



****NOTE MEETING LOCATION CHANGE****

**AGENDA SUMMARY
PLANNING COMMISSION SPECIAL MEETING
TUESDAY, OCTOBER 4, 2016
6:00 P.M.**

****ARROYO GRANDE WOMAN'S CLUB AND COMMUNITY CENTER**
211 VERNON 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 September 20, 2016 meeting.

Documents:

[PC 2016-10-04_07a Approval of Minutes.pdf](#)

8. PUBLIC HEARINGS:

- 8.a. CONTINUED CONSIDERATION OF THE EAST CHERRY AVENUE SPECIFIC PLAN PROJECT (GENERAL PLAN AMENDMENT 15-001; DEVELOPMENT CODE AMENDMENT 15-001; SPECIFIC PLAN 15-001; VESTING TENTATIVE TRACT MAP 15-001; CONDITIONAL USE PERMIT 15-004; CONDITIONAL USE PERMIT 16-001) AND ENVIRONMENTAL IMPACT REPORT; LOCATION - EAST CHERRY AVENUE AND TRAFFIC WAY; APPLICANTS - SRK HOTELS, MANGANO HOMES, INC., AND**

ARROYO GRANDE VALLEY JAPANESE WELFARE ASSOCIATION

Recommended Action It is recommended that the Planning Commission continue deliberations on the Cherry Specific Plan Project and adopt a Resolution recommending that the City Council certify the Environmental Impact Report and approve the project as conditioned

Documents:

[PC 2016-10-04_8a Cherry Specific Plan Project.pdf](#)

9. NON-PUBLIC HEARING ITEMS:

9.a. CONSIDERATION OF PLANNING COMMISSION APPOINTMENT TO THE COMMUNITY SERVICE GRANT PANEL

It is recommended the Planning Commission appoint one Commission Member and one alternate to serve as a representative on the Community Service Grant Panel

Documents:

[PC 2016-10-04_9a CSGP 2017.pdf](#)

10. NOTICE OF ADMINISTRATIVE DECISIONS:

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

10.a. NOTICE OF ADMINISTRATIVE DECISIONS SINCE SEPTEMBER 20, 2016

Documents:

[PC 2016-10-04_10a 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
SPECIAL MEETING OF THE PLANNING COMMISSION
TUESDAY, SEPTEMBER 20, 2016
ARROYO GRANDE WOMAN'S CLUB AND COMMUNITY CENTER
211 VERNON STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

Chair George called the Regular Planning Commission meeting to order at 6:01 p.m.

2. ROLL CALL

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

Staff Present: Community Development Director Teresa McClish, Planning Manager Matt Downing, Utilities Manager Shane Taylor, Contract Planner John Rickenbach, Traffic Consultant Nate Stong, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Mack led the flag salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

Ken Miles, Executive Director of Camp Fire Central Coast, spoke in support of saving the Methodist Campground and asked the Commission not to rezone the Campground.

Bill Hart, Member of Historical Resources Committee, speaking on behalf of himself, spoke in support of saving the Methodist Campground and asked the Commission to help the community save the camp.

Shirley Gibson, Halcyon, spoke in support of saving the Methodist Campground and asked the City to take a leadership role.

Mike McCombs, read and presented a letter to the Commission regarding water policies and practices now and in the future that the City will be placing on the shoulders of residents.

Patty Welsh, Arroyo Grande, questioned where water will come from for the new development located at the east end of the City.

6. WRITTEN COMMUNICATIONS

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

1. Two memos from Community Development Director McClish dated September 20, 2016 regarding additional correspondence for Agenda Item 8.a.
2. Handout dated 06 September 2016 received from Carol Florence, Principal Planner, Oasis, regarding Agenda Item 8.a.

7. CONSENT AGENDA

7.a. Consideration of Approval of Minutes.

Action: Commissioner George moved to approve the minutes of the Regular Planning Commission Meeting of September 6, 2016, as submitted. Commissioner Keen seconded, and the motion passed on a 5-0 voice vote.

8. PUBLIC HEARINGS

8.a. CONTINUED CONSIDERATION OF THE EAST CHERRY AVENUE SPECIFIC PLAN PROJECT (GENERAL PLAN AMENDMENT 15-001; DEVELOPMENT CODE AMENDMENT 15-001; SPECIFIC PLAN 15-001; VESTING TENTATIVE TRACT MAP 15-001; CONDITIONAL USE PERMIT 15-004; CONDITIONAL USE PERMIT 16-001) AND ENVIRONMENTAL IMPACT REPORT; LOCATION – EAST CHERRY AVENUE AND TRAFFIC WAY; APPLICANTS – SRK HOTELS, MANGANO HOMES, INC., AND ARROYO GRANDE VALLEY JAPANESE WELFARE ASSOCIATION

Community Development Director McClish stated that this item is a continuation from the September 6th Commission meeting and introduced Consultant John Rickenbach.

John Rickenbach, Contract Planner, addressed public input from the September 6, 2016 hearing on the proposed project including traffic, water, scale of hotel and restaurant, ag land; and recommended the Commission adopt the resolution and forward the project onto City Council.

Nate Stong, consultant, Omni-Means, gave an overview of the project traffic analysis and responded to Commission questions, including collision history; vehicle speed; queuing at Traffic Way and Fair Oaks Avenue; if contact has been made to Caltrans; mitigation for traffic impact; and roundabouts.

Community Development Director McClish responded to questions from the Commission on the proposed project, including traffic and funding.

Carol Florence, Principal Planner, Oasis, asked that the Commission support staff's recommendation; said the applicant is deferring CUP 16-001 to allow additional analysis; addressed water; park land; modified collector road; and comments from the Commission, including the Circulation Element, traffic signal, funding, and parking.

Margaret Ikeda, AG Valley Japanese Welfare Association, presented the Subarea 3 project and stated explained why Subarea 3 is part of the Specific Plan.

Chair George called for a break at 8:00 pm and reconvened at 8:08 pm.

Chair George opened the public hearing:

Deborah Love, stated she is concerned with the proposed project, including air quality, water, traffic, roundabouts, and quality of life. She stated there are too many houses too close together.

Paris Johnson, spoke against the hotel and suggested a grocery store.

Brian Pedrotti, Village Court, expressed concern with collector road "A"; water; traffic; is in support of AG Valley Japanese Welfare Association project; and suggested the Commission recommend to the City Council that the stub street be provided in another location.

Trish Avery Caldwell stated she is concerned with water, traffic, compatibility; and suggested a grocery store or park instead of the restaurant and hotel.

Shirley Gibson, Halcyon, supports the removal of the hotel and restaurant; the City should have a discussion of three story buildings; in support of the AG Valley Japanese Welfare Association project; and overall happy with the project now that restaurant and hotel is deferred and can support as is.

Don Gullickson, Cherry lane, spoke in support of the project and said that the well water could be treated and put into the City's water system.

Linda Keating, Myrtle Drive, expressed concern with the private driveway in the development stating the police department would be unable to enforce parking issues; asked who will maintain private driveway, and said selling houses on a private drive can be a challenge.

Robert Johnson, E. Cherry Street, stated the development should be consistent with the Clean Air Plan and suggested to make the project smaller.

Patty Welsh, asked if there will be an HOA; said public notification is insufficient; would like to see the top soil brought back; concern with water; suggested a grocery store; big rigs will not be able to drive on roundabout; Traffic Way/Fair Oaks intersection is dangerous; and would like to know what the percentage is of the developers fair share of cost for the roundabouts.

April, said it is a disservice to the public to not get to hear all the Commission's questions.

LeAnn Akins, Cornwall, presented a petition against the project; and expressed concern with water, traffic, and roundabouts.

Cindy Hansen, concern with the project being removed now and piecemealed at a later date.

Camay Arad, Allen Street, supports the hotel removed from the project; agrees that this is a piecemeal solution; disappointed that the Japanese Welfare Association did not contact Cal Poly students for help; concern with big rigs going through the Village with roundabouts; asked that the project with the hotel be denied.

Colleen Martin, concern with the Traffic Commission not agreeing to the right turn only onto Traffic Way; in support of the AG Valley Japanese Welfare Association project; undo the Specific Plan; in support of the one story homes; encouraged adding a small driveway to the alley homes as most families will have three vehicles.

Raymond Diepenbrock, Farmhouse Place, expressed concern with traffic on Traffic Way and Fair Oaks, and East Grand and East Branch; and is concerned that the Fair Oaks signal will cause excessive southbound traffic merging onto the freeway in the fast lane at Traffic Way -- suggested a traffic study be performed.

Joel Shennum, stated the sewage/wastewater from the proposed project will need to be addressed.

Speaker, expressed concern with the traffic study being done for only two days.

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

Community Development Director McClish, Contract Planner Rickenbach, EIR Project Manager Rita Bright, Utilities Manager Shane Taylor addressed individual Commissioners questions and concerns regarding the proposed project including, approval process; piece mealing; lot line adjustment; water availability; moratorium; grey water; impacts to farm land; historical water use; water sources; minimum lot sizes for subdivision; residential guest parking; street improvements by applicant; CEQA findings; Circulation Study; enforcement of water efficient appliances; water from the watershed coming down the hill; and mitigations for subareas.

Robert Camacho, Civil Engineer, RRM Design Group, explained the watershed and drainage and responded to questions from the Commission.

Commissioner Keen made a motion to continue deliberations past 10:00 pm to 10:30 pm in accordance with the By-laws. Commissioner Martin seconded, and the motion was passed upon the following roll call vote:

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

Consultant Rickenbach, Community Development Director McClish, Consultant Bright, Planning Manager Downing, Traffic Consultant Stong, Applicant Carol Florence, Ms. Ikeda, continued to address Commission questions/concerns regarding the proposed project, including bus transit; public/private park; responsibility of maintaining park/funding; 100' ag buffer; electrical vehicle charging stations; alley parking and towing of vehicles; zoning in the Specific Plan; process in removing the hotel and restaurant from the project relating to the Specific Plan; and senior and guest housing.

Commissioner Keen commented that the resolution should be modified for Condition of Approvals 141, 153, and 147..... "to be prior to the Issuance of Building Permit".

Commissioner Keen made a motion to continue deliberations past 10:30 pm. Commissioner George seconded, and the motion was passed upon the following roll call vote:

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

Action: After discussion, Commissioner Mack moved that 8.a. be continued to allow more deliberations to a date certain of October 4, 2016 and directed staff to address the following issues: water, Caltrans review/position of Traffic Way/East Cherry; and impacts of portions of the EIR. Commissioner Martin seconded the motion.

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

Chair George called for a break at 10:46 pm and reconvened at 10:50 pm.

9. NON-PUBLIC HEARING ITEM

None.

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE SEPTEMBER 6, 2016

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

Case No.	Applicant	Address	Description	Action	Planner
PPR 16-013	Claudia Gilbert	502 Le Point	New Vacation Rental in an existing residence.	A	S. Anderson
TUP 16-017	Saint Patrick Catholic School	900 W. Branch Street	54 th annual BBQ and Auction on Saturday and Sunday, September 17 th and 18 th from 9:00 am to 10:00 pm.	A	P. Holub

11. COMMISSION COMMUNICATIONS

Commissioner Martin said he attended one of the Halcyon Road Complete Streets community meetings and reported that the charrette worked well.

Commissioner Mack suggested the Methodist Camp issue should be placed on the Commission Agenda for discussion. Ms. McClish stated said item will be on the City Council agenda in the future and responded to Commission questions regarding historic site and zoning.

Planning Manager Downing said the City Council directed staff to hire a consultant to prepare the parking study. In answer to Commissioner Mack, Planning Manager said the Commission can review the scope of work prior to it being released.

12. STAFF COMMUNICATIONS

None.

13. ADJOURNMENT

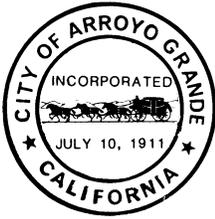
On motion by Chair George, seconded by Commissioner Keen and unanimously carried, the meeting adjourned at 10:57 p.m.

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: JOHN RICKENBACH, CONSULTING PLANNER

SUBJECT: CONTINUED CONSIDERATION OF THE EAST CHERRY AVENUE SPECIFIC PLAN PROJECT (GENERAL PLAN AMENDMENT 15-001; DEVELOPMENT CODE AMENDMENT 15-001; SPECIFIC PLAN 15-001; VESTING TENTATIVE TRACT MAP 15-001; CONDITIONAL USE PERMIT 15-004; CONDITIONAL USE PERMIT 16-001) AND ENVIRONMENTAL IMPACT REPORT; LOCATION – EAST CHERRY AVENUE AND TRAFFIC WAY; APPLICANTS – SRK HOTELS, MANGANO HOMES, INC., AND ARROYO GRANDE VALLEY JAPANESE WELFARE ASSOCIATION

DATE: OCTOBER 4, 2016

RECOMMENDATION:

It is recommended that the Planning Commission continue deliberations on the Cherry Avenue Specific Plan Project and adopt a Resolution recommending that the City Council certify the Environmental Impact Report and approve the project as conditioned.

BACKGROUND:

Planning Commission

The Planning Commission has taken public testimony on the project on September 6 and September 20, 2016, closing the public hearing at that time to begin deliberation on the project. No action on the project was taken on September 20, 2016, but the meeting was continued to the next Planning Commission meeting for further deliberation and recommendation to the City Council. The current hearing is a continuation of the previous two Planning Commission meetings. Please refer to the September 20, 2016 staff report for this project for additional details regarding the project.

There were nineteen (19) public speakers who provided testimony on the proposed project during the meeting of September 6, 2016. Key issues raised at that meeting included traffic, water use, and the scale and character of the proposed hotel/restaurant component.

**PLANNING COMMISSION
CONTINUED CONSIDERATION OF THE EAST CHERRY AVENUE SPECIFIC
PLAN PROJECT
OCTOBER 4, 2016
PAGE 2**

At the September 20, 2016 meeting, there seventeen (17) public speakers, many of whom spoke on September 6, covering many of the same issues. Some members of the Planning Commission had additional questions that expanded on these issues.

Attachment 1 includes the key issues raised by the public and Planning Commission, framed as questions, with responses by staff and technical consultants, for the Planning Commission's further consideration.

The applicant's representative also gave a brief presentation on September 20, and, in response to public concerns raised at the September 6 meeting, stated that they wished to modify their proposed project as follows:

- Withdraw consideration of CUP 16-001, which would have accommodated the hotel and restaurant in Subarea 1;
- Modify the proposed Collector Road A to "knuckle" at its southerly intersection with the proposed local road serving proposed residential development. The Collector stubout south of that intersection would be removed and instead landscaped;
- The proposed 0.35-acre park would be expanded to be an 0.5-acre park, by removing proposed residential Lot 41; and
- The number of residential lots would be reduced from 58 to 57.

Under this modified proposal, the Specific Plan would retain the proposed hotel/restaurant concept, but development would not be possible until the landowner for that area comes forward with a new application for a Conditional Use Permit. At that time, the proposed development concept would be evaluated for consistency with the Specific Plan and additional CEQA review may be required, as appropriate. Documentation illustrating these proposed changes is included as Attachment 2.

The proposed modification has been reviewed and because it represents a near-term reduction in potential development, the existing CEQA documentation is anticipated to be adequate to act as the basis for this proposal, and the related CEQA Findings and Mitigation Measures could be modified to address these changes, should the Planning Commission choose to recommend this option for the City's Council's consideration. It should be noted that because the long-term development potential under the Specific Plan would not change, the essential conclusions regarding the significance of impacts within the Final EIR would likely not be substantially modified. Further analysis of the potential modifications to environmental impacts would be included in the City Council staff report, if the modified proposal were recommended by the Planning Commission.

**PLANNING COMMISSION
CONTINUED CONSIDERATION OF THE EAST CHERRY AVENUE SPECIFIC
PLAN PROJECT
OCTOBER 4, 2016
PAGE 3**

Based on items discussed at the previous Planning Commission meeting, several modifications to the previously distributed Resolution have been identified and are included as Attachment 3.

ANALYSIS OF ISSUES:

Please refer to the September 20, 2016 staff report for this project for a detailed analysis of the proposed actions.

ALTERNATIVES:

The following alternatives have been identified for the Planning Commission's consideration:

1. Adopt the attached Resolution recommending the City Council take the following actions with respect to project approval:
 - a. Certify the project's Final Environmental Impact Report as well as Mitigation Monitoring and Reporting Program;
 - b. Adopt a Resolution approving General Plan Amendment 15-001, amending the General Plan land use map in order to facilitate approval of the East Cherry Avenue Specific Plan;
 - c. Adopt a Resolution and an Ordinance approving the East Cherry Avenue Specific Plan;
 - d. Adopt an Ordinance approving Development Code Amendment 15-001, which modifies provisions of the Development Code in order to facilitate development under the East Cherry Avenue Specific Plan;
 - e. Adopt a Resolution approving Vesting Tentative Tract Map 15-001 as conditioned for Subarea 2;
 - f. Adopt a resolution approving Conditional Use Permit 15-004 as conditioned, allowing development on Subarea 3; and
 - g. Adopt a resolution approving Conditional Use Permit 16-001 as conditioned, allowing development on Subarea 1.
2. Modify and adopt the attached Resolution recommending the City Council defer consideration of Conditional Use Permit 16-001, approve the remaining components of the East Cherry Avenue Specific Plan Project, and certify the associated Final Environmental Impact Report and related CEQA Findings;
3. Make other modifications and adopt the attached Resolution recommending the City Council certify the Final EIR and approve the East Cherry Avenue Specific Plan Project;
4. Refer the Project back to staff for additional analysis;
5. Recommend denial by the City Council of one or more of the actions listed

**PLANNING COMMISSION
CONTINUED CONSIDERATION OF THE EAST CHERRY AVENUE SPECIFIC
PLAN PROJECT
OCTOBER 4, 2016
PAGE 4**

above (1.a. through 1.g.). Recommendations of denial will be forwarded to City Council for a final decision and must be substantiated with clear findings;

6. Provide other direction to staff.

ADVANTAGES:

The proposed project provides the community with single-family residential, commercial and cultural infill development.

DISADVANTAGES:

The project will convert undeveloped agricultural land to residential and commercial uses.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) has been prepared for the project.

PUBLIC NOTIFICATION AND COMMENTS:

The September 20, 2016 public hearing was continued to a date certain of October 4, 2016. No additional public notice is required. The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

Letters received just prior to and subsequently from the continued public hearing of September 20, 2016 have been received to date are included as Attachment 4.

Attachments:

1. Responses to Key Questions Raised at September 20, 2016 Public Hearing
2. Applicant-Proposed Modification to Originally Proposed Project (originally submitted to Planning Commission on September 20, 2016)
3. Potential modifications to the previously distributed Planning Commission Resolution
4. Comment Letters

Key Questions

E. Cherry Avenue Specific Plan

Planning Commission 10-4-16

- 1. Is there enough water for the project? Why were water supply-related impacts found to be less than significant in the EIR? Can development under the SP be limited in the event there's a citywide growth moratorium put in place because of water supply concerns?**

The Final EIR evaluates whether or not there is sufficient water supply for the proposed project, based on the City's existing water portfolio in the context of buildout under the City's General Plan and adopted 2012 Urban Water Management Plan. As described in the EIR, there is sufficient water supply to serve the City at General Plan buildout, based on the technical information and assumptions in the Urban Water Management Plan. The methods of the EIR analysis look at a water cycle using a 10-year historic average and not a snapshot in time, such as the current drought. In summary, the City's existing water supplies derive from three sources: the Tri-Cities Mesa Groundwater Basin, the Arroyo Grande Alluvial Basin (a separate groundwater basin), and Lopez Reservoir. Collectively, the City's water supply of 3,813 acre-feet per year (AFY) is sufficient to serve the City and its future development at General Plan buildout, estimated to be 2,934 AFY in 2035 (Final Draft 2015 Urban Water Management Plan, June 2016). This figure presumes there would be 921 additional metered water connections for single-family residential development compared to the year 2015.

It should also be noted that per capita water use has steadily declined since 2004, largely because of conservation efforts, from 200 gallons per person per day (gpcd) in 2004 to 113 gpcd in 2015, a 45% reduction (Final Draft 2015 UWMP). For planning purposes, the 2015 UWMP uses an average of 138 gpcd to calculate projected use, which reflects the average use from 2013-15.

Actual citywide water use in 2015 was 2,106 AFY, a substantial reduction from the 2,782 AFY used in 2010. With respect to single-family residential use, the total citywide water use dropped during that period from 2,031 AFY to 1,517 AFY (a 25% decrease), despite the fact there were 106 new metered residential connections established during that time. These figures support the accuracy of long-term water use projections included in the 2015 UWMP.

As described in the EIR, existing water demand on the project site from irrigated agricultural uses is estimated at 41.3 AFY. Projected water demand from development on all subareas would be 36.2 AFY, which would replace the current irrigated agricultural water use. Thus, there would be a net decrease in

overall water demand of an estimated 5.1 AFY. For that reason, the Final EIR found that impacts to water supply would be less than significant.

Note that the pre-and post-construction water use calculations are based on the assumption that JWA will use water from their onsite well for landscaping and orchard irrigation. Also note that return flows from agricultural use are not factored in to the demand projections, but at the same time, the project would be capturing urban stormwater flows and putting these back into the ground. The net effect of these assumptions would not materially change the conclusion that projected water use would be less than existing water use.

The agricultural mitigation parcel on Flora Road has historically been in irrigated agriculture use. The purpose of acquiring this property is to ensure that it remains in agriculture in perpetuity. Its past irrigation and water use characteristics would not change as a result of this mitigation measure, so this does not represent a net increase in overall water use citywide.

In addition, the agricultural mitigation parcel is not included in the Tri-Cities Mesa Groundwater Basin, so its past, present and future water use at that location is not subject to adjudication limitations set forth for the City's Gentlemen's Agreement with the cities of Grover Beach and Pismo Beach, or the community of Oceano, which share water rights to that basin.

As noted in the Final EIR, the Governor of California declared a Drought State of Emergency in April 2015. In the event that the City were to impose a growth moratorium in response to the possibility of continued drought conditions, the Specific Plan could include language that assures that such growth restrictions could be applied to future development under the Specific Plan.

2. Will the roundabout concept as described in the traffic study be required as mitigation for the project?

As described in Mitigation Measure TRANS-3b, proposed development would be required to pay its fair share toward whatever improvements are needed to ensure that the East Grand Avenue/W. Branch Street intersection operates at acceptable levels of service. The traffic study for the project considered several alternate designs to accomplish this, concluding that two roundabouts would best achieve this goal from technical standpoint. Other design solutions may be possible, and less expensive, though they may not achieve the same level of benefit. As mitigation, the applicants will provide their fair share of funding for whatever the most expensive potential solution might be, which in this case is the two roundabouts. In this way, if another solution is ultimately implemented, the applicants will have paid their fair share to cover the needed improvements.

It is not known when the City would have sufficient funds to construct such improvements, even with the applicants' fair share. For that reason, the Final EIR concludes that the impact is significant and unavoidable, since the timing of the improvements would be uncertain, and impacts would remain in the interim. That said, the applicants would also be required as a project condition/mitigation to add a lane to the roadway to provide interim relief.

3. Shouldn't Caltrans be informed to help determine the potential project impacts with respect to the freeway and associated on/offramps?

Caltrans was formally consulted throughout the EIR process. The Notice of Preparation (NOP) was distributed to Caltrans for their input regarding the scope of the EIR. The Draft EIR was also made available to Caltrans for their review of the technical issues. In each case, Caltrans did not respond to these outreach efforts. It should be noted that Caltrans is not a "Responsible Agency" under CEQA, because it does not have permit authority over any aspect of the proposed project. Nevertheless, the EIR traffic analysis and subsequent studies used input from Caltrans documents and technical studies as appropriate in drawing conclusions, particularly with regard to crafting mitigation measures related potential improvements that may require coordination with Caltrans (Mitigation Measure TRANS-3b).

4. Is the traffic study valid if it's based on a limited number of traffic counts?

The traffic study was prepared based on accepted industry standards. These standards address methodologies (including data collection), analysis approach, and conclusions. Therefore, the traffic study is valid.

5. Isn't the potential removal of the hotel from a possible project approval "piecemealing" under CEQA?

Under CEQA, "piecemealing" refers to the concept of not considering all aspects of a project in determining potential environmental impacts, which would potentially underestimate the environmental effects of the action as a whole. In this case, the Final EIR considers the effects of all aspects of possible future development under the Specific Plan, including all uses in the three subareas in question. The possible removal of the hotel component, if the project is approved in that fashion, would not change the Final EIR analysis that considered its potential effects, which are fully disclosed in that document. Therefore, no "piecemealing" would occur within the CEQA document.

6. How can the EIR find that potential impacts related to agriculture are less than significant, and yet at the same time find there is a significant impact related to compliance with the City's policies with respect to this issue?

As described in the Final EIR (Section 3.2), Subarea 2 and 3 are each currently zoned AG, and contain prime farmland soils. Thus, development of these areas is subject to mitigation requirements per City General Plan Policy Ag1-4.2. This mitigation requirement was addressed by the City Council in July 2015 for Subarea 2, and in July 2016 for Subarea 3. As a result of the City Council actions, no further mitigation per policy would be required for either area.

The Final EIR also considers, apart from City policy, whether an actual physical impact to agricultural resources would occur, since City policy does not consider the size, shape, location or viability of the parcel in determining consistency with that policy. Based on these physical considerations, Impact AG-1 within the Final EIR determined that the overall impacts to agricultural resources of the entire Specific Plan area would be less than significant, using the CEQA-sanctioned LESA methodology, an approach used commonly by jurisdictions throughout the State of California. The determination was made, in part, by the fact that the 15.29-acre Specific Plan area is too small to be economically viable in the long-term, and the fact it is generally surrounded by non-agricultural uses that would hinder its viability.

7. Why are impacts related to public services, such as police protection, found to be less than significant in the EIR?

Impacts to police and fire protection services are described in the Final EIR, under Impact UT-5. As stated in that analysis, development of the proposed project would incrementally increase demand for both non-emergency and emergency fire protection and police protection services; however, the respective service departments were consulted and they determined they have adequate facilities and staffing levels to accommodate the increase in demand associated with the project. The project site is located within safe and timely response periods (less than 3-minute response time) for local fire and police stations and the proposed Project is not predicted to impede fire and police protection services to the site.

8. Where is guest parking provided in the housing project? Does the City's Development Code allow for on-street parking to count as guest parking?

Parking for each component of the development would be provided consistent with City standards and regulations, as described in the proposed Specific Plan and related Planning Commission staff report of September 20, 2016. Parking for single-family residential subdivisions, as is proposed, is regulated by

Development Code Section 16.56.060, which requires 2 spaces per unit within an enclosed garage. There are no provisions for visitor (or guest) parking for conventionally sized single-family lots under the Development Code. However, Planned Unit Developments are required to include guest parking at .5 space/unit as such lots usually are not adjacent to a public street. Since the lots as proposed all have street parking available adjacent to each residence as in a conventional single family neighborhood, guest parking would be accommodated on the street. The proposed project would provide 25 new on-street parking spaces on an improved East Cherry Avenue, along with 52 new on-street spaces on the local road that serves the subdivision. If the Commission determines that due to the design of the subdivision, for example, the inclusion of alley loaded lots without driveways, though adjacent to public streets should require additional visitor parking, then a condition should be added requiring additional parking. A potential condition for this case is as follows:

“Subarea 2 shall include an additional 12 visitor parking spaces to be located adjacent to subarea 3 or subarea 1 in the vicinity of Lots 1-25”. This condition may result in the loss of one (1) residential lot.

9. Will the proposed park be considered a public park? Who will maintain the park?

The proposed park would be publicly accessible, but maintained by the Homeowners Association to be established as part of the residential subdivision.

10. Will the proposed collector location included in Subarea 2 determine the location of the potential extension of that road to the south?

Issues related to the design of the proposed Collector road are clearly described in the September 20, 2016 Planning Commission staff report, and repeated in the following paragraphs.

Relative to proposed “Road A”’s status as a Collector, and its relationship to potential future development to the south of the project site, it should be noted that this is intended that the extension of the stubbed end of this roadway is not currently planned, nor is included as part of the proposed project. Thus, to analyze impacts of a possible future roadway to the south would be speculative. However, the collector stub is considered part of the proposed project and environmental effects associated with this roadway stub are included with project impacts in the Final EIR (e.g., Sections 3.6, *Hydrology and Water Quality*, 3.7, *Land Use*). Further, potential growth inducing impacts resulting from this collector stub have been identified within Section 4.2.4, *Other CEQA Considerations*.

The collector stub and a possible future collector road on the hillside south of the project site are not included in the existing General Plan Circulation Element. However, the General Plan, Circulation Element Map indicates a “Circulation Study Area” that surrounds South Traffic Way, U.S. Highway 101, and Castillo Del Mar. The Circulation Element Policy CT5-5 describes the intent of this study area, which states:

“Define and preserve “study area” corridors and alternatives for future freeway, arterial and collector street connections, extensions, completions, reconstruction, widening, frontage road alternatives or extensions, and/or other improvements to the Circulation and Transportation networks until cooperative resolution of Element revisions and/or capital improvement programs.”

Further, Policy CT5-5.3 states *“when new development occurs in the vicinity of study areas or plan lines, and where legally and financially feasible, require a portion of rights-of-way and improvements associated with new development.”* The East Cherry Avenue Specific Plan and the proposed collector stub are within the vicinity of the study area. The proposed collector stub is considered an improvement that may be needed to accommodate future development to the south of the site anticipated under the City’s General Plan and zoning maps. The effects of extending this collector stub will be appropriately analyzed as part of the Circulation Element update and associated CEQA documentation. Based on that analysis, it will be determined whether or not such a roadway should be extended at all, or if alternate approaches could be considered.

11. Are the homes that take access from proposed “Alley A” adequately designed to allow emergency vehicle access or evacuation?

Both the Fire Department and Police Department reviewed the proposed plans during the planning and CEQA process, and determined that the subdivision as proposed would adequately address emergency vehicle access and evacuation requirements.

12. Can a reduced project (e.g., one without a hotel/restaurant component and/or fewer homes within the subdivision) be approved?

Yes, a reduced version of the proposed project could be potentially approved. Because potential environmental impacts would be reduced compared to the proposed project, the Final EIR has disclosed potential impacts as a worst-case scenario. Staff would need to work with its consultant team to determine whether certain prescribed mitigation measures would still be applicable, and revise the Mitigation Monitoring and Reporting Program (MMRP) accordingly.

The required CEQA Findings may also be modified somewhat to address the revised project, and these changes would need to be included in an updated Resolution. Any such changes, however, could be transmitted to the City Council as part of the staff report to them, indicating Planning Commission direction as appropriate.

13. How can the residences be considered compatible with the surrounding neighborhood when the average lot size is less than the Village Residential minimum of 6,750 SF?

The current average lot size for Subarea 2 (based on the map presented on September 20, 2016 with the proposed park expanded and removing Lot 41) is 5,811 SF. This is consistent with the direction for smaller lot sizes for the project site given by the General Plan included in Land Use Element Policy LU5-13, which states:

LU5-13: The 14± acre area southeast of Traffic Way and E. Cherry Avenue is designated as “Mixed Use, Planned Development” (MU-PD), including residential, agriculture related, and commercial components. ***The residential planned development component may include single-family residential development with lot sizes of 5,500 square feet or more.*** The agriculture related component may include organic farms, teaching farms, or similar specialty uses (not involving pesticide applications). The commercial component of the Mixed Use, Planned Development may include agricultural services and/or farm supplies, nursery, or other uses allowed or conditionally permitted in the Mixed Use district fronting on Traffic Way (emphasis added).

Further modification to the project would need to maintain consistency with the direction of this Policy.

A question was raised at the September 20, 2016 meeting regarding if the entirety of proposed Road A’s right-of-way could be entirely constructed on the project site. This would necessitate the road to be moved slightly eastward and would be possible, but would require Lot 40 to be reduced in size. As a worst-case scenario, assuming it would be reduced to the same size as the smallest lot in the proposed subdivision (4,331 SF), this would reduce the overall average residential lot size to 5,778 SF. Because the proposed average residential lot size within this area would exceed 5,500 SF, it would be considered consistent with this General Plan policy.

PROPOSED MODIFICATIONS:



Potential Resolution Modifications

E. Cherry Avenue Specific Plan

Planning Commission 10-4-16

1. Administrative edits throughout the Resolution to appropriately reflect date action is taken.
2. Modify conditions on page 20 and page 46 – Modify “[Date]” to June 30.
3. Add a condition to Subarea 2 for greywater infrastructure, to read: “Residences shall include infrastructure to allow for a dual water use system, with separate connections for potable and non-potable water, with the latter intended for use on landscaping”.
4. Add a condition to Subarea 1 for final design review by the Architectural Review Committee, to read: “Prior to application for building permits, final renderings, site plans, and civil plans reflecting the proposed language of the Specific Plan shall be submitted to the ARC for review and recommendation to the Community Development Director”.
5. Modify Condition 141 on Page 37 & 38 to require road improvements prior to issuance of a building permit.
6. Modify Conditions 152 and 153 on Page 66 to require traffic signal installation and road improvements prior to issuance of a building permit.
7. Modify Condition 147 on Page 94 to require road improvements prior to issuance of a building permit.
8. Add a condition of approval to Subarea 1 to require electric vehicle charging stations be installed, to read: “Any future development shall include the installation of two (2) electric vehicle charging facilities on Subarea 1, in locations determined by the Community Development Director.
9. Add a condition of approval to Subarea 2 to require electric vehicle charging stations be installed, to read: “Any future development shall include the installation of electric vehicle charging facilities within residential garage in Subarea 2.
10. Add a condition of approval to Subarea 3 to require electric vehicle charging station be installed, to read: “Any future development shall include the installation of one (1) electric vehicle charging facility on Subarea 3, in a location determined by the Community Development Director.

RECEIVED

SEP 12 2016

9-9-16

TO THE CITY OF ARROYO GRANDE.

CITY OF ARROYO GRANDE

NO on the project at Cherry & Traffic at its current requested size.

Water --major issue

Traffic-- major issue

Fleeting tourists looking for the beach, not lots of antique stores

Downsize this project or better yet, wait for rain.

RECEIVED
SEP 19 2016
CITY OF ARROYO GRANDE COMMUNITY DEVELOPMENT

Very concerned voting citizen

Robby Gussman

Arroyo Grande

Very nice to meet you
Mr. Mayor at the
forum, Thurs.

C. Council
Int. City Manager
Com Development

112. C. Cherry Ave, Specific plan

Council

9-15-16

ARROYO GRANDE CITY PLANNING COMMISSION:

WE LIVE AT 502 LAUNA LANE AND HAVE LIVED THERE FOR 43 YEARS. ADDITIONALLY OUR FAMILY HAS BEEN HERE FOR SEVEN GENERATIONS AND CONTRIBUTED MUCH TO THIS AREA.

RECEIVED

SEP 19 2016

I AM VERY OPPOSED TO THIS PROJECT FOR THE FOLLOWING CONCERNS:

CITY OF ARROYO GRANDE

NO WATER - SO PEOPLE ARE TEARING OUT THEIR YARDS BECAUSE THERE IS NO WATER. YOU WANT US TO CUT WATER USAGE AND THEN THE CITY RAISES THE RATE BECAUSE THEY ARE NOT MAKING ENOUGH MONEY AND THEN ISSUE FINES FOR OVER USE. YOU SAY THAT WATER HAS ALREADY BEEN ALLOTTED TO THIS PROJECT BUT HOW CAN YOU MAKE THE WATER APPEAR WHEN THERE IS NONE. IT WAS STATED AT THE LAST MEETING THAT THE AGRICULTURE FIELD USES MORE WATER THAN THE NEW PROPOSED BUILDING PROJECT WHICH IS A FOOLISH DREAM. THE WATERING OF THE FIELDS ARE NOT CONTINUOUS AS THE HOUSING/HOTEL/RESTAURANT WOULD BE. THE AGRICULTURE FIELD USES WELL WATER AND NOT CITY PIPED WATER. THE HOUSING AND HOTEL WOULD BE CONNECTED TO THE CITY SUPPLIED LINES. JUST AS A SIDE NOTE - IF YOU TALK TO FARMERS THE GROUND WATER LEVEL IS EXTREMELY LOW IN ALL SURROUNDING FIELDS, AND EVEN IF IT RAINS THIS WINTER IT WILL NOT RAISE THE LEVEL ADEQUATELY. THERE SHOULD BE A BUILDING MORATORIUM PERIOD UNTIL ALL OUR WATER PROBLEMS ARE RESOLVED.

TOO MANY HOMES BEING BUILT ALONG WITH A BUSY HOTEL/ RESTAURANT- THIS WILL CAUSE HEAVY TRAFFIC PROBLEMS ON CHERRY AND TRAFFIC WAY. BECAUSE OF EXTRA TRAFFIC THE SOUTHBOUND WILL BE MORE CONGESTED AND CAUSE SAFETY HAZARDS TRYING TO ACCESS THE FREEWAY WHICH NOW IS A SUICIDE TRIP. ADDITIONALLY TRAFFIC COMING OFF THE FREEWAY TRAVELING NORTH TRAVEL AT HIGH/UNSAFE SPEEDS AT THIS TIME. EAST CHERRY IS ALREADY IS A VERY BUSY TRAFFIC ROAD.

C. Com Development
Planning Mgr.

THE JAPANESE ASSOCIATION PROJECT IS NOT A REAL CONCERN AS IT WOULD BE A BEAUTIFICATION PROJECT AND IMPROVE THIS HISTORICAL SITE, BUT THE 10 UNIT SENIOR HOUSING APARTMENTS SEEMS TO BE TOO MANY. ALSO LAUNA LANE SHOULD REMAIN AS A CUL-DE-SAC AS IT HAS BEEN SINCE THE HOUSING TRACT WAS BUILT IN 1961 AND NOT TO BE OPENED UP TO THRU TRAFFIC.

YOU NEED TO LISTEN TO THE CITIZENS OF ARROYO AND NOT JUST THINK ABOUT THE MONEY THAT THIS CITY WANTS.

STORY-POLES SHOULD BE INSTALLED ON THE PROJECT SITE TO REPRESENT THE SIZE AND SCALE OF THE PROPOSED STRUCTURES THAT WILL BE BUILT. THE SILHOUETTE PROVIDED BY THE STORY POLES HELPS TO ASSESS POTENTIAL VISUAL IMPACT AND NEIGHBORHOOD COMPATIBILITY. IF THERE ARE CONCERNS OR OBJECTIONS TO THE BUILDING OUTLINE, ADJUSTMENTS AND MODIFICATIONS TO THE STORY POLES MAY BE NECESSARY. THE STORY-POLES SHOULD REMAIN UP FOR AN EXTENDED AMOUNT OF TIME TO ALLOW ALL CITY RESIDENTS TO INSPECT.

IF THE BUILDING CONTINUES YOU MIGHT AS WELL REMOVE YOUR LITTLE NAME YOU THOUGHT OF AS THE "VILLAGE". NOT MUCH LONGER.

RESPECTFULLY,

JAMES AND FRANCES ASKINS

Subject: RE: planning commission

From: Jacki Nisbett [REDACTED]

Date: September 17, 2016 at 4:46:14 PM PDT

To: [REDACTED]

Subject: Fw: planning commission

Reply-To: Jacki Nisbett [REDACTED]

September 17, 2016

City of Arroyo Grande
Planning Commission

John Mack, John Keen, Terry Fowler Payne, Lan George & Glenn Martin:

I found out about the scope of the East Cherry Project on Monday 8/29 & attended the meeting of 8/30. Most of the information I had knowledge of prior to this came from the Tribune in late May.

They reported a hotel & homes were being considered.

Since I am .2 miles from the project, at 200 Trinity Ave.,

I expected a notification by mail about an up-coming neighborhood forum to hear about this project.

That did not happen.

The water issue is paramount in my mind. **2% of 0 is 0.**

The exchange of nonexistent water from one site for another is nonsensical.

Why is there no **Xeriscaping** plan for this whole project?

The 50 room Branch Street Boutique hotel is estimated to consume 1.7 million gallons per year if used with "care" and not considering how much it will take to construct it. We believe developers can buy property and develop plans and wait their turn on a list of projects to be determined by you when we again have a reservoir sufficient to, **take residents off of restrictions.**

Be that said, I wonder if the same logic used to calculate non existing water is being used to calculate the geological report that states this land is highly subject to liquefaction?

The active Wilmar fault under this area will need an earthquake study. I do not see this in the Environmental Impact Report, only the Seismic Hazard Analysis which does not go into detail and there is no structural engineering report. Why wouldn't the city pay for its own **unbiased** earthquake report?

Furthermore the top layer of soils, (made into a fine clay powder from years of cultivation) will need to be removed to insure the foundations of the subarea 2 houses will not crack & slide.

Why is there no mention of this?

The extensive excavation and considerable grading, that will have to be done to this site will take many months and huge disruption of traffic not to mention an extravagant use of water to keep the construction site wetted down during the lengthy process.

The winds usually blow from the northwest to the south. How will construction dust and pollutants be mitigated for all of us on the hill?

How will the city compensate the hill residents if the excavation hits a schist of Obispo rock that will need industrial jack-hammering which (has in the past) done damage to our homes?

The geology & soils report states its study is based on 44 single houses not 55-60. Do you

not think that on this substandard expansion clay soil, this won't make a difference??

The report also mentions it's findings are for Subarea 2.

Where is the report on Subarea 1 & 3?

Why is there no report for the chain hotel and chain restaurant?

A 3 story building sitting on an active fault needs an "in depth" seismic report.

As stated in my letter to the CC, this land has flooded in rainy years. The older village homes have had some flooding, but this has been relieved by the flow of drainage southward to the dry creek bed at the base of the hill on the proposed site.

If this is covered up, flooding in the section of (some 100 year old) homes, will become an issue.

The small proposed drainage basin/park is not in the right location nor adequate. If a retaining wall is built along this drainage area how will the runoff from the hill be channeled? The trailer park has flooded many times due to the dry creek and hill runoff emptying into it. Where will the water from the hill go after the retaining wall is built?

These homes will most likely be purchased by off site owners who will want rental income.

Renters may or may not be single families. This urban large city plan does not fit here. My experience has shown that many many cars come with rentals.

Where is the over flow parking lot for the renters?

A freeway motor lodge attracts people passing through possibly with their large RV's.

Where is the over flow parking for the hotel?

We wait months for code enforcement to paint tag transients who park along the freeway side of Traffic Way Ext now, what will happen when this project adds to that blight?

I can fore see a motoring travelers crash pad for over-night stays, hook-up or drug deal. We already have 2 others on Traffic Way that accomplish this. It will be a money drain on services not a money maker.

The Traffic Report is grossly inadequate.

It has not taken into consideration the congestion generated by 3 separate schools and the daily car & foot traffic that generates.

It has not taken into consideration the traffic ebb & flow during the different times of the year a tourist destination is burdened with.

Our festivals pose another logistical problem that has not been thought through. (Cars park up the hill on Trinity Ave during these events)

Placing a light at Traffic Way& Fair Oaks will produce a disastrous back up of traffic so no one will be able to exit Traffic Way Ext. during an event.

Traffic Way Ext. (currently a dead end, no through traffic)has no foreseeable future of connecting with El Campo. There will be years of frustration and accidents for hill residents.

Guidelines for true transparency have not been followed by city staff and planners. Why else would there be so many unanswered questions?

The history of this style of operation was the policy of prior city governments. I believe the ghosts of those bodies and individuals from them still play a hand in decision making.

Allowing the developer to have so much time with staff, the council, and you,the commission

promoting and propagandizing his vision while the citizenry is not given equal time is a travesty.

Why are the citizens given so much less time to speak when the developer has been given as much time as he dictates to "court" staff & council & planners?

Allowing one developer to be the single draftsman of 3 key locations (North, South & East side) seems monopolistic to say the least, a developer who will not be remembered for his superior design integration...will NOT be forgotten by those whose properties are devalued by a high-density footprint at the 1st entrance to our city.

It is true we are holding you to a high standard. A HIGHER standard than what is being offered.

Any allegiance or alliances that effect decisions will not only be bad for us individually but this is

our collective reputation.

Jaclynn Nisbett

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Debbie Weichinger

From: Lan George [REDACTED]
Sent: Sunday, September 18, 2016 11:14 PM
To: Debbie Weichinger; Teresa McClish
Subject: Fwd: East Cherry Project Concerns

Lan George
Digital Media Consultant
Touchpoint Fix Media, Inc.
[REDACTED]
[REDACTED]

Begin forwarded message:

From: Deborah Love [REDACTED] >
Subject: East Cherry Project Concerns
Date: September 18, 2016 at 9:39:01 PM PDT
To: [REDACTED]

Dear Commissioner George,

In preparation for Tuesday night's Planning Commission meeting, I am sharing with you a pn E mail I recently sent to Mayor Hill and the Concil Members,

1. I was disappointed to hear that it is the corporation of La Quinta Inn building the hotel. It is sure to have a strip mall motel feel to it. La Quinta's representative stated that their facilities in other locations in the county are top performers, but is that because they are lower cost? Lower priced hotel/motels tend to deteriorate much faster due to cheaper building practices and the clientele they attract. Hotels of that type attract the person traveling through, not a tourist that will spend money in our city. Will AG just be getting the people that cannot afford the luxury Pismo hotels? A small boutique hotel, 50 rooms or less, would be much less objectionable.
2. Much has been made of this project favorably impacting local businesses such as Miner's Hardware, but these corporate and large scale developments do not buy building supplies locally. Providing more jobs? Again, chain restaurants and motels do not pay enough for a person to be able to afford to live in Arroyo Grande.
3. I would like to see the Japanese Welfare Association project be separated from the other two, or is it there purposely to garner favor, because it is certain to be a well-liked addition to the community?
4. At 4000sf it seems most likely that the restaurant will be a chain restaurant. Given it's proximity to the freeway, probably something that will be open 24 hours. Why do the East Cherry Avenue neighbors not deserve the same consideration as "The Village" per a ban on chain businesses?
5. Is a strip mall type chain motel and restaurant really a pleasing gateway to our City? Not in any nice town I have visited anywhere in this country.
6. If a Specific Plan is designed to be flexible, does this leave room for the developers or builders to NOT follow plans submitted, and trade out elements as building progresses? Is that not what happened with the retail/office complex at the west end of Old Arroyo? Once it was complete and people started complaining that it did not fit in with the rest of the buildings on East Branch, weren't they told that the developer/builder strayed from the plans that had been approved? How would that be kept from happening? Are there repercussions or consequences? Do any and all changes have to go back through the process or can one City staff person grant such changes?

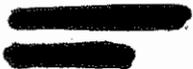
7. A traffic lights at Fair Oaks/Traffic Way will do little to slow down traffic coming directly off the freeway. Having been involved in two minor rear-end accidents between Allen Street and the Mobil Station myself, both when I was stopped trying to make a turn, there must be many more. Cars exit the freeway at much too high a rate of speed. There is also much more traffic in that area than was stated in the East Cherry Specific Plan. More studies should take place, but at 8:00am and 3:00pm, as well as other times of day.
8. Inviting more traffic to use the Traffic Way on- and off-ramps will impact them to the point where modifications will need to be made, or they will have to be closed. They are not safe for increased traffic. Will the developers pay for freeway upgrades of both ramps? What will be the impact of those ramps having to close in the future?
9. East Cherry Avenue is extremely busy, as I am well aware as my back yard is long that street. Not 60 seconds goes by, day or night, that a car does not go by. The new project, if allowed to go forward as proposed, will greatly and negatively impact the residents of East Cherry Avenue, and most likely affect their property values as well. How can that be mitigated over time?
10. I was not notified, nor was I invited to participate in any of the "neighborhood" discussion, and apparently there are at least a dozen others not notified. I asked the question about failure to post signage on Facebook a week before the Planning Commission meeting. Why did City staff not catch this sooner?
11. I would not object to a housing development built with the same density, lot size and diverse styles as Creekside Estates, provided that there were no two-story homes on East Cherry Street.
12. It was insulting to me, and others who have either removed lawns and put in ground cover, or those who were forced to let their lawns and gardens die under threat of oppressive water bills, to see the renderings Ms. Florence shared showing lush lawns and gardens. Any and all new developments should be required to install only drought tolerant landscaping, and no lawns.
13. The net gain of water does not make sense. First, it is based on only 2.4 residents per house. Will there be limitations in the size families allowed to purchase? Since that is unlikely, it seems as though the equation should not be used. Second, at the September 6 Planning Commission Ms. Florence mentioned a trade off if the current agricultural land, for agricultural land elsewhere in the City. If the trade is for land currently not being irrigated, it will be an increase in water use. If the trade is for land already being irrigated, it is just a wash. Either way, here us not net gain of water to the City.
14. Is has not mentioned whether it not the new development will be an HOA, or if the City will be encumbered by additional park and landscape management.
15. At what baseline will new residents be located for determine appropriate water usage. There are those Arroyo Grande residents who drastically cut their water usage before the lowered mandate, and now are being penalized because they cannot cut their water usage any lower. And yet, there is apparently water for new residents?
16. While there has been a mention of making gray water stubs required in this development, I understand that it was decided NOT to make them required of recent developments.
17. I was puzzled when the only person at the September 6 Planning Commission meeting that spoke in favor of the project was the Principal of Mission Prep High School. Until I was told that the children of one of the developers attends that school, in San Luis Obispo, and that they will be receiving a sizable donation from the project proceeds. What??? A private, religion-based school in another town benefits from a project within the Lucia Mar Unified School District? How is that a partnership that should matter in the making of this decision?
18. Had I been a member of the Planning Commission I would have felt patronized and insulted when Ms. Florence continued to laud her clients for going above and beyond, as if we were not aware that those were things that would have had to be done anyway as more public hearing continued to take place?
19. Realizing that although this project may have been "in the pipeline" for a number of years, this drought becomes more severe every year. As such, constant review of environmental, weather and economic situation must be allowed to influence this and all projects, regardless of how long they may have been in planning.

Thank you again for being a City Council and Planning Commission that not only reads input from residents, but also responds, for the most part. After my last communication to the Council, I heard back immediately from Mayor Hill, Council Member Barneich and Council Member Brown. It was greatly appreciated.

With hope that the decisions that must be made will be done so taking into account not just the request of developers, but also of residents,

Sincerely,

Deborah Love



Deborah Love

"If I had but two loaves of bread I would sell one of them & buy white hyacinths to feed my soul."
- Elbert Hubbard

Debbie Weichinger

From: Teresa McClish
Sent: Monday, September 19, 2016 9:47 AM
To: Debbie Weichinger
Subject: FW: East Cheery

Teresa McClish, AICP
Director of Community Development
City of Arroyo Grande
300 E. Branch Street
Arroyo Grande, CA 93421
(805) 473-5420
fax (805) 473-0386
tmcclish@arroyogrande.org

-----Original Message-----

From: Colleen Martin [mailto:
Sent: Sunday, September 18, 2016 4:50 PM
To: Teresa McClish
Subject: East Cheery

We're the hotel numbers included in the staff report? The three story buildings?

Thanks
Colleen

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Hotel Construction: Not a positive revenue source for the community:

Please read the reviews available online for the following local hotels in the community.

Motels/Hotels in area:

<i>Premier Inn - 555 Camino Mercado formerly known as Hampton Inn - By Old Easy8 new name Premier Inn</i>	<i>Pacific Inn - 617 E Grand GB</i>	<i>Best Western - 850 Oak Park, PB/AG</i>
<i>Holliday Inn Express - 775 N Oak Park, GB</i>	<i>Seaview - <u>150 N 5th St</u> GB</i>	<i>Alpha Inn - <u>611 El Camino Real</u>, GB</i>

Some reviews indicate: heavy transient activity, frequent and disturbing vehicular traffic throughout the night, and disturbing pedestrian traffic throughout the night.

Motels are typically owned remotely by investors that are offsite and detached from the actual operations of the facility. This contributes to the degradation of the facility as well as the surrounding area. It also fosters an ideal location for criminal activity, which will deteriorate the safety and charm of the historic Arroyo Grande Village.

Hotels in this area are unable to charge the same tourism rates as the oceanfront hotels that have maintained a luxurious image and have continued to generate revenue and reinvest in the facility, because they do not have the same amenities or high-end features to offer such as a fine dining restaurant with ocean views or the ocean view itself.

Hotels and motels that are built and operate in surrounding areas outside of the tourist destination become a common resting spot for homeless, prostitution operations, or other illicit activity that ends up costing the community more in police surveillance and callouts than it generates.

The water used in any hotel/motel is twice that of residential property because the water usage is not monitored and paid for by the occupant, therefore conservancy is not expected from the hotel guests. San Luis Obispo has turned down a proposed hotel downtown due to the severe drought throughout the county and state. You can read all about it in the meeting notes of their planning commission.

John

Received at 9/20/16 PC meeting. S.A.

Alternative source of revenue for the City of Arroyo Grande and positive addition to the community:

The City and community would benefit from building a local grocery market such as California Fresh. California Fresh is expanding to San Luis Obispo and our South County community could use another grocery market that partners with our local vendors and farmers to provide food as well as high end specialty items for consumers.

Ever since JJs Market went over the Mesa, the village and neighboring areas have had no access to shopping except for Smart & Final, which offers limited groceries and bulk items and Vons that is comparable in price to California Fresh but is extremely inconvenient and overcrowded. We are inheriting a Food for Less, which offers low priced items and discounted food, which is great for our low income residents, but there is a huge market that is being missed by not offering a local grocery store to all other income groups or those that are looking for a healthier grocery store and fits the Arroyo Grande Village culture.

The community of Arroyo Grande is interested in small business and community involvement. They are not likely to support a big box corporation that will come in and destroy the small businesses that we have worked so hard to develop and support.

If a hotel is a necessity due to demand, it should be built in more of a commercial zone rather than a primarily residential zone. An alternative location for a high-end, small hotel could be next to Mason Bar on E. Branch Street. The city should ensure that the hotel maintains an image that is comparable to the Village, offering curbside appeal, easy access to shops and restaurants, and a great location for visibility and marketing to make sure occupancy levels stay high.

The main things that must be considered are:

The Community (Stakeholder's interest) - what is their vision for Arroyo Grande? Do they want more locations for crime to take place such as a dilapidated hotel on the outskirts of downtown? People are already frightened by the increase in crime that is taking place surrounding our little town of Arroyo Grande. How much revenue will a hotel really generate considering that occupancy will only occur during the tourism seasons which is Spring Break and Summer Break. Hotels and Apartments also decrease property values, have the residents of the area been surveyed as to how they feel about the reassessment of their property values?

The Environment (Sustainability) - Can we sustain more people taking up more of our resources on a temporary basis? More water usage, more litter, more contamination. People that come to visit do not invest and take care of the area; they expect the host to do that for them.

Roadways (Safety) - The off ramp on Traffic Way has already become a speedway for traffic. This issue would need to be addressed before more traffic is added. It is unsafe and to put more people's lives at risk by adding additional driveways to make left hand turns is just a careless act.

September 19, 2016

Trish Avery Caldwell
201 Trinity Ave
Arroyo Grande, CA 93420

Attn: City of Arroyo Grande
Planning Commission
300 E Branch Street
Arroyo Grande, CA 93420

RE: East Cherry Avenue Specific Plan Project
(General Plan Amendment 15-001;
Development Code Amendment 15-001;
Specific Plan 15-001;
Vesting Tentative Tract map 15-001;
Conditional Use Permit 15-004;
Conditional Use Permit 16-001)
and Environmental Impact Report; which impacts the following:

Location: East Cherry Avenue and Traffic Way
Applicants: SRK Hotels, Mangano Homes, Inc., and Arroyo Grande Valley
Japanese Welfare Association

I am writing this letter to comment on the current proposed development and amendment to the General Plan and zoning/land use of said property on the corner of East Cherry Ave and Traffic Way, in the City of Arroyo Grande. **The current zoning for Subarea 2 of the assessment is agriculture and I support no changes to the zoning or the General Plan.**

Briefly my reasons for opposing the proposed development to this area are three (3) fold:

1. Lack of Water
2. Compatibility/Density with Existing Neighborhood
3. Traffic/Inadequate Infrastructure

WATER

The Water Use Assessment – DRAFT report (dated 11/6/2015), page 1, states that the report will address Subarea 2, the 60 lot/single family home development. I did not see a report that outlined how water for the Japanese Housing and Farming development (which will require water), and that for the 3-story, 90-100 room hotel would be met. Regardless, if 60 lot/single family homes were built *anywhere* in AG how is water usage determined for these homes? The bottom line is California has a huge water shortage

*Received at 9/20/2016 Planning
Commission meeting regarding B.A.*

and San Luis Obispo County is not exempt. Until we have sustainable water levels, commercial and multi-unit developments that require water should not be approved.

COMPATABILITY

The Water Use Assessment – DRAFT report dated 11/6/2015, page 2, states that the typical lot size within the proposed development is 5,400 SF. The presentation given at the Planning Commission Special Meeting, Tuesday, September 6, 2016, indicated this development is similar/compatible with the surrounding homes. A quick analysis of the 17 homes directly in front of the proposed development on East Cherry Ave shows the average lot size to be over 9,000 SF which is consistent with the current General Plan, Table 3, page 9, of the Memorandum from Teresa McClish, Community Development Director, dated September 6, 2016. In addition, the average size of the houses on these lots is roughly 1500 SF.

The current General Plan allows for a maximum density of 5 dwellings per gross acre for residential development per the aforementioned Memorandum, page 10, Table 4. The proposed development is asking to increase the number of houses to at least 10 dwellings per gross acre. The new houses being proposed are on lots ½ the size of the houses built in the surrounding area and would create a negative impact in the proposed location due to increased congestion and traffic flow issues on the surrounding neighbors(hood).

The density of the project being proposed does not follow the General Plan for the proposed site and it also requires eliminating Agricultural land. It is asked that no changes be made to the existing zoning or General Plan.

I see the number of cars from the development, the hotel and the restaurant being a huge problem. Who is going to enforce parking restrictions?

I have not heard any mention about the natural habitat in the surrounding area. There is a lot of wildlife that exists on both the property above the proposed development and the East Cherry Ave property as well. Will there be a study on the impact on the natural habitat that currently peacefully exists? We have a very large coyote population, foxes, raccoons, rabbits, deer and other animals that live around the property proposed for development. How much land do we continue to take from the animals that call this area home?

TRAFFIC

The density of the development will be detrimental to the surrounding area. Besides the impact on nature and the food chain, the traffic in this area is already stretched beyond its limits. The size of the project will only increase the congestion, reduce visibility, and create safety issues for motorists, pedestrians and bicyclists.

This area of town is very busy with motorists, students and pedestrians. Currently we have a well-liked and convenient gas station on the corner of Traffic Way and Traffic Way Extension that if all pumps are being used cars sit in the middle lane/divider until

space at the station is available. We have a freeway on-ramp and off-ramp within a few hundred feet of both the gas station and the proposed development, not to mention the residential area off Traffic Way Extension. This area is also home to 2 churches and perhaps a landscape business. Exiting Traffic Way Extension can be difficult at various times of the day as cars exiting the freeway are generally traveling at a speed of over 40MPH and if anything is in the way as they are exiting they past cars in the middle lane (i.e., the oncoming turn lane). This area can be very dangerous.

When there is an event at the school, or school is starting or ending it is very difficult to get through the gridlock with students/pedestrians walking and the numerous cars being in the area. And when there are large events in The Village cars can be parked all the way to Traffic Way Extension. People attending events will be competing with residents that are parking their cars on the streets.

Placing a 3-story hotel and restaurant on the corner of Traffic Way and E. Cherry Ave. will also create a visual block to the traffic flow which increases the likelihood of accidents. The proposed development doesn't adequately address the entrances and exits to ensure the safety of motorists, pedestrians and bicyclist due to the increase traffic, especially during school starting and ending and special events. With the gas station, the 2 churches, the Clark Center, community events, existing residences and school(s) the traffic in this area is horrible.

I am opposed to the proposal that has been submitted. My opposition is not based on a "no-growth" stance, rather a concern for the location and the safety and congestion issues that are not adequately addressed for the scope for the project. The City is being asked to rewrite all the rules for this one project and the infrastructure of the area doesn't support the development. As presented this development is about taking and giving nothing in return.

Thank you for considering the above concerns.

Mike McCombs
544 Ide St.
Arroyo Grande, CA 93420

A Citizen Opinion Regarding City Responsibility
To Arroyo Grande City Residents

The following voices concern regarding water policies and practices now and in the future that the City of Arroyo Grande will be placing on the shoulders of the residents; it is time to emplace more comprehensive restriction on area newcomers and the City than on exiting citizenry.

Today, because of drought issues, the City imposed water usage restrictions across the board causing many property owners to drastically allow property appearance go from green to brown. Many opted to emplace drought tolerant yards to comply with mandated restrictions. Most have chosen to allow some reduction in hygiene to further comply. And, while somewhat painful, the citizenry efforts achieved Arroyo Grande's restriction mandates. However, now that we are using less water per City mandated restrictions, we were recently advised that the City will press to increase water prices as a result of our using less water so they can cover "fixed" costs. Hence this appears to be a "double jeopardy" situation, yet we see no indication/explanation of what/how the City plans to pull its own weight other than to pass all the issue on to residents. We need to have the City stand up and show us it endures the same discomfort it imposes on us.

Regarding the hotel developments near Branch and Mason streets, and near E. Cherry and Traffic Way, we need City assurance that a key element of approval will be proof that the developments will emplace absolute "state of the art" (not just Building Code compliant) water management equipment from room fixtures and toilets to dishwashers and grounds irrigation. Any swimming pools should be nixed as this region has water activities in the form of public pools and the Pacific Ocean. Further, full approval of development of 50+ homes along E. Cherry needs to be held to the same "state of the art" water management fixtures and irrigation proof standard as the hotels mentioned above.

I, and many other residents, live on fixed income so increasing costs are a great concern to me, especially when I am seeing no improved benefit from those increases. I do not envy the tough choices the City has to face when having to survive, but simple placement of costs onto residents is no longer an acceptable plan. The City Council and City are required to manage City needs within the bounds of budgets, as are we for our own households. Yet, the City and the Council lean toward scratching each other's back rather than genuinely considering their responsibilities to the residents. It is time to cause newcomers and developers to step up to better share the burden that is being shouldered by the residential community. Unless we see the Council and the City turn the corner to embrace community pains, we can only interpret they are slowly betraying our faith and trust and thus are slowly inching toward corruption and power mongering.

Respectfully Frustrated,



Received at 9/20/2016 Planning
Commission Meeting 5.

DATE: SEPTEMBER 18, 2016

TO: CITY OF ARROYO GRANDE PLANNING COMMISSION

FROM: EAST CHERRY AVENUE NEIGHBORHOOD COMMITTEE

REFERENCE TO: THE EAST CHERRY AVENUE SPECIFIC PLAN - AN ALTERNATIVE DEVELOPMENT PLAN

SINCE SEPTEMBER 2014, THE NEIGHBORS ON EAST CHERRY AVENUE HAVE EXPRESSED THEMSELVES BY WRITTEN STATEMENTS AND BY PRESENTATION TO THE CITY COUNCIL, PLANNING COMMISSION, TRAFFIC COMMISSION, THE POLICE DEPARTMENT, AND THE CITY ENGINEER TO RESOLVE ISSUES AND CONCERNS RELATED TO EXCESSIVE SPEEDING AND RESIDENT/PEDESTRIAN SAFETY ON EAST CHERRY AVENUE WITH A MEASURE OF SUCCESS.

ON NOVEMBER 3, 2015, ILLUSTRATIONS BASED ON VILLAGE RESIDENTIAL SITE DEVELOPMENT STANDARDS UNDER TABLE 16.32.050-A.2 "MINIMUM BUILDING SITE* (NET AREA 6750 SQ.FT.) FOR NEW SUBDIVISIONS WAS PRESENTED TO THE PLANNING COMMISSION.

THE INTENT UNDER THIS ALTERNATIVE, COMPONENT REDUCTIONS WITHIN AREA 2 REDUCED THE NUMBER OF RESIDENCES AND BASED ON THE NUMBER OF TRIPS PER DAY, REDUCTIONS NECESSARY TO REDUCE POTENTIAL IMPACTS AT THE FAIR OAKS AVENUE/ TRAFFIC WAY INTERSECTION FROM A SIGNIFICANT IMPACT, TO A LESSER THAN SIGNIFICANT IMPACT.

CEQA SECTION 15126.6(a) REQUIRES DEVELOPMENT COMPONENTS ACHIEVE A "LESS THAN SIGNIFICANT IMPACT LEVELS" WITHIN THE DEVELOPMENT AND THE ADJACENT COMMUNITY.

THE DEVELOPMENT MUST BE CONSISTANT WITH THE COUNTY'S 2001 CLEAN AIR PLAN.

FURTHER, PARK AND RECREATION STANDARDS WILL BE IN FULL COMPLIANCE WITHOUT MITIGATION MEASURES SEEKING OFFSITE IMPROVEMENTS FOR DEDICATION OR PARK IMPROVEMENT FEES.

AN ALTERNATE PLAN WOULD BE CONSISTANT WITH PREVIOUS RECORDED SUBDIVISION DEVELOPMENTS IN THE VILLAGE COMMUNITY.

- * NOGUE-RA PARK, TRACT NO. 409, A 4 ACRE DEVELOPMENT, 18 LOTS, AVERAGING 7,000 SQ. FT.
- * TRACT NO. 2217, A 14.5 ACRE DEVELOPMENT, 43 RESIDENTIAL LOTS, AVERAGING 7,200 SQ.FT.
- * TRACT NO. 2653, CHERRY CREEK ESTATES, APPROXIMATELY 9 ACRES, 28 LOTS, AVERAGING 7,200 SQ. FT. (15 PERCENT OF THE LOTS WERE DESIGN FOR AFFORDABLE HOUSING, APPROXIMATELY 6,100 SQ. FT. IN SIZE)

AN ALTERNATE DEVELOPMENT PLAN WILL REDUCE THE SCALE AND DENSITY OF THE PROPOSED DEVELOPMENT AND ASSOCIATED VEHICULAR TRIPS, INTERSECTION CONGESTION, AIR POLLUTION AND GHG EMISSIONS GENERATED BY THE NEW SOURCE OF VEHICULAR TRIPS, ALLOWS FOR INCREASED PRIVATE OPEN SPACE AND BENEFICIAL LIGHT AND AIR FOR THE OVERALL SITE HEAT AND COOLING TO THE DEVELOPMENT HOME SITES.

Received at 9/20/2016 Planning Commission meeting regarding 9.a.

THIS ALTERNATE PLAN PRESENTS A FEELING OF OPENNESS, SENSE OF PLACE, PRIVACY AND SECURITY, FITS THE CHARACTER OF THE STRUCTURES DIRECTLY ACROSS THE BLOCK AND THE 500 & 600 BLOCK OF EAST CHERRY AVENUE. (REGARDING FRONT YARD SETBACKS), ELIMINATES TWO STORY CONSTRUCTION PRESERVING VISTA VIEWS, AND IMPORTANTLY, A 20 PERCENT REDUCTION IN VEHICULAR TRIPS PER DAY.

THE SPECIFIC PLAN

THE PROPOSED SPECIFIC PLAN HAS THE APPEARANCE OF BEING AGGRESSIVE, THOUGH IS IN COMPLIANCE WITH GOVERNMENT CODE SECTIONS 65450-65457 ARTICLE 8 -SPECIFIC PLAN COMPONENTS.

THE SPECIFIC PLAN IS INCONSISTANT WITH THE COUNTIES 2001 CLEAN AIR PLAN.

FAILS CEQA SECTION 15126.6(a) REQUIRING DEVELOPMENT COMPONENTS ACHIEVE A "LESS THAN SIGNIFICANT IMPACT LEVELS" WITH IN THE DEVELOPMENT AND THE ADJACENT COMMUNITY.

SUB-AREA 2 - RESIDENTIAL LOTS

THE AGGRESSIVENESS IS DIRECTED AT THE EXISTING DEVELOPMENT GUIDELINES AND STANDARDS. RELATED TO DEVELOPMENT SCALE AND DENSITY BY INTRODUCING IMPACTS ASSOCIATED WITH VEHICULAR TRIPS, CONGESTED INTERSECTIONS AND TRAFFIC CIRCULATION, AIR POLLUTION AND GHG EMISSIONS GENERATED BY THE NEW SOURCE OF VEHICULAR TRIPS.

LOTS ARE BASED ON MINIMUM LOT DIMENSIONS RATHER THEN THE MINIMUM LOT SIZE VR STANDARD THAT PREVIOUS VILLAGE COMMUNITY SUBDIVISIONS WERE HELD TOO.

THE SCALE AND DENSITY OF THE DEVELOPMENTS EXHIBITS HEIGHT, MASS, AND BULK ISSUES, PRIVACY AND SECURITY CONCERNS, PARTICULARLY ALONG EAST CHERRY AVENUE WHERE PRIVATE OPEN SPACE IS NEGLECTED FOR COMMON AND PUBLIC OPEN SPACE BY PERMITTED ENCOACHMENTS.

PARK AND RECREATION STANDARDS ARE NOT IN FULL COMPLIANCE. MITIGATION IS OFFERED TO SEEK OFFSITE IMPROVEMENTS FOR DEDICATION AND PAY PARK IMPROVEMENT FEES.

HOTEL SUB-AREA 1

THE DEVELOPER EXPRESSED THAT GUEST PROJECTION WILL BE 50 PERCENT. THE PROPOSAL IS 100 ROOMS OF WHICH 50 WILL BE VACANT AND ON OCCASION FULL CAPACITY.

THE HOTEL DEVELOPMENT PROPOSES VARIOUS OFF SITE AREAS FOR ADDITIONAL PARKING NEEDS.

BY REDUCING THE NUMBER OF ROOMS WILL RESOLVE ON-SITE PARKING ISSUES AND TRAFFIC IMPACTS AND OFF-SITE PARKING IMPACTS AS STATED IN THE ENVIRONMENTAL IMPACT REPORT TO A LESS THAN SIGNIFICANT IMPACT, AND REDUCE THE HOTEL STRUCTURE TO TWO STORIES.

SECTION 15126(a) OF THE STATE CEQA GUIDELINES REQUIRE A REASONABLE RANGE OF ALTERNATIVES FOR TO THE PROJECT BE CONSIDERED.

UNDER GOVERNMENT CODE SECTION 65457.a AN EIR MUST BE PREPARE FOR EACH AMMENDED PROJECT DEVELOPMENT PROPOSAL PER DIVISION 13 SECTION 21000 UNDER THE PUBLIC RESOURCE CODE.

UNDER GOVERNMENT CODE SECTION 65453a ADOPTION BY RESOLUTION OR AMMENDMENT CAN BE AMMENDED AT ANYTIME. THE RESULT WOULD IMPACT CITY DEPARTMENT COSTS, OVER BURDEN CITY STAFF, AND ADDED COSTS FOR OUTSIDE CONSULTING.

PC082a RESOLUTION.pdf.

REDUCED DEVELOPMENT ALTERNATIVES

UNDER THIS ALTERNATIVE COMPONENT REDUCTIONS WITHIN AREA 1 AND 2 WOULD REDUCE THE NUMBER OF HOTEL ROOMS, RESTAURANT SIZE AND NUMBER OF RESIDENCES, BASED ON TRIPS PER DAY REDUCTIONS NECESSARY TO REDUCE POTENTIAL IMPACTS AT FAIR OAKS AVENUE/ TRAFFIC WAY INTERSECTION, FROM A SIGNIFICANT UNAVOIDABLE IMPACT, WITH MEDIATION, TO A LESS THAN SIGNIFICANT IMPACT.

THIS ALTERNATE HOTEL DEVELOPMENT WOULD REDUCE THE HOTEL ROOMS FROM 100 ROOMS TO 70 ROOMS, A 30 PERCENT REDUCTION. THE REDUCTION WILL ELIMINATE THE NEED FOR ADDITIONAL OFF-SITE PARKING AND RELIEVE TRAFFIC CONJESTION.

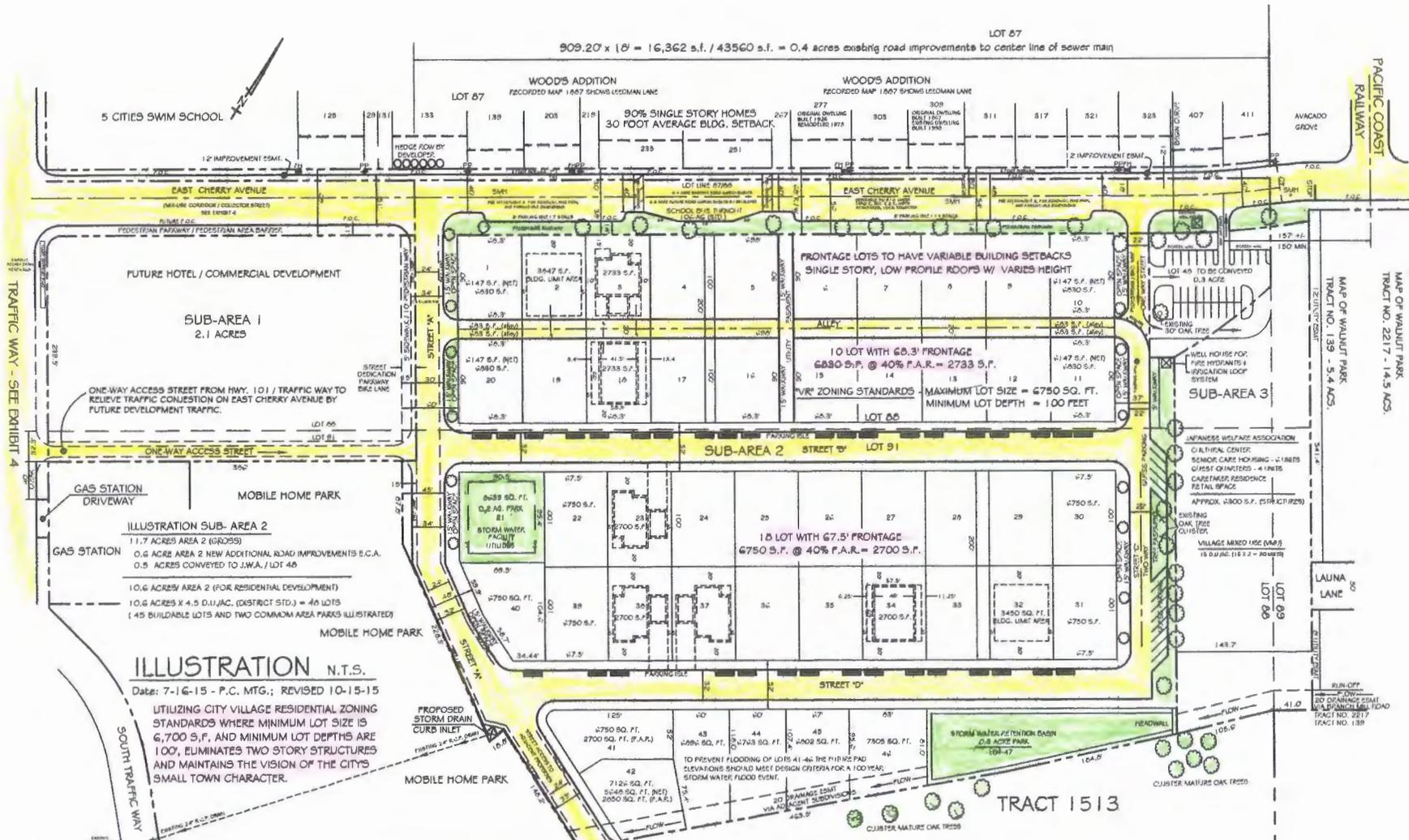
THE ALTERNATE RESIDENTIAL DEVELOPMENT WOULD REDUCE THE RESIDENTIAL HOME SITES FROM 58 LOTS TO 40 LOTS, A 30 PERCENT REDUCTION AND VEHICULAR TRIPS PER DAY.

MOST IMPORTANT, DECISIONS MUST BE BASED ON SUBSTANTIAL AND THE MOST COMPELLING EVIDENCE IN THE RECORD.

THE PRESIDENT FOR SUBDIVISION DEVELOPMENT HAS BEEN ESTABLISHED BY THE ABOVE APPROVED SUBDIVISIONS ON RECORD SINCE 1972, AND MOST RESENTLY 2010 (CHERRY CREEK ESTATES).

THE NEIGHBORS OF EAST CHERRY AVENUE WOULD LIKE TO THINK THAT OUR EFFORTS HAVE MADE A DIFFERENCE IN DECISIONS RELATED TO THE DOWN SIZING OF THE COMPONENTS AS PROPOSED IN THE SPECIFIC PLAN DEVELOPMENT, PARTICULARLY WITHIN SUB-AREAS 1 AND 2 TO LESSEN THE IMPACT ON THE COMMUNITY.

SEE NEIGHBORS AND COMMUNITY RESIDENTS COMMENTS ATTACHED.



5 CITIES SWM SCHOOL

909.20' x 18' = 16,362 s.f. / 43560 s.f. = 0.4 acres existing road improvements to center line of sewer main

FUTURE HOTEL / COMMERCIAL DEVELOPMENT
SUB-AREA 1
2.1 ACRES

FRONTAGE LOTS TO HAVE VARIABLE BUILDING SETBACKS
SINGLE STORY, LOW PROFILE ROOMS W/ VARIES HEIGHT
10 LOT WITH 60.3' FRONTAGE
690 S.F. @ 40% P.A.R. = 2733 S.F.
PVR ZONING STANDARDS - MAXIMUM LOT SIZE = 6750 SQ. FT.
MINIMUM LOT DEPTH = 100 FEET

SUB-AREA 3

ILLUSTRATION SUB-AREA 2
11.7 ACRES AREA 2 (GR2055)
0.6 ACRES AREA 2 NEW ADDITIONAL ROAD IMPROVEMENTS E.C.A.
0.5 ACRES CONVERTED TO J.W.A. / LOT 48
10.6 ACRES AREA 2 (FOR RESIDENTIAL DEVELOPMENT)
10.6 ACRES X 4.5 D.U./AC. (DISTRICT STD.) = 48 LOTS
1.45 BUILDABLE LOTS AND TWO COMMON AREA PARKS (ILLUSTRATED)

SUB-AREA 2 LOT 91
18 LOT WITH 67.5' FRONTAGE
6750 S.F. @ 40% P.A.R. = 2700 S.F.

ILLUSTRATION N.T.S.
Date: 7-16-15 - P.C. MTG.; REVISED 10-15-15
UTILIZING CITY VILLAGE RESIDENTIAL ZONING STANDARDS WHERE MINIMUM LOT SIZE IS 6,700 S.F. AND MINIMUM LOT DEPTHS ARE 100', ELIMINATES TWO STORY STRUCTURES AND MAINTAINS THE VISION OF THE CITY'S SMALL TOWN CHARACTER.

NOTES
1. AS A NATURAL RESOURCE THE EXISTING GROUND WATER COULD POSSIBLY BE USE TO CHARGE, HOME FIRE SPRINKLER SYSTEMS, BE UTILIZED FOR RESIDENT AND PUBUC COMMON AREAS LANDSCAPE IRRIGATION. THIS COULD REDUCE THE AMOUNT OF POTABLE WATER PROVIDED BY THE CITY TO MEET STATED WATER CONSUMPTION REQUIREMENTS. IT IS APPARENT THAT THIS WATER RESOURCE HAS FURNISHED THE NEEDS OF THE FARMERS OF THE AGRICULTURE FIELD FOR OVER A HUNDRED YEARS, SO IT CAN FOR THIS SITE DEVELOPMENT AS GRAY WATER HAS IN AREAS WHERE WATER IS SCARCE.

APPROX. 6 ACRES SLOPE DRAINAGE TO 20' DRAINAGE EASEMENT AT TOE OF SLOPE
DRAINAGE EASEMENT "A"

NATURAL OPEN SPACE AND SCENIC RESOURCE AREA
(PROTECTED UNDER GOVERNMENT CODE SECTION 6254.21)

REDUCED DEVELOPMENT ALTERNATIVE

PRESENTED TO THE PLANNING COMMISSION ON NOVEMBER 3, 2015

TRAFFIC WAY - SEE EXHIBIT 4

SOUTH TRAFFIC WAY

PACIFIC COAST RAILWAY

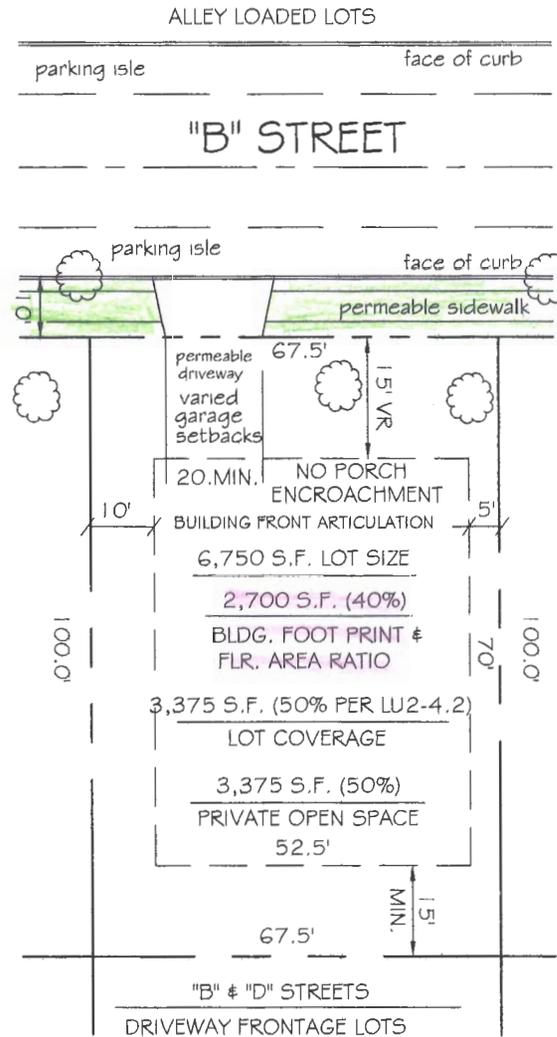
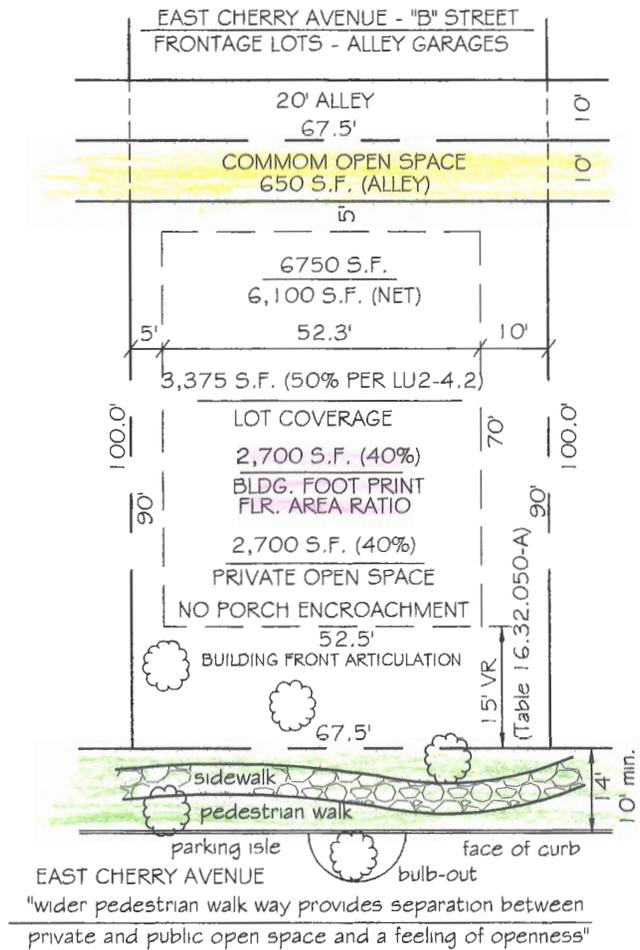
MAP OF WAULT PARK TRACT NO. 139 - 5.4 ACS.

MAP OF WAULT PARK TRACT NO. 2217 - 14.5 ACS.

LAUNA LANE

TRACT 1513

POSSIBLE FIRE/ENERGY/SECONDARY ACCESS
TO MAIN DRIVEWAY FROM FIRE/ENERGY/SECONDARY ACCESS



NOTE:

- * MEETS RESIDENTIAL SITE DEVELOPMENT STANDARDS (Table 16.32.050-A) AND MEETS MINIMUM "VR" LOT SIZE OF 6,750 SQUARE FEET
- * PRESENT A FEELING OF OPENNESS, SENSE OF PLACE, PRIVACY AND SECURITY, FITS THE CHARACTER OF THE STRUCTURES DIRECTLY ACROSS THE BLOCK FRONTING THE PROPERTIES, AND ADJOINING DEVELOPMENTS.
- * ELIMINATES TWO STORY CONSTRUCTION / LOW PROFILED PRESERVING VISTA VIEWS, ALLOWS LIGHT AND AIR FOR OVERALL SITE HEAT AND COOLING.
- * ENVIRONMENTALLY SENSITIVE - NEAR LESS THAN SIGNIFICANT IMPACTS NOTED IN FEIR

REDUCED DEVELOPMENT ALTERNATIVE

WE BELIEVE THAT THE CITY SHOULD EXERCISE A REASONABLE STANDARD OF CARE IN CONSIDERING ALL OF THE APPLICABLE STANDARDS AND HOW THEY APPLY TO THESE SPECIFIC SITUATION TO SAFEGUARD LIFE, HEALTH, PROPERTY AND THE PUBLIC WELFARE.

NAME: Bob Gaven

ADDRESS: 121 Allen St.

COMMENTS:

NAME: MARGIE Doster

ADDRESS: 311 E. Cherry Ave

COMMENTS: HELP!

NAME: May Parker

ADDRESS: 211 Gordon St.

COMMENTS:

NAME: PAT MILLIGAN

ADDRESS: 407 Allen St. A.G.

COMMENTS:

NAME: William Bonds

ADDRESS: 517 Laura Lane, A.G.

COMMENTS:

WE BELIEVE THAT THE CITY SHOULD EXERCISE A REASONABLE STANDARD OF CARE IN CONSIDERING ALL OF THE APPLICABLE STANDARDS AND HOW THEY APPLY TO THESE SPECIFIC SITUATION TO SAFEGUARD LIFE, HEALTH, PROPERTY AND THE PUBLIC WELFARE.

NAME: Mario Perez Muro

ADDRESS: 560 Luana Ln.

COMMENTS: Water usage / Traffic flow

NAME: [Signature]

ADDRESS: _____

COMMENTS: _____

NAME: GRIER EUBANKS.

ADDRESS: 540 ALLEN ST.

COMMENTS: TRAFFIC, WATER, QUALITY OF LIFE

NAME: Jan Kline

ADDRESS: 301 Whiteley

COMMENTS: Water, density, loss of great aq land

NAME: Jude Genova

ADDRESS: 122-B Allen

COMMENTS: Traffic Safety

WE BELIEVE THAT THE CITY SHOULD EXERCISE A REASONABLE STANDARD OF CARE IN CONSIDERING ALL OF THE APPLICABLE STANDARDS AND HOW THEY APPLY TO THESE SPECIFIC SITUATION TO SAFEGUARD LIFE, HEALTH, PROPERTY AND THE PUBLIC WELFARE.

NAME: Tim C. Stewart
ADDRESS: 509 Allen Street
COMMENTS:

NAME: Linda Keith Linda Keith
ADDRESS: 302 Allen st
COMMENTS:

NAME: Cheri Fleming
ADDRESS: 203 E. Cherry Ave.
COMMENTS: against development.

NAME: Amia Alexander
ADDRESS: 235 E. Cherry Ave.
COMMENTS: reduce size

NAME: Rebecca J Peterson
ADDRESS: 277 E Cherry Ave
COMMENTS: reduce size, 2 story hotel NOT 3 story
Single story houses on E Cherry

WE BELIEVE THAT THE CITY SHOULD EXERCISE A REASONABLE STANDARD OF CARE IN CONSIDERING ALL OF THE APPLICABLE STANDARDS AND HOW THEY APPLY TO THESE SPECIFIC SITUATION TO SAFEGUARD LIFE, HEALTH, PROPERTY AND THE PUBLIC WELFARE.

NAME: Stefani Jones x Stefani Jones
ADDRESS: 607 E. Cherry
COMMENTS: No development

NAME: Booker Perry
ADDRESS: 331 Stillwell Dr AG
COMMENTS: Our community @ Cherry Creek is a good model to use!

NAME: CATHERINE SMITH Catherine Smith
ADDRESS: 320 SHORT ST., AG
COMMENTS:

NAME: John von Biehn
ADDRESS: 517 ALLEN ST, AG.
COMMENTS: Creek Creek is A Good Model

NAME: SUSAN von Biela
ADDRESS: 517 ALLEN ST AG
COMMENTS:

WE BELIEVE THAT THE CITY SHOULD EXERCISE A REASONABLE STANDARD OF CARE IN CONSIDERING ALL OF THE APPLICABLE STANDARDS AND HOW THEY APPLY TO THESE SPECIFIC SITUATION TO SAFEGUARD LIFE, HEALTH, PROPERTY AND THE PUBLIC WELFARE.

NAME: Briana English
ADDRESS: 505 Lanna Ln
COMMENTS:

NAME: DONNA + JIM TOOLEY
ADDRESS: 526 Los Olivos
COMMENTS:

NAME: Julie London - Julie London
ADDRESS: 508 Lanna Ln
COMMENTS: density + water

NAME: Linda Wald
ADDRESS: 211 Crown Ter. AG 93420
COMMENTS:

NAME: Sharon Was
ADDRESS: 534 Farmhouse Pl.
COMMENTS: No hotel, restaurant
water issues & traffic
issues - speed of whom
can issues

WE BELIEVE THAT THE CITY SHOULD EXERCISE A REASONABLE STANDARD OF CARE IN CONSIDERING ALL OF THE APPLICABLE STANDARDS AND HOW THEY APPLY TO THESE SPECIFIC SITUATION TO SAFEGUARD LIFE, HEALTH, PROPERTY AND THE PUBLIC WELFARE.

NAME: Karin Young

ADDRESS: 267 E Cherry Ave

COMMENTS: I support a reduced sized development to ease neighborhood congestion.

NAME: Amy Haycraft

ADDRESS: 500 E. Cherry Ave.

COMMENTS: I support a reduced sized development.

NAME: Juniper Bickel

ADDRESS: 504 E. CHERRY AVE

COMMENTS: I support a reduced sized development to ease the impact.

NAME: Trisha Oksner

ADDRESS: 509 E. Cherry Ave.

COMMENTS: We need less traffic and consider water issues

NAME: Kathy Kytte

ADDRESS: 505A Hawkins Ct, A. 6 93420

COMMENTS: Consider water issues + safety

WE BELIEVE THAT THE CITY SHOULD EXERCISE A REASONABLE STANDARD OF CARE IN CONSIDERING ALL OF THE APPLICABLE STANDARDS AND HOW THEY APPLY TO THESE SPECIFIC SITUATION TO SAFEGUARD LIFE, HEALTH, PROPERTY AND THE PUBLIC WELFARE.

NAME: Michael Dean

ADDRESS: 303 E Cherry Ave

COMMENTS: Appropriate Builders efforts to please residents
More can be done to make lot size comparable with ADJACENT
Neighbors. Hotel is way over sized

NAME: Steve Fear

ADDRESS: 317 E Cherry Av.

COMMENTS: my concerns are - traffic - water usage -
quality of Homes.

NAME: Cindy Fear

ADDRESS: 317 E. Cherry Ave AG

COMMENTS: concerns Traffic. Need stop @
Cherry Ave. Please use common ^{light} sense
and LISTEN to current residents!!

NAME: John Farnsworth

ADDRESS: 407 e. Cherry ave AG

COMMENTS: over nine reports and submittals to city planning
have not even been seen or included. ~~BAR~~
General consensus of residents directly effected feel over crowded
from 70 lots. More like 40. Smaller Hotel & Restraunt. wake & Traffic
concerned

NAME: Louie Remillard

ADDRESS: 251 E Cherry Av

COMMENTS: Reduction of house lot and
Hotel Room. Benefit of neighborhood

WE BELIEVE THAT THE CITY SHOULD EXERCISE A REASONABLE STANDARD OF CARE IN CONSIDERING ALL OF THE APPLICABLE STANDARDS AND HOW THEY APPLY TO THESE SPECIFIC SITUATION TO SAFEGUARD LIFE, HEALTH, PROPERTY AND THE PUBLIC WELFARE.

NAME: ROSEN, MICHAEL M.M.C.R
ADDRESS: 321 E. CHERRY AVE
COMMENTS:

NAME: Pam Rost
ADDRESS: 323 E Cherry
COMMENTS:

NAME: Laurel Williams
ADDRESS: 411 E. Cherry Ave
COMMENTS:

Water?

NAME: Melany Barnett
ADDRESS: 277 E. Cherry Avenue
COMMENTS:

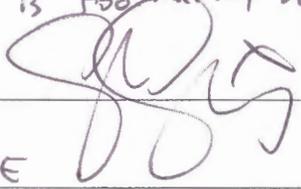
NAME: Noelle White
ADDRESS: 219 East Cherry Avenue
COMMENTS: Reduced development is important

WE BELIEVE THAT THE CITY SHOULD EXERCISE A REASONABLE STANDARD OF CARE IN CONSIDERING ALL OF THE APPLICABLE STANDARDS AND HOW THEY APPLY TO THESE SPECIFIC SITUATION TO SAFEGUARD LIFE, HEALTH, PROPERTY AND THE PUBLIC WELFARE.

NAME: Joel Bockhahn

ADDRESS: 139 E. Cherry Ave

COMMENTS: We would like to see responsible development of the field area on E. Cherry. What the developer seems to be proposing is too many houses.

NAME: SKYLER STIMPNEY 

ADDRESS: 129 E CHERRY AVE

COMMENTS: CONCERNED ABOUT LACK OF PARKS/GREEN SPACE IN THE DEVELOPMENT PLAN. WATER SYSTEMS SHOULD BE SET UP TO RECYCLE AND USE GREY WATER TO IRRIGATE THE COMMON AREAS. PARKING MUST BE INCREASED AND I DON'T MIND THE HOTEL, IF ROOM COUNT IS REDUCED. I AGREE MOSTLY WITH THE OPTION 2 ALTERNATE PLAN.

NAME: Ruth Love

ADDRESS: 131 East Cherry Ave AG

COMMENTS: reduction in development

NAME: John Byler

ADDRESS: 129 Allen AG

COMMENTS: less development!

NAME: Dean Syzak

ADDRESS: 3036 El Rancho Ln. A.G

COMMENTS: Traffic / Environmental Impact !!
Already divert to Oak Park in alternate.

Given to the Planning Commission on 9/20/2016
* More signatures to come

Petition Regarding the Specific Plan Proposal for Traffic Way and East Cherry

There is an outpouring of community concern over the Specific Plan for Traffic Way and East Cherry and these concerns stem from several factors:

Impact on residents in Cherry Lane neighborhood:

In the EIR (Environmental Impact Report), there are two cumulative impacts (found on page four in the Planning Commission packet from September 6th, 2016): air quality and traffic. It is openly stated that neither factor is easily mitigated. What the EIR does not consider are the other impacts involved in this project, which will be cumulative as well—those include a permanent change in the landscape, more people moving through this area of the city, a chain hotel and chain restaurant which does not fit with the overall flavor our city, the impacts to the two locally owned and operated motels currently located on Traffic, an increase in noise (and not just during construction), and an increase in truck traffic for deliveries for the hotel and the restaurant (to name a few). These are quality of life issues, not issues something an EIR would necessarily study, but issues the Planning Commission and the City need to study and consider before approving this project and more importantly, issues the citizens in Arroyo Grande are concerned about.

Water:

As of August 13th, 2016, Lopez currently has 12,166.1 acre feet of water. We are at 24.6 % capacity. The lake level dropped 156 acre feet in two weeks with current use. If the current use continues at the same rate, we will reach 10,000 acre feet in about 16 weeks (2 months). I believe the 10,000 acre foot mark triggers another stage to the Water Emergency Plan. It seems as though we have less than two years of water in Lopez.

The statement made on the evening of September 6th, that the hotel is essentially bringing its own water is less than accurate. Hotels use water, they do not bring their own. Even with the mitigation of ag land being converted, the hotel will still use water from Lopez.

The project may be in compliance with the state emergency conservation requirements, but that does not mean we have enough water to support this development as it is designed. It is clear that our efforts to save water have paid off and we are using fewer gallons per day as a community, but that does not mean we can sustain another development or achieve build out based on the General Plan.

If it is true that the expected gallons per day, per home for indoor use is 122 gallons per day for the 58 homes then it would follow that if you multiply 122 X 58, the 58 homes would use 7,076 gallons per day (per capita, or in total). If you multiply 7,076 X 365 days that equals 2,582,740 gallons per year (per capita) would be used for indoor use in the residential portion of this project. If you divide this number by 325,857 (the number of gallons in an acre foot) you arrive at 7.925 acre feet used in one year by the indoor usage of the residential subarea. The total project usage is estimated at 33.90 AFY. So, yes, the project has mitigated the water use (based on the level of overall city use), but that does not mean we

Received from ^{LeAnn} ~~LeAnn~~ at Planning Commission 9/20/2016 meeting, regarding S.A.

have water to sustain new development. **Our city has been using around 156 acre feet of water every two weeks. The point is that accumulated use, results in accumulated decline of the water supply.**

Questions related to water use:

- *Have we factored in the hotel on Branch, which has a pool?
- *Have we factored in the new development on Courtland and Grande?
- *What are the total acre feet per year usage for each of these projects?

Traffic:

A stop light is not going to mitigate the amount of traffic on Traffic. How will roundabouts improve flow at East Grand and 101 and East Branch and Traffic Way? It seems though, on page 123, that these roundabouts have not been determined to be the most appropriate fix to the traffic flow---but the report fails to provide the additional options which could be considered to mitigate and improve the cumulative traffic problems or if any option would work. It appears that even with the mitigations of roundabouts, the LOS at East Grand Avenue and West Branch Street would only improve from an LOS F to an LOS of D.

The theory of roundabouts is good but in real life people do not yield they either stop completely or they just run through. Cars that don't yield make the cross traffic stop and wait which seems to encourage people to just keep coming through. With a left hand turn - cars don't expect it and force you to yield to them while you are in the roundabout while they just continue through.

There's really only one bad side to roundabouts: They're not pedestrian-friendly. When cars essentially never stop moving through a roundabout, pedestrians have a hard time crossing an intersection (or can't cross it at all). For pedestrians, roundabouts are less safe than intersections with lights or stop signs that force cars to stop periodically.

Additionally, without a northbound 101 ramp at Traffic Way , traffic will have to go through town to Grand Avenue 101 onramp to head north. This will only add to the congestion we experience at the Branch and Traffic Way intersection and towards the village.

Parking:

How is employee parking being handled for the hotel and the restaurant? Will the employees have to park on East Cherry? It seems as though there are only two spaces for the hotel managers, what about the other hotel and restaurant employees? Where do they park, especially when the parking lot is full? When people come to the hotel in their large motor homes, where are they going to park, along East Cherry as well?

Infrastructure:

Currently there are concerns that the South Sanitation District, during high use periods of time, is struggling with managing amount of affluent circulated through the system. The question related to this is, can the South Sanitation District continue to take on more affluent as overall demand rises with each new development proposed and approved? Given the mismanagement of the San District prior to two years ago, we are behind in repairs and we need system upgrades to continue to circulate and treat the affluent. A conversation with John Clemmons, the San District Plant Manager would confirm this information. More development means more affluent moving through an aging system.

Project Design:

It seems excessive to have 5 dwellings per acre. Why are we moving towards high density housing coupled with a chain hotel in the same development?

It's interesting the negative slant that is given to the Alternative 2: Reduced Development Alternative where the homes in Subarea 2 are 40 and the number of hotel rooms is reduced from 100 to 70, and the size of the restaurant is reduced from 4,000 sq. feet to 3,000 sq. feet, it is lower density, and has a lower impact on traffic and traffic congestion. "This alternative has been identified as the environmentally superior alternative, but Project objectives would only be partially met."

Retain current local businesses

In reality, what does this development mean for the current locally owned businesses on Traffic Way—especially the two motels? Are we going to let developers continually sacrifice locally owned businesses and in their stead offer large chains?

Will the developer employ local residents to construct it? Will the developer purchase materials from the local stores like Brisco's, Miner's ACE, Cherry Lane Nursery? Will the developer and builder rent heavy equipment locally? I think if one of our city council goals is to retain local business, we should consider how local business is supported and retained through this project, or how it isn't before moving forward.

We have signed this petition as we are not in favor of the project being proposed and discussed at Traffic Way and East Cherry. There are many issues the developer has not adequately addressed and we are requesting that the Planning Commission take action which will make the developer address the issues brought forth in this petition. We do not feel the project, as it stands, is in the best interest of the community of Arroyo Grande.

Name	Address
Ellen Gaver	121 Allen St. AG CA 93420
Bob Gaver	121 ALLEN ST. AG. CA. 93420
Lisa Hyland-Dykstra	562 May St. AG CA 93420
KIRK DYKSTRA	562 MAY ST. AG CA 93420
Danielle Hyland	425 S EIM APT 10A AG CA 93420
Sam Benzion	425 S EIM APT 10A AG CA 93420
Linda Melmore	1078 Corbett Cyn Rd AG CA 93420
Mick Euron	129 ALLEN ST., AG CA 93420
Jobie Brigham	129 Allen St AG CA. 93420
Tom Alcott	126 ALLEN ST AG CA. 93420
Diana Raffino	126 allen st a.g. ca 93420
Robert Johnson	277 E. CHERRY AVE 121 Allen St. AG CA 93420
Rachel Sale	331 SHORT ST, CA 93420
Suz Sa	331 SHORT ST, CA 93420
Victoria Lewis	547 E. Branch St 93420
Amy Kapphi	547 E. BRANCH ST AG. 93420
Coleen Tooley	626-LOS OLIVOS LNY AG

<u>Name</u>	<u>Address</u>
Sally & Sherrill	1960 Oak Way AG
Joe Sherrill	1960 Oak Way AG
Penny Andrews	425 El Surco Way AG
Lillian Syon	425 El Surco Way AG
Janet Leonard	313 Avenida de Desembarc AG
Brent Nolan	313 " " " "
Patty Welch	1151 Pradera Ct
Rick Phillips	505 E. Cherry
Vicki Phillips	505 E. Cherry AG
Shirley Cross	522 Allen St.
Wm. Cross	522 Allen St.
Clay Hansen	3775 Santa Mannela Rd, AG
Laura & Michael Akins	608 Cornwall Avenue, AG



30 names.



MEMORANDUM

TO: PLANNING COMMISSION

FROM: MATT DOWNING, ^{MD} PLANNING MANAGER

SUBJECT: CONSIDERATION OF PLANNING COMMISSION APPOINTMENT TO THE COMMUNITY SERVICE GRANT PANEL

DATE: OCTOBER 4, 2016

RECOMMENDATION:

It is recommended the Planning Commission appoint one Commission Member and one alternate to serve as a representative on the Community Service Grant Panel.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

The City Council approved \$20,000 in the FY 2016-17 Annual Budget for community service grants. There will be some increased staffing requirements in order to administer the program.

BACKGROUND:

During consideration of the 2014 Community Development Block Grant (CDBG) funding recommendations, the City Council directed staff to make changes to the program in the future. The City has historically funded social service agencies through CDBG funds. In addition, the City has funded ADA access barrier removal projects from both CDBG funds and Local Sales Tax funds. However, CDBG funding has been gradually decreased, which has made the process cumbersome for small social service agency grants. As a result, it was decided to utilize the full amount of CDBG funds to pay for ADA access barrier removal projects in the future. City funds previously used to pay for ADA access barrier removal projects were then shifted to pay for social service requests. This will make it easier to fund smaller grants, as well as expand the eligibility for other community service related type of agencies and programs.

ANALYSIS OF ISSUES:

The primary objectives of creating the process are to establish appropriate criteria and an effective and impartial selection process. The City Council approved a process by which applications will be distributed in late October with a deadline for submittal in early December. Staff would then prepare the materials to be considered

**PLANNING COMMISSION
CONSIDERATION OF APPOINTMENT TO COMMUNITY SERVICE GRANT
PANEL
OCTOBER 4, 2016
PAGE 2**

by a review panel in January and presented to the City Council for consideration in February or March. Grants are recommended to be in amounts of not less than \$250.

Under the recommended criteria, in order to apply an organization must:

- Operate as a non-profit 501(c)3;
- Serve the Arroyo Grande community;
- Use funds provided to directly provide a social service, educational, cultural, beautification or recreation program or project to Arroyo Grande residents and/or businesses;
- Not restrict participants based upon race, religion, gender, sexual orientation, marital status, national origin, ancestry, disability, medical condition, or age; and
- Not use grant monies specifically for religious activities.

On September 23, 2014, the Council established the criteria for the Community Service Grant Review Panel. The panel will review all applications and develop recommendations for consideration by the City Council. In order to designate a panel knowledgeable in community needs and to avoid the need to establish a separate committee, it is recommended that each City commission and committee with functions serving the entire community designate one member to serve on the Community Service Grant Review Panel. As a result, the panel would consist of:

- One member of the Planning Commission
- One member of the Traffic Commission
- One member of the Historical Resources Committee
- One member of the Parks and Recreation Commission
- One member of the Architectural Review Committee

A copy of the proposed program description and application is attached. The application will be provided on the City's website for applicants to complete online.

ALTERNATIVES:

The following alternatives are presented for consideration:

- Appoint one Commission Member and an alternate; or
- Provide staff other direction.

ADVANTAGES:

Participation on the panel will help ensure an impartial and effective process to award grants to community service organizations in order to address unmet needs in the community. The overall objective of the program is to help fund efforts of

**PLANNING COMISSION
CONSIDERATION OF APPOINTMENT TO COMMUNITY SERVICE GRANT
PANEL
OCTOBER 4, 2016
PAGE 3**

organizations that can address these needs more effectively than developing programs offered by the federal government (i.e. CDBG).

DISADVANTAGES:

No disadvantages have been identified.

ENVIRONMENTAL REVIEW:

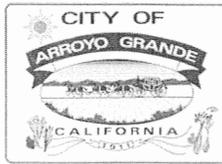
No environmental review is required for this item.

PUBLIC NOTIFICATION AND COMMENTS:

The agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

Attachment:

1. 2017 Community Service Grant Program Description and Application



**CITY OF ARROYO GRANDE
2016-17 COMMUNITY SERVICE
GRANT PROGRAM**

DESCRIPTION OF PROGRAM:

The City's 2016-17 Community Service Grant Program is intended to provide monetary grants to eligible community non-profit organizations. The City recognizes the value of such groups that provide specialized social service, educational, cultural, beautification and recreation programs and projects benefitting its citizens. Grants awarded will be in minimum amounts of not less than \$250. Funding is limited to \$20,000 for Grant Year 2016-17.

ELIGIBILITY STANDARDS:

To be eligible to apply for grant monies under the City's 2016-17 Community Service Grant Program, a community organization must satisfy the following standards:

1. operate as a non-profit 501(c)(3);
2. serve the Arroyo Grande community;
3. use funds provided to directly provide a social service, educational, cultural, beautification or recreation program or project to Arroyo Grande residents and/or businesses;
4. not restrict participants based upon race, religion, gender, sexual orientation, marital status, national origin, ancestry, disability, medical condition or age; and
5. not use grant monies for specifically religious activities.

"Directly provide" means that the community non-profit organization conducts the social service(s) or cultural program(s) itself rather than through a separate entity to which it sub-awards grant monies.

APPLICATION PROCESS:

- I. Completion of Application Form

All interested non-profit organizations must complete the attached application form (an online copy of the form can be accessed at the City's website at www.arroyogrande.org), including:

- Name and address of the non-profit organization (applicant is required to list the local branch if it represents a national or statewide organization).

- Description of community services provided.
- Relationship of non-profit organization to the community.
- Current membership figures and approximate number of City of Arroyo Grande residents served by the non-profit organization.
- Amount of funds requested.
- Proposed project and budget plan for the use of the grant funds.
- Proof of 501(c)(3) status with a copy of the letter from the IRS.
- **Past two years** financial statements including the current year with balance sheets, profit/loss statements and indicating the percentage of revenue that is used for administration, salaries and program costs (Please denote what salaries are directly related to administration and/or program costs).
- Applicants are requested to provide information on their annual sources of revenue received.
- Any applicant who received grant funds from the City in the past is to indicate when the funds were received, the amount of funds received and document how the funds were utilized.
- ***In addition to the original application, please submit eleven (11) additional copies: double-sided, 3-hole punched and paper clipped.***

II. Application Deadline

Completed application forms along with supplemental documents must be submitted by 5:00 p.m., Friday, **December 9, 2016** addressed to:

**City of Arroyo Grande
Community Development Department
Attention: Kelly Heffernon, Associate Planner
300 E. Branch Street
Arroyo Grande, CA 93420**

III. Evaluation of Applications and Selection Process

Following the application deadline, the City Council's appointed Community Service Grant Committee will review and consider proposals from community groups. All proposals will be evaluated to ascertain which non-profit organizations best meet the needs that the City seeks to satisfy. Factors to be considered include, but are not limited to, the following:

- A. The non-profit organization's responsiveness in clearly stating the benefits to be derived by the resident of the City of Arroyo Grande, if grant funds are awarded;
- B. The number of City of Arroyo Grande residents by age group served by the non-profit organization; geographic area(s) and total number of clients served by the non-profit organization;
- C. The non-profit organization's history of providing community services to the residents of the City of Arroyo Grande; and
- D. The non-profit organization's financial need for grant funds to service the City of Arroyo Grande residents.

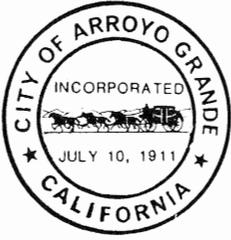
IV. Award of Funds

Following the Community Service Grant Committee's screening process, the Committee will present its recommendations to the City Council. The City Council will review the Committee's report and consider award of funds to selected non-profit organizations. In all cases, the City Council retains sole and absolute discretion in administering this program, including which applicants will be awarded funds and the total level of funding in each instance.

V. Execution of Agreement

Non-profit organizations selected to receive funds will be required to sign and execute an agreement with the City of Arroyo Grande. NOTE: If award of funds is made, a recipient non-profit organization will be required to expend grant monies prior to the close of the 2016 calendar year.

VI. For more information, contact Kelly Heffernon at 473-5420.



**CITY OF ARROYO GRANDE
COMMUNITY SERVICE GRANT PROGRAM
APPLICATION FORM
2016-17**

Please complete the following sections: *(use additional sheets as necessary)*

I. NAME AND ADDRESS OF NON-PROFIT ORGANIZATION: *(must be the local branch).*

II. GRANT APPLICANT REPRESENTATIVE'S NAME, ADDRESS, EMAIL ADDRESS AND TELEPHONE NUMBER: *(must be the Executive Director or their designated representative).*

III. DESCRIPTION OF COMMUNITY SERVICES PROVIDED:

IV. LIST AREA(S) SERVED BY NON-PROFIT ORGANIZATION: *(include a brief description of the relationship of your non-profit organization to the residents of the City of Arroyo Grande).*

V. NUMBER OF CITY OF ARROYO GRANDE RESIDENTS SERVED BY NON-PROFIT ORGANIZATION: *(broken down by age groups if available).*

VI. AMOUNT OF FUNDS REQUESTED:

VII. PROPOSED USE AND BUDGET PLAN FOR GRANT FUNDS: *(indicate if any of the grant funds will be used for any other purpose than those designated such as overhead, national office, administrative salaries).*

VIII. ADDITIONAL DOCUMENTATION: *(if you have received funds in the past, please indicate the amount of funds received (indicate what year) and how the funds were utilized).*

IX. SUPPLEMENTAL DOCUMENTATION:

- Past two (2) years financial statements, including the current year with the balance sheets and the profit/loss statements.
- Information indicating the percentage of revenue received that is used for administration, salaries, and program costs.
- Breakdown and description of non-profit organization's sources of revenue.
- Proof of 501(c)(3) status with a copy of the letter from the IRS.
- Copy of the non-profit organizations Board of Directors, Officers and an organization chart.

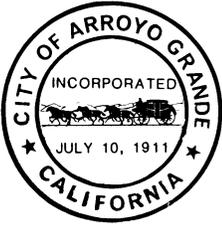
X. CERTIFICATION:

I certify on behalf of _____ non-profit organization, that I have read, understand and agree that the aforesaid information is accurate, factual and current. I understand that an award of funds, if granted, will be for the sole use as reflected in this application form. I further certify that as a condition of receiving funds, an agreement with the City of Arroyo Grande, in a form and content provided by the City of Arroyo Grande, will be signed and executed by a duly authorized representative of said non-profit organization.

I am aware of and certify that our non-profit organization will adhere to all City regulations regarding the 2016 Community Service Grant Program including, but not limited to, maintaining non-discriminatory policies, practices and intent. I also, on behalf of our non-profit organization, indemnify, defend, and hold harmless the City of Arroyo Grande relative to any and all liability that may arise as a result of the use of the City of Arroyo Grande Community Service Grant Fund monies.

Date: _____ Signature: _____
Executive Director or Designee

Board of Director or Officer



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

(Approvals by the Community Development Director)

ITEM NO. 1: ARCHITECTURAL REVIEW 16-004; CONSTRUCTION OF ONE (1) NEW 3,100 SQUARE FOOT SINGLE FAMILY HOME; LOCATION – 318 GRACE LANE; APPLICANT – MIKE VENTRELLA; REPRESENTATIVE – JON COUCH, GRIFFITH ARCHITECTS

After receiving a recommendation from the Architectural Review Committee and 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 one (1) new single family home located at 318 Grace Lane.

ITEM NO. 2: ARCHITECTURAL REVIEW 16-007; REMOVAL OF DETERIORATED AWNINGS AND REPLACEMENT WITH NEW AWNINGS; LOCATION – 148 WEST BRANCH STREET; APPLICANT – CAMAY ARAD

After receiving a recommendation from the Architectural Review Committee and making the findings specified in Section 16.16.130 of the Municipal Code, the Community Development Director approved the above referenced project for the replacement of awnings located at 148 W. Branch Street.

ITEM NO. 3: PLOT PLAN REVIEW 16-015; ESTABLISHMENT OF A VACATION RENTAL IN A RESIDENTIAL DISTRICT; LOCATION – 265 N. ELM STREET; APPLICANT – DAVID & PAM MONTANARO

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 new vacation rental located at 265 N. Elm Street.