PAGE 6**

8. The applicant shall record a deed restriction against the title of the property prior to the issuance of a building permit. The deed restriction shall stipulate that the second dwelling cannot be sold separately from the main residence.
9. The second residential dwelling shall be served by City water.

**BUILDING DEPARTMENT CONDITIONS:**

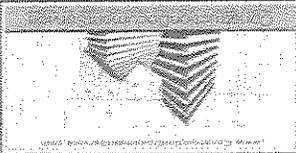
10. If the new building is within ten feet (10') of the existing single family residence, the existing residence shall be required to be fully sprinklered per Building and Life Safety Division Guidelines
11. **Prior to occupancy**, the new building must be fully sprinklered per Building and Life Safety Division guidelines.
12. Provide Fire Department approved access or sprinkler-system per National Fire Protection Association Standards.
13. **Prior to issuance of a building permit**, a demolition permit must be applied for, approved and issued. Development fees resulting from demolition will be appropriately credited to the property.

**FEES TO BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

14. **Water Meter, service main, distribution, and availability fees**, to be based on codes and rates in effect at the time of building permit issuance.
15. **Water Neutralization fee**, to be based on codes and rates in effect at the time of building permit issuance.
16. **Traffic Signalization fee**, to be based on codes and rates in effect at the time of building permit issuance.
17. **Sewer hook-up & facility Permit fees**, to be based on codes and rates in effect at the time of building permit issuance.
18. **Drainage fee**, as required by the area drainage plan for the area being developed.
19. **Building Permit fees**, to be based on codes and rates in effect at the time of building permit issuance.
20. **Strong Motion Instrumentation Program (SMIP) fee**, to be based on codes and rates in effect at the time of building permit issuance in accordance with State mandate.
21. **Park Development fee**, to be based on codes and rates in effect at the time of building permit issuance (Residential Development only).
22. **Park Improvements fee**, to be based on codes and rates in effect at the time of building permit issuance (Residential Development only).

23. **Street Tree fees**, to be based on codes and rates in effect at the time of building permit issuance (Residential Development only).
24. **Community Centers fee**, to be based on codes and rates in effect at the time of building permit issuance (Residential Development only).
25. **Fire Protection fee**, to be based on codes and rates in effect at the time of building permit issuance.
26. **Police Facilities fee**, to be based on codes and rates in effect at the time of building permit issuance.





**ARCHITECT**  
 COMPANY NAME  
 ADDRESS  
 CITY, STATE, ZIP

**OWNER**  
 COMPANY NAME  
 ADDRESS  
 CITY, STATE, ZIP

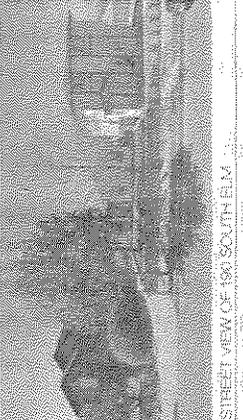
**PROJECT**  
 PROJECT NAME  
 ADDRESS  
 CITY, STATE, ZIP

**DATE**  
 DATE OF DRAWING

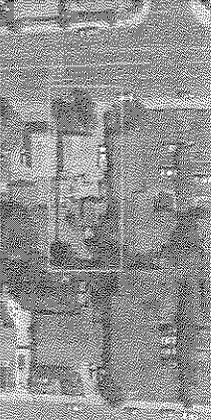
**SCALE**  
 SCALE OF DRAWING

**PROJECT NO.**  
 PROJECT NUMBER

**DATE**  
 DATE OF DRAWING



STREET VIEW OF 180 SOUTH ELM



AERIAL VIEW OF 180 SOUTH ELM



EXISTING AND ADJACENT SITES

REFERENCES

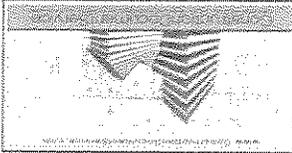


SECTION OF EXISTING AND ADJACENT FACILITIES

SITE LEGEND

C10

EXISTING  
 SITE PLAN  
 AND  
 SITE SECTIONS



**DEPARTMENT OF TRANSPORTATION**  
**CONSTRUCTION DIVISION**  
**CONSTRUCTION SERVICES**

CONSTRUCTION SERVICES  
 115 W. 21st St., 12th Floor  
 New York, NY 10011  
 Tel: (212) 312-3000  
 Fax: (212) 312-3001  
 www.nyc.gov

PROJECT NO. 103-10000  
 PROJECT NAME: 103-10000  
 PROJECT LOCATION: 103-10000  
 PROJECT DESCRIPTION: 103-10000

DATE: 10/1/2010  
 DRAWN BY: 103-10000  
 CHECKED BY: 103-10000  
 APPROVED BY: 103-10000

UTILITY PLAN  
 DRIVEWAY  
 DETAIL

011

**WATER SETTING NOTE**

Water setting shall be in accordance with the City of New York Department of Transportation Standard Specifications for Construction of Streets and Structures, Section 103-10000.

**SEWER BACK FLUSH DEVICE NOTE**

Back flush devices shall be installed in accordance with the City of New York Department of Transportation Standard Specifications for Construction of Streets and Structures, Section 103-10000.

**CASING AND NEW UTILITIES NOTE**

Casings and new utilities shall be installed in accordance with the City of New York Department of Transportation Standard Specifications for Construction of Streets and Structures, Section 103-10000.

**ADA DRIVEWAY APPROACH DETAIL**

ADA Driveway Approach Detail shall be in accordance with the City of New York Department of Transportation Standard Specifications for Construction of Streets and Structures, Section 103-10000.

**REFERENCE NOTE**

Reference shall be made to the City of New York Department of Transportation Standard Specifications for Construction of Streets and Structures, Section 103-10000.

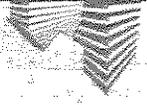
**SITE LEGEND**

Site Legend shall be in accordance with the City of New York Department of Transportation Standard Specifications for Construction of Streets and Structures, Section 103-10000.



**UTILITY PLAN**

Utility Plan shall be in accordance with the City of New York Department of Transportation Standard Specifications for Construction of Streets and Structures, Section 103-10000.



**CONTRACT**

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Fax: 949.261.1001  
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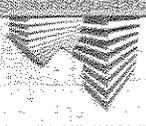
**CONTRACT**

10000 Irvine Blvd, Suite 100  
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Fax: 949.261.1001  
www.foxgroup.com

LANDSCAPE PLAN

012





**COMPLIANCE**  
 ARCHITECTURAL  
 PROFESSIONAL  
 REGISTERED ARCHITECT  
 STATE OF CALIFORNIA  
 ARCHITECT NO. 12345  
 1234 MAIN STREET  
 SAN FRANCISCO, CA 94102  
 TEL: 415-555-1234  
 FAX: 415-555-5678  
 WWW: WWW.COMPLIANCE.COM

**PROJECT INFORMATION**  
 PROJECT NO. 12345  
 PROJECT NAME: [REDACTED]  
 PROJECT ADDRESS: [REDACTED]  
 PROJECT CITY: [REDACTED]  
 PROJECT STATE: [REDACTED]  
 PROJECT ZIP: [REDACTED]

**CLIENT INFORMATION**  
 CLIENT NAME: [REDACTED]  
 CLIENT ADDRESS: [REDACTED]  
 CLIENT CITY: [REDACTED]  
 CLIENT STATE: [REDACTED]  
 CLIENT ZIP: [REDACTED]

**DATE**  
 DATE OF DRAWING: [REDACTED]  
 DATE OF REVISION: [REDACTED]

**SCALE**  
 SCALE: [REDACTED]

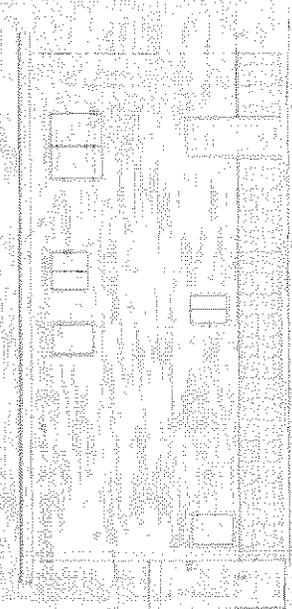
**NOTES**  
 1. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.  
 2. SEE STRUCTURAL DRAWINGS FOR DIMENSIONS AND LOADS.  
 3. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR SYSTEMS AND EQUIPMENT.

**REVISIONS**

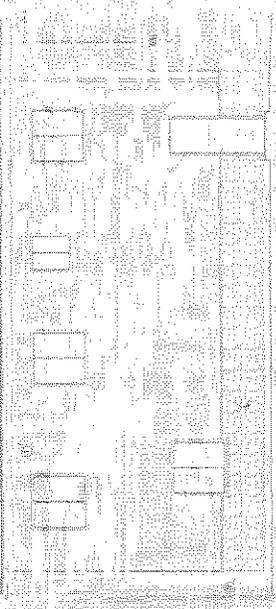
NO.	DATE	DESCRIPTION
1	12/15/2023	ISSUED FOR PERMIT
2	12/20/2023	REVISIONS TO WINDOW SIZES
3	12/25/2023	REVISIONS TO DOOR SIZES

**ELEVATIONS**

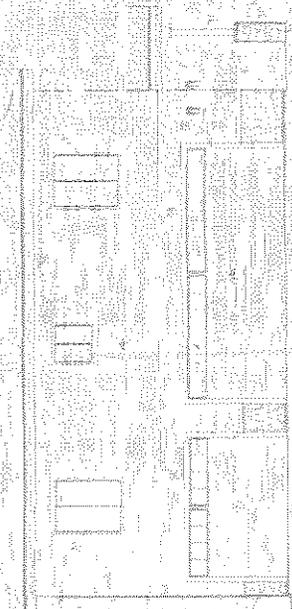
**A2.0**



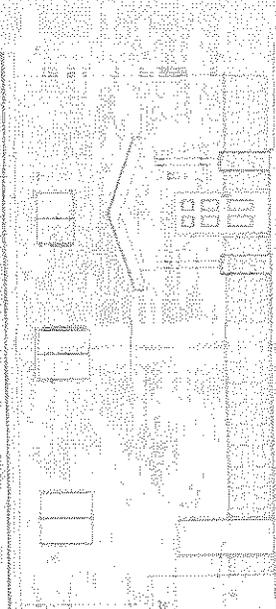
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

**GENERAL NOTES**

1. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
2. SEE STRUCTURAL DRAWINGS FOR DIMENSIONS AND LOADS.
3. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR SYSTEMS AND EQUIPMENT.
4. ALL DIMENSIONS ARE IN FEET AND INCHES.
5. ALL FINISHES ARE TO BE AS SHOWN ON THE SPECIFICATIONS.
6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO BUILDING CODE.
7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.
8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
9. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE.
10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF ARCHITECTS (AIA) CODE OF ETHICS.

RESOLUTION NO. 4052

**A RESOLUTION OF THE CITY COUNCIL OF ARROYO GRANDE APPROVING GENERAL PLAN AMENDMENT CASE NO. 06-003 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FOR FIVE PROPERTIES AT THE NORTHWEST CORNER OF S. HALCYON ROAD AND FAIR OAKS AVENUE FROM MULTIPLE FAMILY RESIDENTIAL VERY HIGH DENSITY TO MIXED USE OFFICE PROFESSIONAL; AND CHANGE THE LAND USE DESIGNATION FOR THIRTEEN PROPERTIES IN THE VICINITY OF S. ELM STREET NEAR POPLAR STREET FROM MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL TO MEDIUM-HIGH DENSITY MULTI-FAMILY RESIDENTIAL**

**WHEREAS**, the City Council of Arroyo Grande adopted the updated General Plan which became effective on October 9, 2001 and which includes the Housing Element adopted in 2003 and updated on March 8, 2005; and

**WHEREAS**, the City has a responsibility to assure adherence to the General Plan in meeting the needs and desires of the residents and the community; and

**WHEREAS**, the Community Development Department has conducted current initial studies and concluded that environmental impacts associated with the project will be mitigated to less than significant as outlined in a draft Mitigated Negative Declaration dated June 28, 2007; and

**WHEREAS**, the City Council, after public hearing, consideration of the draft Mitigated Negative Declaration, all testimony and evidence presented, found the Mitigated Negative Declaration appropriate and adequate pursuant to State and local CEQA laws and guidelines including requirements per SB 18; and

**WHEREAS**, the City Council, after public hearing, consideration of staff report regarding the 2003 Housing Element and Land Use Elements, all testimony and evidence presented finds the proposed land use map changes as shown on Exhibit A to be appropriate and consistent with the intent of 2001 General Plan Update adopted policies, specifically those policies in the Housing Element and Land Use Element; and

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

1. The proposed amendment to the 2001 General Plan land use element designation provides consistency with the goals, objectives, policies and programs of the General Plan and is specifically consistent with the 2005 Housing Element Housing Opportunity Site Inventory; and

**RESOLUTION NO. 4052**

**PAGE 2**

2. The proposed amendment will not adversely affect the public health, safety, and welfare and is being considered concurrent with zoning amendments that provide for multi-family or single family use in the vicinity of South Elm Street and mixed residential and office use in the vicinity of South Halcyon Road and Fair Oaks Avenue; and
3. The proposal has been reviewed 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 it has determined that the proposed project is described and included in a Negative Declaration dated June 28, 2007; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Arroyo Grande amends the General Plan Land Use Map as shown in Exhibit "A" attached hereto and incorporated herein by this reference.

On motion by Mayor Pro Tem Arnold, seconded by Council Member Costello, and by the following roll call vote, to wit:

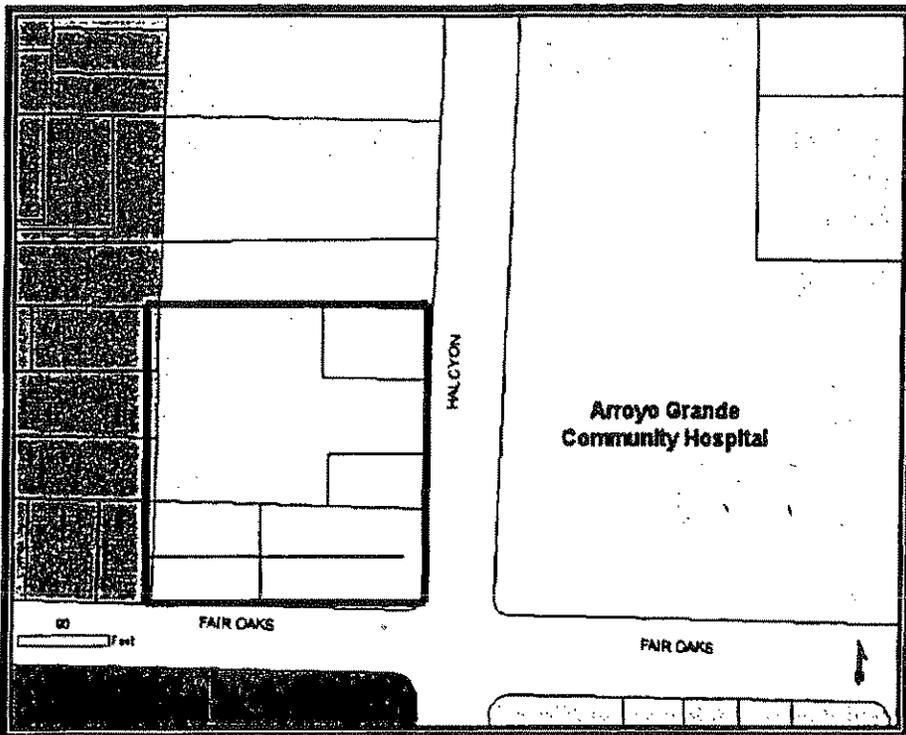
**AYES:** Council Members Arnold, Costello, Guthrie, Fellows, and Mayor Ferrara

**NOES:** None

**ABSENT:** None

the foregoing Resolution was adopted this 13<sup>th</sup> day of November 2007.

RESOLUTION EXHIBIT "A"



Area re-designated from Multiple Family Residential-Very High Density to Office Professional/Medical Hospital

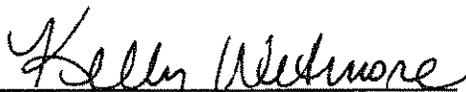


Area re-designated from Single Family Residential Medium Density (SF) to Multiple Family Residential Medium-High Density (MF)

**OFFICIAL CERTIFICATION**

I, **KELLY WETMORE**, City Clerk of the City of Arroyo Grande, County of San Luis Obispo, State of California, do hereby certify under penalty of perjury, that the attached Resolution No. 4052 is a true, full, and correct copy of said Resolution passed and adopted at a regular meeting of the City Council of the City of Arroyo Grande on the 13<sup>th</sup> day of November 2007.

**WITNESS** my hand and the Seal of the City of Arroyo Grande affixed this 14<sup>th</sup> day of November 2007.

---

**KELLY WETMORE, CITY CLERK**

*Minutes: City Council Meeting  
Tuesday, November 13, 2007*

Page 7

- 9.c. **Consideration of General Plan Amendment Case No. 06-003 to Amend the General Plan Land Use Map and Development Code Amendment Case No. 06-005 to Amend Title 16 of the Arroyo Grande Municipal Code Zoning Map - Co-Applicant The City of Arroyo Grande for Five Properties at the Northwest Corner of S. Halcyon Road and Fair Oaks Avenue and Co-Applicant - David Robasciotti for Thirteen Properties in the Vicinity of South Elm Street near Poplar Street.**

Associate Planner McClish presented the staff report and recommended the Council: 1) Adopt a Resolution to change the General Plan land use designation for five properties at the northwest corner of S. Halcyon Road and Fair Oaks Avenue from Multiple Family Residential Very High Density to Mixed Use Office Professional; and change the General Plan land use designation for thirteen properties in the vicinity of S. Elm Street near Poplar Street from Medium Density Single-family Residential to Medium-High Density Multi-family Residential; and 2) Introduce an Ordinance to change the zoning for five properties at the northwest corner of S. Halcyon Road and Fair Oaks Avenue from Multiple Family Residential Very High Density to Office Mixed Use; and change the zoning for the properties in the vicinity of S. Elm Street near Poplar Street from Single Family residential to Multi-Family. She noted for the record that the Ordinance had been modified to indicate the zone change would be to Multi-Family (MF), not Multi-Family Apartment (MFA).

Mayor Ferrara opened the public hearing.

Colleen Martin, Olive Street, noted that when a future project comes forward in the vicinity of S. Halcyon and Fair Oaks Avenue, there would be concerns expressed about traffic. She also spoke about the lack of curb, gutter, and sidewalk on portions of S. Elm Street and noted there is a need for substantial road improvements to ensure safe pedestrian traffic.

Dave Robasciotti, S. Elm Street, noted he has seen a lot of improvements along S. Elm Street over the years; however, the west side has been challenging. He spoke in support of the rezoning and stated this was a good opportunity for in-fill projects to improve S. Elm Street.

Hearing no further public comments, Mayor Ferrara closed the public hearing.

Council comments included general support for the rezoning proposals; some concern that the areas need to be reviewed more comprehensively, specifically S. Elm Street as it relates to evaluating higher density land uses; acknowledgement that there is a lot of potential on S. Halcyon for medical and office uses; acknowledgement that the proposed action would not preclude the City from completing a more comprehensive land use review in the future; a suggestion that design overlays may be appropriate for the S. Elm Street area; a suggestion that the City utilize Cal Poly students to prepare a comprehensive land use study of S. Elm Street; and a request that Lucia Mar Unified School District be notified and invited to participate on any future development proposals on Fair Oaks Avenue across from Harloe Elementary. In response to a question by Mayor Pro Tem Arnold, Mr. Robasciotti stated he did not have any development plans to submit at this time; however, he would support higher density zoning on the S. Elm Street if the City chose to study the matter further in the future.

**Action:** Mayor Pro Tem Arnold moved to adopt a Resolution as follows: **"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE APPROVING GENERAL PLAN AMENDMENT CASE NO. 06-003 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION**

**FOR FIVE PROPERTIES AT THE NORTHWEST CORNER OF S. HALCYON ROAD AND FAIR OAKS AVENUE FROM MULTIPLE FAMILY RESIDENTIAL VERY HIGH DENSITY TO MIXED USE OFFICE PROFESSIONAL; AND CHANGE THE LAND USE DESIGNATION FOR THIRTEEN PROPERTIES IN THE VICINITY OF S. ELM STREET NEAR POPLAR STREET FROM MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL TO MEDIUM-HIGH DENSITY MULTI-FAMILY RESIDENTIAL",** and to direct staff to look, in a timely manner, at potentially increasing the size of the project area and increasing the density. Council Member Costello seconded, and the motion passed on the following roll call vote:

**AYES:** Arnold, Costello, Guthrie, Fellows, Ferrara  
**NOES:** None  
**ABSENT:** None

Mayor Pro Tem Arnold moved to introduce an Ordinance as follows: **"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE APPROVING DEVELOPMENT CODE AMENDMENT CASE NO. 06-005 TO CHANGE THE ZONING FOR THE PROPERTIES AT 362; 370; 378; & 382 S. HALCYON ROAD & 906 FAIR OAKS AVENUE FROM MULTIPLE FAMILY RESIDENTIAL VERY HIGH DENSITY TO OFFICE MIXED USE; AND CHANGE THE ZONING FOR THE PROPERTIES AT 160; 162; 166; 168; 170; 174 178; 180; 186; 190; 194; & 198 S. ELM STREET & 1205 POPLAR STREET FROM SINGLE FAMILY RESIDENTIAL TO MULTI-FAMILY"**. Council Member Costello seconded, and the motion passed on the following roll call vote:

**AYES:** Arnold, Costello, Guthrie, Fellows, Ferrara  
**NOES:** None  
**ABSENT:** None

**10. CONTINUED BUSINESS ITEMS**

None.

**11. NEW BUSINESS ITEMS**

**11.a. Consideration of Proposed Ordinance Amending the Arroyo Grande Municipal Code as it relates to Building and Construction Codes.**

Director of Building and Fire Hubert and Building Official Hurst presented the staff report and recommended the Council introduce an Ordinance amending Arroyo Grande Municipal Code Section 8.04.010 related to the adoption of the California Fire Code and International Fire Code, adding Section 8.04.020 related to automatic fire sprinklers, amending Section 15.04.010 related to the adoption of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Existing Building Code, and the International Property Maintenance Code and repealing and amending provisions within Titles 8, 12, 15 and 16 for internal consistency and clarification. Staff responded to questions from Council concerning the implementation of the Building Codes and regulations pertaining to fire sprinkler requirements.

Mayor Ferrara invited public comments from those in the audience who wished to be heard on the matter.

ACTION MINUTES

SPECIAL MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE  
MONDAY, APRIL 18, 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 2:31 p.m.

2. ROLL CALL

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

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

3. FLAG SALUTE

Warren Hoag led the Flag Salute.

4. COMMUNITY COMMENTS AND SUGGESTIONS

None.

5. APPROVAL OF MINUTES

Mary Hertel made a motion, seconded by Michael Peachey, to approve the minutes of April 4, 2016 as submitted.

The motion passed on a 3-0-2 voice vote, with Bruce Berlin and John Rubatzky absent.

6. PROJECTS

6.a. CONSIDERATION OF ARCHITECTURAL REVIEW 16-002; CONSTRUCTION OF ONE NEW TWO-STORY SINGLE FAMILY RESIDENCE AND SECONDARY DWELLING UNIT; LOCATION – 242 LARCHMONT DRIVE; APPLICANT – JUSTIN CAREY; REPRESENTATIVE – GREG SOTO (Holub)

Planning Intern Holub presented the project.

Planning Intern Holub and Associate Planner Downing responded to questions from the Committee regarding the front facing garage, driveway width, and the absence of sidewalks on Larchmont Drive.

Greg Soto, representative, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments regarding ways to reduce the amount of impervious surfaces, making the courtyard more attractive to neighbors, and incorporating more variety in the landscaping plan.

Michael Peachey made a motion, seconded by Mary Hertel, to recommend approval of the project to the Community Development Director with the following conditions:

1. Incorporate additional detailing on roof supports;
2. Maintain consistency of window treatments;
3. Incorporate more density and variety into the landscape plan;
4. Utilize more pervious materials in the motor court;
5. Narrow the driveway to 12' and offset with landscaping at the end of the driveway nearest the street; and
6. Clarify the species name of "Apricot Bush"

The motion passed on a 3-0-2 voice vote, with Bruce Berlin and John Rubatzky absent.

**6.b. CONSIDERATION OF VARIANCE 16-001 AND VIEWSHED REVIEW 16-001; CONVERSION OF EXISTING HOME TO SECONDARY DWELLING UNIT AND CONSTRUCTION OF NEW TWO-STORY SINGLE FAMILY HOME, THREE (3) CAR GARAGE, AND FIVE FOOT (5') SOUTH SIDE YARD SETBACK REDUCTION; LOCATION - 190 SOUTH ELM STREET; APPLICANT - DANTE TOMASINI; REPRESENTATIVE - DOUGLAS R. FANER (Anderson)**

Planning Intern Anderson presented the project.

Planning Intern Anderson responded to questions from the Committee regarding whether Viewshed Reviews apply to multi-family residences, the design of the proposed three car garage, and the decision making body on the variance.

Douglas Faner, representative, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments regarding the variance, reducing the size of the driveway in order to incorporate more landscaping along the house, and the preferred color palate.

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

1. Shift the new house towards the rear of the lot five feet (5') as long as this does not harm the Oak tree at the rear of the property;
2. Reduce the width of the driveway along the existing house in order to increase landscaping;
3. Investigate eliminating turf from the landscaping plan;
4. Utilize the darker color palate;
5. Paint roof vents to match the color of the roof;

**ADMINISTRATIVE ITEMS  
PLANNING COMMISSION  
JUNE 21, 2016**

**(Approvals by the Community Development Director)**

**ITEM NO. 1: PLOT PLAN REVIEW 16-006; ESTABLISHMENT OF A VACATION RENTAL IN A RESIDENTIAL DISTRICT; LOCATION – 504 IDE STREET; APPLICANT – JESSICA AND DAVID IWERKS**

After making the findings specified in Section 16.16.080 of the Municipal Code, the Community Development Director approved the above referenced project for establishment of a new vacation rental at 504 Ide Street.

**ITEM NO. 2: PLOT PLAN REVIEW 16-005; ESTABLISHMENT OF A NEW FITNESS STUDIO IN AN EXISTING COMMERCIAL STOREFRONT; LOCATION – 622 E. GRAND AVENUE; APPLICANT – JUSTIN GROTH**

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 establishment of a new, single customer fitness studio at 622 E. Grand Avenue.

**ITEM NO. 3: TEMPORARY USE PERMIT 16-009; FUNDRAISER BBQ ON JUNE 12, 2016; LOCATION – 303 TRAFFIC WAY; APPLICANT – ANDREA CUELLAR**

After making the findings specified in Section 16.16.090 of the Municipal Code, the Community Development Director approved the above referenced project for a fundraiser BBQ to raise money for travel expenses for the National Junior High Rodeo Finals.

**ITEM NO. 4: ARCHITECTURAL REVIEW 16-003; CONSTRUCTION OF A FAUX GUARD HOUSE ENTRY MONUMENT AT THE HEIGHTS AT VISTA DEL MAR SUBDIVISION; LOCATION – HEIGHTS AT VISTA DEL MAR (CASTILLO DEL MAR); APPLICANT – JASON BLANKENSHIP**

After being unable to make the findings specified in Section 16.16.130 of the Municipal Code, the Community Development Director denied the above referenced project for construction of a faux guard house entry monument at the entrance to the Heights at Vista Del Mar subdivision on Castillo del Mar.

**ITEM NO. 5: ARCHITECTURAL REVIEW 16-002; CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND SECOND DWELLING UNIT IN THE HISTORIC CHARACTER OVERLAY DISTRICT; LOCATION – 242 LARCHMONT; APPLICANT – JUSTIN CAREY**

Following a recommendation from the Architectural Review Committee and after making the findings specified in Section 16.16.130 of the Municipal Code, the Community Development Director approved the above referenced project for the construction of a new single family residence and second dwelling unit on a vacant parcel in the Historic Character Overlay District.

**ITEM NO. 6: PLOT PLAN REVIEW 16-001; CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE IN THE HISTORIC CHARACTER OVERLAY DISTRICT; LOCATION – 567 CROWN HILL; APPLICANT – DUANE DEBLAUW**

Following a recommendation from the Architectural Review Committee and 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 construction of a new single family residence on a vacant parcel in the Historic Character Overlay District.