



**AGENDA SUMMARY  
PLANNING COMMISSION SPECIAL MEETING  
TUESDAY, NOVEMBER 1, 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 October 4, 2016 meeting.

Documents:

[10-04-16Minutes Draft.pdf](#)

**7.b. CONSIDERATION OF TIME EXTENSION 16-001; LOCATION – 318 SHORT STREET; APPLICANT – BOB CHRISTIANSON**

Recommended Action: It is recommended that the Planning Commission adopt a Resolution approving Time Extension 16-001.

Documents:

[PC 11-01-16 \\_7b TEX 16-001 318 Short Street.pdf](#)

**7.c. CONSIDERATION OF LOT LINE ADJUSTMENT 16-002; LOCATION – 504 AND 512 IDE STREET; APPLICANT – DAVID AND JESSICA IWERKS; REPRESENTATIVE – LEAHA MAGEE, MBS LAND SURVEYS**

Recommended Action: It is recommended that the Planning Commission adopt a Resolution approving Lot Line Adjustment No. 16-002.

Documents:

[PC 11-01-16\\_7c LLA 16-002 504and 512 Ide Street.pdf](#)

## **8. PUBLIC HEARINGS:**

### **8.a. CONTINUED CONSIDERATION OF VESTING TENTATIVE PARCEL MAP 15-001 AND PLANNED UNIT DEVELOPMENT 15-001; SUBDIVISION OF ONE (1) LOT INTO FOUR (4) LOTS AND CONSTRUCTION OF FOUR (4) ONE-BEDROOM SINGLE FAMILY ATTACHED RESIDENCES; LOCATION – 1177 ASH STREET; APPLICANT – JEFFREY EMRICK**

Recommended Action: It is recommended that the Planning Commission adopt a Resolution approving Vesting Tentative Parcel Map 15-001 and Planned Unit Development 15-001.

Documents:

[PC 11-01-16\\_8a TPM 15-001 and PUD 15-001 1177 Ash St..pdf](#)

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

## **10. NOTICE OF ADMINISTRATIVE DECISIONS:**

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

### **10.a. NOTICE OF ADMINISTRATIVE DECISIONS SINCE OCTOBER 18, 2016**

Documents:

[PC 2016-11-01\\_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.

### **12.a. Tree Removal – 1029 Ash Street**

Documents:

[PC 2016-11-01\\_12 Tree Removal 1029 Ash Street.pdf](#)

## **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, OCTOBER 4, 2016  
ARROYO GRANDE WOMAN'S CLUB AND COMMUNITY CENTER  
211 VERNON STREET  
ARROYO GRANDE, CALIFORNIA**

**1. CALL TO ORDER**

Chair George called the Special Planning Commission meeting to order at 6:00 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, Interim City Engineer Jim Garing, Traffic Consultant Nate Stong, and Secretary Debbie Weichinger were present.

**3. FLAG SALUTE**

Commissioner Martin led the flag salute.

**4. AGENDA REVIEW**

Commissioner Fowler-Payne moved to hear Item 10. before Item 8.a. Commissioner Martin seconded and the motion passed on a 5-0 voice vote.

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

Patty Welsh, stated the City needs to provide training for the Commissioners and thanked them for their service.

**6. WRITTEN COMMUNICATIONS**

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

1. Memo from Community Development Director McClish dated October 4, 2016 regarding additional correspondence for Agenda Item 8.a.
2. Memo from Community Development Director McClish dated October 4, 2016 regarding Turning Movement Report, prepared by Metro Traffic Data for Agenda Item 8.a.

**7. CONSENT AGENDA**

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

Commissioner Mack stated the minutes lacked comments and discussion. Community Development Director McClish stated the minutes are "Action Minutes".

Action: Commissioner Keen moved to approve the minutes of the Regular Planning Commission Meeting of September 20, 2016, as submitted. Commissioner Martin seconded, and the motion passed upon the following roll call vote:

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

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

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

<b>Case No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Description</b>	<b>Action</b>	<b>Planner</b>
ARCH 16-004	Mike Ventrella	318 Grace Lane	New Single Family Home	A	S. Anderson
ARCH 16-007	Camay Arad	148 W. Branch Street	Replacement of Awnings	A	S. Anderson
PPR 16-015	David Montanaro	265 N. Elm Street	New Vacation Rental	A	S. Anderson

Commissioner Keen stated he has a conflict on PPR 16-015 and would need to recuse himself if it were to be considered by the Commission.

Chair George was presented a photograph regarding PPR 16-015, 265 N. Elm Street, that shows parking is impacted. Planning Manager Downing stated the parking is sufficient for the site and there is no requirement for additional parking for the vacation rental.

**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 of deliberations from the September 20th Commission meeting.

Planning Manager Downing presented the staff report addressing water, traffic impact analysis, piecemealing of development; ag mitigation; parking; residential lot sizes compared to the neighborhood; and identified modified Conditions of Approval for the proposed project.

Chair George stated that this is a continued item from the last meeting, the public comment period is closed, and that the Commission may finish their deliberations on the proposed project.

After discussion, it was moved by Commissioner Mack to open the meeting for public comment. Chair George suggested the motion be amended to have a time restriction so the Commission may finish deliberations. Commissioner Martin seconded the motion.

Commissioner Mack amended the motion to allow public comment until 9:00 pm. Commissioner Martin seconded, and the motion was passed upon the following roll call vote:

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

Community Development Director McClish, Consultant Stong, Interim City Engineer Garing, EIR Project Manager Rita Bright responded to questions from the Commission relating to potential resolution modifications; the existing well; evaluation of water use for ag production; vehicle recharging stations; grey water; Traffic Way and South Traffic Way traffic; line of sight on Traffic Way; reduced residential density; anticipated price of the homes; Santa Maria Valley Groundwater Basin Adjudication; metered water/metered well; irrigation meters; Lopez water and the project's impacts; size/speed/construction of future roundabouts; project review by Caltrans; semi-trucks traveling through future roundabouts; developer's participation in funding future roundabout; that the size of the parcel is not significant for continued agricultural production; and massing of homes on Subarea 2.

Carol Florence, Principal Planner, Oasis, recommended that the Commission certify the EIR and adopt the Specific Plan; she said at the last meeting she asked that the hotel development on Subarea 1 be deferred from the entitlement package; presented the proposed modifications; and explained the contribution of fair share traffic mitigation for future intersection improvements on West Branch Street.

Andy Mangano addressed questions regarding three car garages; widening the alley with the reduction of homes, making a portion of the alley standard street width; additional on-street parking; adding parking by widening the lots; guest parking; and single story homes versus two story homes.

Chair George opened the public hearing:

Jeffery Purchin, owner of Five Cities Swim School, Traffic Way, expressed safety is his concern and suggested making Cherry Lane and Traffic Way four lanes.

Deborah Love, presented slides; asked if there has been an adjustment made in the General Plan with Diablo Canyon power plant closing, which will create a financial impact; how will widening of East Cherry happen; expressed concern with the high school traffic and stated it does impact people coming off the freeway; suggested turning houses on Cherry to interior so garages are on the project site; remove alley and take out second row of houses, which will allow more parking; this will provide for bigger lots; supports reducing the number of homes from 58 to 44; suggested smaller/no chain hotel and restaurant and smaller shops; and hotel site should not be too close to the trailer park.

Patty Welsh, stated her concern with water; questioned the "Gentlemen's Agreement" for the Santa Maria Valley Groundwater Basin; future roundabouts; and is against the proposed project.

Vard Ikeda, representative of the Japanese Welfare Association, Subarea 3, explained why this project needs to be part of the Specific Plan. Speaking as a farmer, Subarea 2 is a constant worry with the noise and dust; supports the traffic improvements that will be made and is disappointed in the reduced number of homes as it impacts affordability; and asked the Commission to support the Specific Plan.

Gary Kobara, farmer and representative of the Japanese Welfare Association, Subarea 3, stated he would rather see the property get a higher density with lower priced homes; and asked the Commission to support the Specific Plan.

LeAnn Akins, Cornwall Avenue, presented a letter regarding the Specific Plan from residents that were unable to attend the meeting and presented an additional petition (added names to the

September 20, 2016 petition) opposing the project; she expressed concern with the infrastructure of adding effluent to the South San Luis Obispo County Sanitation District treatment plant, which needs to be updated; she is concerned with retaining local businesses; and asked if developer will support local businesses/employees when building.

Robert Johnson, East Cherry Avenue, suggested installation of a stop sign at Traffic Way off ramp as an immediate improvement; would like to see residents on South Traffic Way be able to use El Campo Road to get to their homes; and supports the developers reduction of houses in the project.

Shirley Gibson, Halcyon, stated she sees a major compromise by the developer, is sympathetic to the Japanese Welfare Association, and that the traffic signal at the three-way stop on Traffic Way will improve the traffic.

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

Commissioner Martin stated he supports the project as proposed; he said the addition of the project will mitigate some of the traffic issues; applauds the applicant's recognition and support for participating in the solution of the potential traffic issues; appreciates the condition added limiting the building permits in the event of a moratorium; the City needs more medium density affordable housing; and is ready to recommend approval of the project.

Commissioner Mack stated the EIR still needs to be looked at even with the hotel being deferred; Caltrans should be consulted regarding Traffic Way off-ramp and Traffic Way and include their recommendations in the EIR; is in support of Subarea 3; can support Subarea 2 if it can show it is water neutral and a benefit to the City; concern with sewer as the Sanitation District is at its breaking point; concern that the Planning Commission is changing policy regarding the LESA standard, which should go before the City Council; concern with the traffic issues, i.e. Traffic Way; the PUD should accommodate guest parking; there is a discrepancy of cost of the traffic solution as there may be properties that need acquisition; would like to see Subarea 3 move forward independently; water and traffic issues need to be addressed now; the Commission is rezoning agricultural to multi-family, which is not in the General Plan; and would recommend denial of the project and let the City Council address issues.

Commissioner Keen stated he is in favor of moving forward with the project with the additional conditions; is convinced water is offset for this project; if Subarea 3 needs irrigation water, would rather see them use the ag well; the future roundabout and developer's percentage is adequately handled; the traffic signal will help that intersection; in agreement with the conditions in Attachment 3 of the staff report; and in favor of removing CUP 16-001 (Subarea 1).

Commissioner Fowler-Payne stated her concern with water; suggested staff talk with Caltrans regarding project/South Traffic Way; not opposed to the residential; concerned with not amending the EIR taking out the hotel and see what water and traffic impacts will be; concern with health issues with the Lopez water; concerned with traffic; opposes the future roundabouts; cannot support the EIR unless the impacts from the hotel are removed; suggested that the Japanese Welfare Association (JPA), Subarea 3 do a Lot Line Adjustment/Vesting Rights; due to a structure burning they would not have to pay any building fees; the setback does not apply to ag zoning; not totally opposed to the project; still has unanswered question from the last meeting; would like to see a Focused EIR for only the residential and JWA; and is not opposed to the residential project but still concerned about water.

Chair George spoke in support of the project.

Action: Commissioner Martin moved to adopt a resolution entitled “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE CITY COUNCIL APPROVE 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 CERTIFY THE ASSOCIATED ENVIRONMENTAL IMPACT REPORT AND RELATED CEQA FINDINGS; LOCATION – EAST CHERRY AVENUE AND TRAFFIC WAY; APPLICANTS – SRK HOTELS, MANGANO HOMES, INC., AND ARROYO GRANDE VALLEY JAPANESE WELFARE ASSOCIATION**” as modified with the following 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) Modify condition 141 on Page 37 and 38 to require road improvements prior to issuance of a building permit. 5) Modify conditions 152 and 153 on Page 66 to require traffic signal installation and road improvements prior to issuance of a building permit. 6) Modify condition 147 on Page 94 to require road improvements prior to issuance of a building permit. 7) 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”. 8) Add a condition of approval to Subarea 2 to require electric vehicle charge facilities be installed, to read: “Any future development shall include the installation of electric vehicle charging connections within residential garage in Subarea 2. 9) Add a condition of approval that requires all homes in Subarea 2 to be Solar Ready. 10) Add a condition of approval that prohibits issuance of building permits for one (1) year due to drought concerns. 11) The reduction of lots facing on Cherry reducing the number of buildable sites to 51. 12) Add one uncovered parking spot for each lot in the alley. 13) widen the alley from the interior street to meet City standards. and 14) Defer Conditional Use Permit 16-001, retaining the infrastructure as offered by the applicant.

Commissioner Keen said on page 42, to strike Condition of Approval 22, as electrical panels should only be required in Subarea 1.

Chair George asked for clarification of parking spots in Condition of Approval 12. Commissioner Martin stated 1 spot for each lot which equals a total of 18 parking spots.

Commissioner Keen seconded, and the motion passed with the two clarifications above on the following roll call vote:

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

Chair George called for a break at 8:37 pm and reconvened at 8:46 pm.

**9. NON-PUBLIC HEARING ITEM**

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

Planning Manager Downing presented the staff report. It was the consensus of the Commission that Chair George be appointed to the Community Service Grant Panel, and Commissioner Martin appointed as the alternate.

**11. COMMISSION COMMUNICATIONS**

In response to Commissioner Fowler-Payne's concern, Community Development Director McClish stated she will contact the Utility staff that works with Zone 3 with regard to chemicals in the Lopez water.

Commissioner Mack reported that the owner of the PUD on Ash Street has been cutting and clearing the trees and modified the drip line. Commissioner Fowler-Payne added that the new owner cut one tree down. Chair George asked how it works when the Commission has Conditions of Approval that are disregarded. Community Development Director McClish indicated she is aware and will follow up on the details of what happen and report back to the Commission. Depending on the type of violation there are fines that could apply to illegal tree removal. In answer to Commissioner Keen, Director McClish said the conditions are placed on the front page of plan sets and follow the land.

**12. STAFF COMMUNICATIONS**

Director McClish reminded the Commission about the SLO County Planning Academy.

In response to Commissioner Fowler-Payne, Director McClish stated the City was not going to hold a workshop for the Harvest Festival.

**13. ADJOURNMENT**

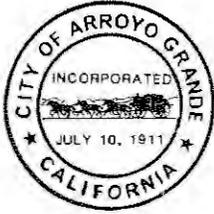
On motion by Chair George, seconded by Commissioner Keen and unanimously carried, the meeting adjourned at 9:05 p.m.

**ATTEST:**

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

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

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



## MEMORANDUM

**TO:** PLANNING COMMISSION

**FROM:** TERESA MCCLISH, DIRECTOR OF COMMUNITY DEVELOPMENT

**BY:** SAM ANDERSON, PLANNING TECHNICIAN

**SUBJECT:** CONSIDERATION OF TIME EXTENSION 16-001; LOCATION – 318 SHORT STREET; APPLICANT – BOB CHRISTIANSON

**DATE:** NOVEMBER 1, 2016

### **RECOMMENDATION:**

It is recommended that the Planning Commission adopt a Resolution approving Time Extension 16-001.

### **IMPACT TO FINANCIAL AND PERSONNEL RESOURCES:**

None.

### **BACKGROUND:**

Location



**PLANNING COMMISSION  
CONSIDERATION OF TIME EXTENSION 16-001  
NOVEMBER 1, 2016  
PAGE 2**

Project Description

Lot Line Adjustment 14-001 was approved by the Planning Commission on October 21, 2014 (Attachment 1). This lot line adjustment consolidates four (4) existing Village Mixed Use lots located at 318 Short Street into two (2) lots. It was due to expire on October 21, 2016.

**ANALYSIS OF ISSUES:**

Extensions of Time

Municipal Code Subsection 16.12.140.C allows the approving authority to grant a project up to three (3) one-year time extensions, only if it is found that there have been no significant changes in the General Plan, Municipal Code or character of the area within which the project is located that would cause the approved project to be injurious to the public health, safety or welfare. No such changes have been identified in regard to Lot Line Adjustment 16-001. If the requested time extension is approved, the project will be eligible for two (2) additional one-year time extensions. It should be noted that the applicant has been working toward finalization of the Lot Line Adjustment, including making necessary site and public improvements required prior to recordation of the Lot Line Adjustment.

**ALTERNATIVES:**

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

- Adopt the attached Resolution approving Time Extension 16-001;
- Modify and adopt the attached Resolution approving Time Extension 16-001;
- Do not adopt the attached Resolution, provide specific findings and direct staff to return with a Resolution denying the project; or

**ADVANTAGES:**

Granting the requested extension will allow the applicant to continue working toward recording Lot Line Adjustment 14-001.

**DISADVANTAGES:**

None identified.

**ENVIRONMENTAL REVIEW:**

Staff has reviewed the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines and determined the granting of a time extension is not subject to CEQA per Section 15061(b)(3) of the Guidelines, which states that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment that the activity is not subject to CEQA.

**PUBLIC NOTICE AND COMMENT:**

Per Municipal Code Table 16.12.030-B, a public hearing is not required for approval of a time extension.

**PLANNING COMMISSION  
CONSIDERATION OF TIME EXTENSION 16-001  
NOVEMBER 1, 2016  
PAGE 3**

- Provide direction to staff.

Attachment: Planning Commission Resolution No. 14-2216

**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF ARROYO GRANDE APPROVING TIME  
EXTENSION 16-001; LOCATED AT 318 SHORT STREET;  
APPLIED FOR BY BOB CHRISTIANSON**

**WHEREAS**, the proponent has filed Time Extension 16-001 to extend the expiration date of Lot Line Adjustment (LLA) 14-001 by one (1) year; and

**WHEREAS**, the Planning Commission of the City of Arroyo Grande has reviewed the request on November 1, 2016; and

**WHEREAS**, the Planning Commission has reviewed the project in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for Implementation of CEQA and has determined that the project is not subject to CEQA per Section 15061(b)(3) of the CEQA Guidelines; and

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

1. There have been no significant changes in the General Plan, Municipal Code or character of the area within which the project is located that would cause the approved project to be injurious to the public health, safety or welfare.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Arroyo Grande hereby approves Time Extension 16-001 with the above findings and subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

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

**AYES:**

**NOES:**

**ABSENT:**

The foregoing Resolution was adopted this 1<sup>st</sup> day of November, 2016.

**RESOLUTION NO.**

**ATTEST:**

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

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

**AS TO CONTENT:**

\_\_\_\_\_  
**TERESA MCCLISH**  
**COMMUNITY DEVELOPMENT DIRECTOR**

**RESOLUTION NO.**

**EXHIBIT 'A'  
CONDITIONS OF APPROVAL  
TIME EXTENSION 16-001  
318 SHORT STREET**

This approval authorizes a one (1) year time extension for Lot Line Adjustment 14-001.

**GENERAL CONDITIONS:**

1. The developer shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
2. Lot Line Adjustment 14-001 shall expire on October 21, 2017 unless it is recorded prior to this date or an extension of time is granted (two potential extensions remain).
3. The developer shall comply with all conditions of approval for Lot Line Adjustment 14-001.

**ATTACHMENT 1**

**RESOLUTION NO. 14-2216**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF ARROYO GRANDE APPROVING LOT LINE  
ADJUSTMENT NO. 14-001; 318 SHORT STREET**

**WHEREAS**, the applicant proposes to adjust lot lines between four parcels, resulting in two parcels; and

**WHEREAS**, Municipal Code Table 16.12.030 (B) requires that lot line adjustments be reviewed by the Planning Commission; and

**WHEREAS**, the Planning Commission reviewed the project at its meeting on October 21, 2014; and

**WHEREAS**, the Planning Commission finds that this project is consistent with the City's General Plan and Development Code; and

**WHEREAS**, the Planning Commission finds, after due study and deliberation, the proposed lot line adjustment does not:

1. Create any new lots;
2. Include any lots or parcels created illegally;
3. Impair any existing access or create a need for access to any adjacent lots or parcels;
4. Impair any existing easements or create a need for any new easements serving adjacent lots or parcels;
5. Constitute poor land planning or undesirable lot configurations due to existing environmental conditions or current zoning development standards;
6. Require substantial alteration of any existing improvements or create a need for any new improvements;
7. Create a nonconforming lot in the development district in which it exists, except as allowed in Municipal Code Section 16.48.110.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Arroyo Grande hereby approves Lot Line Adjustment 14-001, with the above findings and subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference and as presented to the Planning Commission on October 21, 2014 and shown in Exhibit "B", attached hereto and incorporated herein by this reference as though set forth in full.

RESOLUTION NO. 14-2216

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

AYES: Goss, George, Keen, Sperow

NOES: None

ABSENT: Russom

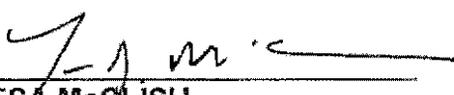
the foregoing Resolution was adopted this 21st day of October 2014.

ATTEST:

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

  
\_\_\_\_\_  
LISA SPEROW, VICE CHAIR

AS TO CONTENT:

  
\_\_\_\_\_  
TERESA McCOLISH  
COMMUNITY DEVELOPMENT DIRECTOR

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
**LOT LINE ADJUSTMENT 14-001**  
**318 SHORT STREET**

This approval authorizes a lot line adjustment between portions of APN 007-542-023 and APN 007-542-021.

**GENERAL CONDITIONS**

1. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
2. The applicant shall comply with all conditions of approval for Lot Line Adjustment 14-001.
3. Development shall occur in substantial conformance with the plans presented to the Planning Commission at their meeting of October 21, 2014 and marked Exhibit "B".
4. This approval shall automatically expire on October 21, 2016 unless the lot line adjustment is recorded or an extension is granted pursuant to Section 16.12.140 of the Development Code.
5. Future development shall conform to the applicable zoning district requirements except as otherwise approved.
6. The applicant agrees to indemnify, defend, and hold harmless at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of this approval, or in any way relating to the implementation thereof, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations.

**ENGINEERING DIVISION CONDITIONS:**

7. The applicant shall submit all information required by Municipal Code Section 16.20.140.

**RESOLUTION NO. 14-2216**

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8. The applicant shall pay processing and plan check fees at the time they are due.
9. The applicant shall have a licensed land surveyor in the State of California prepare the Certificate of Compliance for the Lot Line Adjustment.
10. The Lot Line Adjustment shall be finalized by recording Certificates of Compliance or a Lot Line Adjustment Map, and by subsequent deed transfers.
11. A current preliminary title report shall be submitted to the Community Development Director prior to checking the final documents.
12. The applicant shall furnish a certificate from the tax collector's office indicating that there are no unpaid taxes or special assessments against the property.
13. A Certificate of Compliance for Lot Line Adjustment shall be recorded with all pertinent conditions of approval satisfied prior to issuing a building permit.

**BUILDING DIVISION CONDITIONS:**

14. The project shall comply with the most recent editions of the California Codes as adopted by the City of Arroyo Grande.
15. Record an emergency access easement through Parcel 1 to allow for emergency protection of Parcel 2 from Traffic Way.
16. The existing wood building on Parcel 2 must comply with Building Code provisions for fire rated exterior walls and distances to property lines.
17. All unpermitted structures must be removed or permitted.





## MEMORANDUM

**TO:** PLANNING COMMISSION

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

**BY:** SAM ANDERSON, PLANNING TECHNICIAN

**SUBJECT:** CONSIDERATION OF LOT LINE ADJUSTMENT 16-002; LOCATION – 504 AND 512 IDE STREET; APPLICANT – DAVID AND JESSICA IWERKS; REPRESENTATIVE – LEAHA MAGEE, MBS LAND SURVEYS

**DATE:** NOVEMBER 1, 2016

**RECOMMENDATION:**

It is recommended that the Planning Commission adopt a Resolution approving Lot Line Adjustment No. 16-002.

**IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:**

None.

**BACKGROUND:**

Location



**PLANNING COMMISSION  
CONSIDERATION OF LOT LINE ADJUSTMENT 16-002  
NOVEMBER 1, 2016  
PAGE 2**

The project site is located on Ide Street and is located in the Single Family (SF) zoning district. Single family homes currently occupy both lots. Surrounding the project site are single family homes on each side. The applicant is requesting the lot line adjustment in order to create a slightly larger parcel 1 able to accommodate future home expansions. A utility easement is also proposed on the northwest corner of 512 Ide Street to allow access to a nearby utility pole for the purpose of undergrounding utilities.

Staff Advisory Committee

The Staff Advisory Committee (SAC) reviewed the proposed project on September 14, 2016. Members of the SAC discussed items related to the project, including the proposed easement and the adjustment resulting in off-set property lines. Overall, members of the SAC were in support of the project.

**ANALYSIS OF ISSUES:**

Lot Line Adjustment

The proposed lot line adjustment will adjust an interior lot line by 13' in order to provide more space on the eastern portion of 504 Ide Street for possible future expansion of structures. The existing parcels are as follows:

**Table 1. Existing Parcel Sizes**

Parcel Number	Lot Area	Lot Width	Lot Depth	Zoning
504 Ide Street	15,122 sq. ft.	~95.71'	158'	SF
512 Ide Street	13,656 sq. ft.	120'	117'	SF

The parcels resulting from the proposed lot line adjustment are as follows:

**Table 2. Proposed Parcel Sizes**

Parcel Number	Lot Area	Lot Width	Lot Depth	Zoning
504 Ide Street	16,643 sq. ft.	~102.21'	158'	SF
512 Ide Street	12,135 sq. ft.	107'	117'	SF

The proposed parcels meet requirements of the Development Code for their zoning district, including lot area, lot width, and lot depth.

Access

No changes to access are proposed nor will any changes to access be required.

Future Subdivision

As the lots currently stand, neither lot can be subdivided in conformance with the Arroyo Grande Municipal Code. The future 504 Ide Street property could be subdivided into two (2) legally conforming lots. However, the current location of the home in the center of the property creates a significant constraint when considering future subdivisions.

**PLANNING COMMISSION  
CONSIDERATION OF LOT LINE ADJUSTMENT 16-002  
NOVEMBER 1, 2016  
PAGE 3**

**ALTERNATIVES:**

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

- Adopt the attached Resolution approving Lot Line Adjustment 16-002;
- Modify and adopt the attached Resolution approving Lot Line Adjustment 16-002;
- Do not adopt the attached Resolution, provide specific findings and direct staff to return with a Resolution denying the project; or
- Provide direction to staff.

**ADVANTAGES:**

The proposed project will enable the ability for future expansion of the home at 504 Ide Street.

**DISADVANTAGES:**

None identified.

**ENVIRONMENTAL REVIEW:**

The project was reviewed in accordance with the California Environmental Quality Act (CEQA) and determined to be categorically exempt per Section 15305(a) of the CEQA Guidelines regarding minor lot line adjustments not resulting in the creation of any new parcel.

**PUBLIC NOTICE AND COMMENT:**

Per Municipal Code Table 16.12.030-B, a public hearing is not required for approval of a lot line adjustment.

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2. No comments have been received.

**ATTACHMENTS**

1. Lot Line Adjustment Map

**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF ARROYO GRANDE APPROVING LOT LINE  
ADJUSTMENT NO. 16-002; LOCATED AT 504 AND 512  
IDE STREET; APPLIED FOR BY DAVID AND JESSICA  
IWERKS**

**WHEREAS**, David and Jessica Iwerks (the "applicants") have filed Lot Line Adjustment 16-002 to modify an interior property line between 504 and 512 Ide Street; and

**WHEREAS**, the Planning Commission of the City of Arroyo Grande has reviewed the project in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for implementation of CEQA and finds the project to be categorically exempt per Section 15305(a) of the CEQA Guidelines regarding minor lot line adjustments not resulting in the creation of any new parcel; and

**WHEREAS**, the Planning Commission has reviewed and considered the project at its meeting on November 1, 2016; and

**WHEREAS**, the Planning Commission finds, after due study and deliberation, the proposed lot line adjustment does not:

1. Create any new lots;

*The proposed lot line adjustment will adjust an interior lot line and will not create any new lots.*

2. Include any lots or parcels created illegally;

*All lots associated with Lot Line Adjustment 16-002 were legally created and therefore the project will not include any lots created illegally.*

3. Impair any existing access or create a need for access to any adjacent lots or parcels;

*Access to each property exists from Ide Street and no new access is required.*

4. Impair any existing easements or create a need for any new easements serving adjacent lots or parcels;

**RESOLUTION NO.**

**PAGE 2**

*The proposed lot line adjustment does not impair existing easements or create a need for any new easements serving adjacent lots. While the proposed Lot Line Adjustment will result in a new utility easement being recorded, the adjustment does not require any easements on adjacent lots or parcels.*

5. Constitute poor land planning or undesirable lot configurations due to existing environmental conditions or current zoning development standards;

*The proposed lot line adjustment will not constitute poor land planning or undesirable lot configuration as the resulting lots will conform to all applicable development standards, including lot width and depth.*

6. Require substantial alteration of any existing improvements or create a need for any new improvements;

*The proposed lot line adjustment does not require the alteration of any existing improvements nor create a need for any new improvements.*

7. Create a nonconforming lot in the development district in which it exists, except as allowed in Municipal Code Section 16.48.110.

*The lots resulting from the proposed lot line adjustment will meet all applicable development standards for the Single Family zoning district.*

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Arroyo Grande hereby approves Lot Line Adjustment 16-002, as presented to the Planning Commission on November 1, 2016 and as shown in Exhibit "B", attached hereto and incorporated herein by this reference, with the above findings and subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

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

**AYES:**

**NOES:**

**ABSENT:**

the foregoing Resolution was adopted this 1<sup>st</sup> day of November, 2016.

RESOLUTION NO.  
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LAN GEORGE, CHAIR

ATTEST:

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DEBBIE WEICHINGER  
SECRETARY TO THE COMMISSION

AS TO CONTENT:

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TERESA MCCLISH  
COMMUNITY DEVELOPMENT DIRECTOR

EXHIBIT "A"  
CONDITIONS OF APPROVAL  
LOT LINE ADJUSTMENT CASE NO. 16-002  
504 AND 512 IDE STREET

This approval authorizes the adjustment of interior lot lines between parcels.

**COMMUNITY DEVELOPMENT DEPARTMENT**

**PLANNING DIVISION**

1. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
2. The applicant shall comply with all conditions of approval for Lot Line Adjustment No. 16-002.
3. Development shall occur in substantial conformance with the plans presented to the City Council at the meeting of September 28, 2016 and marked Exhibit "B".
4. The applicant shall agree to indemnify, defend and hold harmless at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of said approval, or in any way relating to the implementation thereof, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.

**ENGINEERING DIVISION**

5. The applicant shall submit all information required by Municipal Code Section 16.20.140.
6. The applicant shall pay processing and plan check fees at the time they are due.
7. The applicant shall have a licensed land surveyor in the State of California prepare the final documents.
8. The applicant shall complete the lot merger and lot line adjustment via map to the satisfaction of the City Engineer.
9. A current (within the last six (6) months) preliminary title report shall be submitted to the Community Development Director prior to checking the final documents.
10. The applicant shall furnish a certificate from the tax collector's office indicating that there are no unpaid taxes or special assessments against the property.





## MEMORANDUM

**TO:** PLANNING COMMISSION

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

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

**SUBJECT:** CONTINUED CONSIDERATION OF VESTING TENTATIVE PARCEL MAP 15-001 AND PLANNED UNIT DEVELOPMENT 15-001; SUBDIVISION OF ONE (1) LOT INTO FOUR (4) LOTS AND CONSTRUCTION OF FOUR (4) ONE-BEDROOM SINGLE-FAMILY ATTACHED RESIDENCES; LOCATION – 1177 ASH STREET; APPLICANT – JEFFREY EMRICK

**DATE:** NOVEMBER 1, 2016

### RECOMMENDATION:

It is recommended that the Planning Commission adopt a Resolution approving Vesting Tentative Parcel Map 15-001 and Planned Unit Development 15-001.

### IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

### BACKGROUND:

Location



**PLANNING COMMISSION  
CONSIDERATION OF VTPM 15-001 AND PUD 15-001; 1177 ASH STREET  
NOVEMBER 1, 2016  
PAGE 2**

The subject property is an undeveloped parcel located on Ash Street between Walnut and Elm Streets behind an existing residence in the Multi-Family (MF) zoning district. The 0.22-acre site is surrounded by single and multi-family residential development on all sides and is accessed by an eighteen foot (18') wide easement on the east side of the property. A 15" diameter Coast Live Oak tree is located on the eastern property line behind the back of sidewalk and is proposed to remain. The property is mostly flat with a two foot (2') drop from north to south.

Planning Commission

The Planning Commission considered this project on July 5, 2016. Public comments focused on issues of parking, additional traffic on Ash Street, trash pickup location, high density on a small site, basketball court nuisance, fence maintenance, water availability, mailbox location, and postal carrier conflict with parked cars. Commissioner comments focused on these concerns as well as the architecture, and the Commission continued consideration of the project to a date uncertain. The Commission also directed the applicant to revise the architecture for Architectural Review Committee consideration and recommendation. The Planning Commission meeting minutes are included as Attachment 1.

Architectural Review Committee

The Architectural Review Committee (ARC) first considered this project on June 6, 2016 and discussed issues related to open space requirements, density unit calculations, adequacy of guest parking, and landscaping. The ARC unanimously recommended approval with a condition that the *Myoporum Parvifolium* be replaced with a different drought-tolerant species on the landscape plan that does not grow as wide.

The ARC considered the project revisions on September 19, 2016 and unanimously recommended approval with conditions related to landscaping and widening of the fin at the west side profile for increased architectural detailing (see Attachment 2 for meeting minutes).

**ANALYSIS OF ISSUES:**

Project Description

The proposed project consists of subdividing a 0.22-acre property into four (4) parcels with an average lot size of 2,360 square feet. The four (4) parcels would be developed with two-story townhomes configured with two (2) buildings of two (2) townhomes connected over a shared property line. Each of the one-bedroom units would provide approximately 875 square feet of living space and an attached 240 square foot one-car garage. Of the 875 square feet of living space, 489 square feet is proposed for the first floor and 386 square feet is proposed for the second floor. Four (4) guest parking spaces are also provided.

Based on comments received at the Planning Commission public hearing on July 5, 2016, the project has been revised as follows:

## PLANNING COMMISSION

### CONSIDERATION OF VTPM 15-001 AND PUD 15-001; 1177 ASH STREET

NOVEMBER 1, 2016

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- Building architecture includes a hipped roof, entry walkway and second floor storage area. The proposed colors and materials have not changed.
- The site plan has been modified to include a ten foot (10') setback for Parcel 4 from the southerly boundary of the site.
- The landscape plan has been modified based on previous comments from the ARC and to incorporate low or ultra-low water use plantings (see Attachment 3 for plant descriptions).
- The basketball half court has been removed.

The applicant has also widened the fin on the rear (west) elevation in response to recent comments from ARC, which is shown on sheet 6 of the project plans.

#### General Plan

The General Plan designates the subject property for High Density Residential land uses. Development of the proposed project meets Policies LU3-3, LU11-1 and LU11-3 of the General Plan Land Use Element, which state:

**LU3-3:** Accommodate the development of apartment buildings as well as condominium and townhouses in areas designated as Multiple-Family Residential – High Density (MFR-HD).

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

**LU11-3:** Intensity of land use and area population shall be limited to that which can be supported by the area's resource base, as well as circulation and infrastructure systems.

#### Development Standards

The subject property is zoned Multi-Family (MF). The primary purpose of the MF district is to provide for a variety of residential uses, encourage diversity in housing types with enhanced amenities, or provide transitions between higher intensity and lower intensity uses. The district is also intended as an area for development of small lot single-family detached, single-family attached, and multi-family attached residential dwelling units, planned unit developments, condominiums, and certain senior housing types.

The design of the proposed project as a small lot single-family attached housing project is allowed in the MF zoning district following approval of a Planned Unit Development (PUD). For multi-family dwellings with a residential zoning district, a one-bedroom or studio is equal to 0.5 density units. With a maximum density of nine (9) dwelling units per acre and a 0.22-acre site, the maximum number of units is 1.98. However, pursuant to Development Code Section 16.32.030, all remainders of fifty-one (51) percent or greater shall be rounded to the next higher whole number in the MF zoning district. Therefore, four (4) one-bedroom units equate to two (2) dwelling units consistent with

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 CONSIDERATION OF VTPM 15-001 AND PUD 15-001; 1177 ASH STREET  
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the maximum allowable density. The development standards for the MF district and the proposed project are identified in the following table:

**Table 1: Site Development Standards for the MF Zoning District**

<b>Development Standards</b>	<b>MF District</b>	<b>Parcel 1</b>	<b>Parcel 2</b>	<b>Parcel 3</b>	<b>Parcel 4</b>	<b>Notes</b>
Maximum Density	9	0.5	0.5	0.5	0.5	Code Met
Minimum Building Site	10,000 sq. ft.	2360 sq.ft.	2360 sq.ft.	2360 sq.ft.	2376 sq.ft.	Can adjust with PUD
Minimum lot width	80'	29.87'	29.5'	29.5'	29.5'	Can adjust with PUD
Minimum lot depth	100'	80'	80'	80'	80'	Can adjust with PUD
Minimum front yard setback	20'	24'	24'	24'	24'	Code Met
Minimum interior side yard setback	10'	9.7'; 0'	9.3'; 0'	9.3'; 0'	9.3'; 0'	Can adjust with PUD
Minimum rear yard setback	15'	5.5'	5.5'	5.5'	5.5'	Can adjust with PUD
Maximum lot coverage	40%	31%	31%	31%	31%	Code Met
Maximum height for buildings	30' or 2 stories, whichever is less	22'	22'	22'	22'	Code Met
Minimum distance between buildings	10'	0'	18.7'	18.7'	0'	Attached dwellings permitted with PUD

As shown in the table above, the proposed project meets most requirements of the Arroyo Grande Municipal Code (AGMC), but requires an approved PUD in order to deviate from the setback and lot dimension standards. This process is used where greater flexibility in design is desired to provide a more efficient use of land than would be possible through strict application of conventional zone or land use district regulations. For example, the building site for the proposed project is much smaller than the minimum building site required by the AGMC. Building sites of this size are typically seen in condominium conversions. However, a PUD can be used to deviate from the minimum building site requirements in exchange for open space and other amenities.

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 CONSIDERATION OF VTPM 15-001 AND PUD 15-001; 1177 ASH STREET  
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Access and Parking

The project site is accessed from Ash Street via an eighteen foot (18') wide shared driveway. A shared Driveway and Maintenance Agreement has been included with the project to outline responsibilities for the maintenance of the access and common drainage facilities. A driveway easement benefitting the subject property has been recorded on the adjacent developed parcel fronting Ash Street.

Parking for one-bedroom townhome developments is required at a rate of one (1) space in an enclosed garage and 0.5 guest spaces per unit. The proposed project therefore requires four (4) enclosed garage spaces and two (2) total guest spaces. Each unit will have its own enclosed single-car garage as well as one (1) uncovered guest parking space, for a total of four (4) enclosed garage spaces and four (4) uncovered guest parking spaces. Hence, the proposed parking exceeds AGMC requirements by a total of two (2) guest spaces.

Open Space

The applicant proposes to substitute two (2) additional parking spaces in-lieu of providing additional usable open space per Table 16.32.050-C of the Development Code. Below are the calculations for required and proposed open space areas.

**Table 2: Required Open Space Areas**

Lot	1	2	3	4	Total	%
Lot Area	2,360 sq. ft.	2,360 sq. ft.	2,360 sq. ft.	2,376 sq. ft.	9,456 sq. ft.	100%
Private OS	236 sq. ft.	236 sq. ft.	236 sq. ft.	238 sq. ft.	946 sq. ft.	10 %
Common OS	708 sq. ft.	708 sq. ft.	708 sq. ft.	714 sq. ft.	2,838 sq. ft.	30 %
Usable OS	944 sq. ft.	944 sq. ft.	944 sq. ft.	952 sq. ft.	3,784 sq. ft.	40 %

**Table 3: Proposed Open Space Areas**

Lot	1	2	3	4	Total	%
Lot Area	2,360 sq. ft.	2,360 sq. ft.	2,360 sq. ft.	2,376 sq. ft.	9,456 sq. ft.	100%
Private OS	497 sq. ft.	490 sq. ft.	490 sq. ft.	497 sq. ft.	1,974 sq. ft.	20.9 %
Common OS	382 sq. ft.	373 sq. ft.	373 sq. ft.	383 sq. ft.	1,511 sq. ft.	16.0 %
Usable OS	879 sq. ft.	863 sq. ft.	863 sq. ft.	880 sq. ft.	3,485 sq. ft.	36.9 %

As illustrated above, the proposed percentage of private open space is greater than the Development Code requires, while the common and usable open space percentages have decreased. The applicant has provided the following justification for the proposed 3.1% decrease in usable open space:

*"We believe that the proposed one bedroom units will be occupied by a single individual or couple and the need for public passive open space will not be as great as the need for additional on-site guest parking spaces. This is why we are proposing one guest*

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CONSIDERATION OF VTPM 15-001 AND PUD 15-001; 1177 ASH STREET  
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*parking space and one garage parking space for each unit where 0.5 parking space and one garage parking space is required by Development Code Section 16.56.060. Additionally, we believe that due to the assumed user profile that additional private open space in lieu of common open space would be desirable.*

Section 16.32.050.E(5)(l)(v) of the Development Code states that “the Planning Commission may permit minor deviations from open space standards when it can be determined that: A) the objectives underlying these standards can be met without strict adherence to them; and/or B) because of peculiarities in the tract of land or the facilities proposed, it would be unreasonable to require strict adherence to these standards.” If the Planning Commission determines that the 3.1% reduction in usable open space is a minor deviation given the additional two (2) guest parking spaces, then the project can be considered compliant with open space requirements.

Architecture

The architectural design is modernistic, incorporating a variety of integrated boxy elements composed of stucco and corrugated steel. The architecture was revised to include a hipped roof to help soften the boxy features and a wider fin on the west (rear) elevation to match the front (east) elevation. An entry walkway was also added. The proposed colors and materials have not changed, which include beige and brown stucco on the body of the building, with dark green for the trim, front door, and garage door. The proposed siding at the rear of the building is red corrugated high carbon steel. A color board is included with the project plans.

Landscaping

The previous conceptual landscape plan included four (4) new Brown Pine (*Podocarpus Neriifolius*) trees, one (1) new Improved Myer Lemon tree, one (1) new Dancy Mandarin Orange tree, and four (4) new Asian Pear (*Pyrus Pyrifolia*) trees with drought tolerant shrubs and ground cover. As recommended by the ARC, the fruit trees and *Myoporum Parvifolium* shrubs have been replaced with more appropriate species given the planting site conditions (constrained area with limited solar exposure). The replacement trees include four (4) Alta Southern Magnolias and two (2) Fruitless Olive trees. Attachment 3 provides more detailed information about the plant selection. As recommended by the ARC, a condition has been added to require the final landscape plan to include plant species that can thrive with limited sun exposure and planter area. All landscaping is required to comply with the State’s Model Water Efficient Landscape Ordinance adopted by the City prior to issuance of building permit.

**ALTERNATIVES:**

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

- Adopt the attached Resolution, approving Tentative Parcel Map 15-001 and Planned Unit Development 15-001 as proposed;
- Modify and adopt the attached Resolution, approving Tentative Parcel Map 15-001 and Planned Unit Development 15-001;

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- Do not adopt the attached Resolution and provide direction regarding findings for denial of the project; or
- Provide direction to staff.

**ADVANTAGES:**

The proposed project will construct additional residential units in an area identified in the General Plan for high density residential development. It is anticipated that the residences will be affordable by design given the compact nature of the overall development and smaller size of the units.

**DISADVANTAGES:**

Open space requirements per Table 16.32.050-C of the Development Code are not fully met. However, Section 16.32.050.E(5)(l)(v) of the Development Code allows flexibility for the Planning Commission to approve minor deviations to open space requirements when the objectives underlying these standards can be met without strict adherence to them. For this project, two (2) additional guest parking spaces have been added. This may be considered an amenity to offset the 3.1% additional usable open space requirement.

**ENVIRONMENTAL REVIEW:**

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and determined to be categorically exempt per Section 15315 of the CEQA Guidelines regarding minor land divisions.

**PUBLIC NOTIFICATION AND COMMENT:**

A notice of public hearing was mailed to all property owners within 300' of the project site, published in The Tribune, and posted at City Hall and on the City's website in accordance with Government Code Section 54954.2. The project site was also posted with public hearing information. Two letters were received for the previous public hearing on July 5, 2016 (Attachment 4). No additional comments have been received.

**Attachments:**

1. Planning Commission Meeting Minutes of July 5, 2016
2. Architectural Review Committee Meeting Minutes of September 19, 2016
3. Plant descriptions
4. Comment Letters
5. Project plans including color and materials board

## RESOLUTION NO.

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING VESTING TENTATIVE PARCEL MAP 15-001 AND PLANNED UNIT DEVELOPMENT 15-001; LOCATED AT 1177 ASH STREET; APPLIED FOR BY JEFF EMRICK

**WHEREAS**, the applicant has filed Vesting Tentative Parcel Map 15-001 and Planned Unit Development 15-001 to subdivide a 0.22-acre site into four (4) lots and construct four (4) one-bedroom, 1.5 bath townhome units including a one-car garage per unit and four (4) guest parking spaces; and

**WHEREAS**, the Planning Commission of the City of Arroyo Grande has considered Vesting Tentative Parcel Map 15-001 and Planned Unit Development 15-001 at a duly noticed public hearing on November 1, 2016 in accordance with the Municipal Code of the City of Arroyo Grande; and

**WHEREAS**, the Planning Commission has reviewed the project in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for Implementation of CEQA and have determined that this project is categorically exempt per Section 15315 of the CEQA Guidelines; and

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

#### **Tentative Parcel Map Findings**

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

*The proposed Parcel Map is consistent with the goals, objectives, and policies of the General Plan, specifically Policies LU3-3, LU11-1, and LU11-3 of the General Plan Land Use Element.*

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

*The site is approximately 0.22 acres and is physically suitable for four (4) residences as proposed on a residential infill lot.*

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

*The site is 0.22-acres, is located in the Multi-Family zoning district on a relatively flat site, and is physically suitable for the density of four (4) residences as proposed.*

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

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

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

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

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

*The project site does not contain any existing public easements and therefore the proposed project will not interfere with any public easements. All existing private easements will remain or be appropriately updated.*

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

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

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

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

**Planned Unit Development Findings:**

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

*The proposed Parcel Map and subsequent residential development is consistent with the goals, objectives, and policies of the General Plan, specifically Policies LU3-3, LU11-1, and LU11-3 of the General Plan Land Use Element.*

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

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

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

*The site has adequate common access from Ash Street for the design of the proposed project and the newly created lots.*

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

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

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

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

RESOLUTION NO.

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

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

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

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

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

*The proposed development meets the standards of Planned Unit Developments including open space requirements. Minor deviations from open space standards are allowed when it can be determined that the objectives underlying these standards can be met without strict adherence to them. In this case, the inclusion of the recreational amenity of a half basketball court provides sufficient justification for a 3.1% reduction in usable open space.*

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

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

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

*The overall density of the proposed project is in compliance with the allowable density of the project site. Pursuant to Arroyo Grande Municipal Code Section 16.32.030, all remainders of fifty-one (51) percent or greater shall be rounded to the next higher whole number in the Multiple Family zoning district.*

**RESOLUTION NO.**

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

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

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Arroyo Grande hereby approves Tentative Parcel Map 15-001 and Planned Unit Development 15-001 as shown in Exhibit "B", attached hereto and incorporated herein by this reference, with the above findings and subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

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

**AYES:**

**NOES:**

**ABSENT:**

the foregoing Resolution was adopted this 1<sup>st</sup> day of November, 2016.

RESOLUTION NO.  
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LAN GEORGE  
CHAIR

ATTEST:

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DEBBIE WEICHINGER  
SECRETARY TO THE COMMISSION

AS TO CONTENT:

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TERESA MCCLISH  
COMMUNITY DEVELOPMENT DIRECTOR

EXHIBIT 'A'  
CONDITIONS OF APPROVAL  
TENTATIVE PARCEL MAP 15-001 AND  
PLANNED UNIT DEVELOPMENT 15-001  
1177 ASH STREET

This approval authorizes the subdivision of a 0.22-acre property into four (4) parcels and development four (4) residences in the Multi-Family (MF) zoning district.

**PLANNING DIVISION CONDITIONS**

**GENERAL CONDITIONS:**

1. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
2. The applicant shall comply with all conditions of approval for Tentative Parcel Map 15-001 and Planned Unit Development 15-001.
3. Development shall occur in substantial conformance with the plans presented to the Planning Commission at their meeting of November 1, 2016 and marked Exhibit "B".
4. The applicant shall agree to indemnify and defend at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of said approval, or in any way relating to the implementation thereof, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.
5. Development shall conform to the Multi-Family Apartment (MF) zoning district standards except as otherwise approved.
6. At the time of application for construction permits, plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan, as modified per these conditions.
7. All conditions of approval for the project shall be included in construction drawings.
8. This approval shall expire on November 1, 2018 unless the final map is recorded or an extension is granted pursuant to Section 16.12.140 of the Development Code.

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9. Setbacks, lot coverage, and floor area ratios shall be as shown on the development plans, including those specifically modified by these conditions.
10. Development shall comply with Development Code Sections 16.48.070, "Fences, Walls and Hedges"; 16.48.120, "Performance Standards"; and 16.48.130 "Screening Requirements".
11. The developer shall comply with Development Code Chapter 16.56, "Parking and Loading Requirements". All parking spaces adjacent to a wall, fence, or property line shall have a minimum width of 11 feet.
12. The developer shall comply with Development Code Chapter 16.80 "Inclusionary Affordable Housing Requirements".
13. Noise resulting from construction and operational activities shall conform to the standards set forth in Chapter 9.16 of the Municipal Code. Construction activities shall be restricted to the hours of 7 AM and 5 PM Monday through Friday. No construction shall occur on Saturday or Sunday. The developer shall invite neighbors to the project's preconstruction meeting and provide regular notice to neighboring residences during heavy disruption events, including, but not limited to, material deliveries, concrete deliveries, and impacts to the driveway. Hours for large truck deliveries shall be limited to 8 AM until 4 PM Monday through Friday.
14. All new construction shall utilize fixtures and designs that minimize water and energy usage. Such fixtures shall include, but are not limited to, low flow showerheads, water saving toilets, instant water heaters and hot water recirculating systems. Water conserving designs and fixtures shall be installed prior to final occupancy.
15. At the time of application for construction permits, the applicant shall provide details on any proposed exterior lighting, if applicable. The lighting plan shall include the height, location and intensity of all exterior lighting consistent with Section 16.48.090 of the Development Code. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. All lighting for the site shall be downward directed and shall not create spill or glare to adjacent properties. All lighting shall be energy efficient (e.g. LED).
16. For projects approved with specific exterior building colors, the developer shall paint a test patch on the building including all colors. The remainder of the building may not be painted until inspected by the Community Development Department to verify that colors are consistent with the approved color board. A 48-hour notice is required for this inspection.
17. All Fire Department Connections (FDC) shall be located near a fire hydrant, adjacent to a fire access roadway, away from the public right-of-way, incorporated into the design of the site, and screened from public view.

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18. All conditions of this approval run with the land and shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Development Code Section 16.08.100.
19. Prior to issuance of building permit, a final Landscape and Irrigation Plan shall be submitted in conformance with Development Code Chapter 16.84 (Model Water Efficient Landscaping Ordinance). The Landscape and Irrigation Plan shall be prepared by a licensed landscape architect and is subject to review and approval by the Community Development and Public Works Departments. The Plan shall include plant species that can thrive with limited sun exposure and planter area.
20. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection/establishment of use.
21. A copy of these conditions shall be incorporated into the construction plans.

**SPECIAL CONDITIONS:**

22. If the Coast Live Oak tree located to the east of the access driveway needs to be pruned for emergency vehicle access or other reasons, it shall be pruned under supervision of a Certified Arborist using the International Society of Arboricultural (ISA) Pruning Standards.
23. Additional paving within the drip line of the existing Coast Live Oak tree shall be avoided. If paving proves necessary for emergency vehicle access, only permeable pavers within the dripline shall be allowed.

**SUBDIVISION CONDITIONS**

24. The developer shall comply with Development Code Chapter 16.64 "Dedications, Fees and Reservations."
25. The applicant shall comply with Development Code Chapter 16.20 "Land Divisions".
26. The developer shall comply with Development Code Chapter 16.68 "Improvements".
27. The applicant shall submit Covenants, Conditions and Restrictions (CC&R's) that are reviewed and approved by the City Attorney and recorded prior to or concurrently with the final map. At a minimum, the CC&R's shall:
  - a. Provide for maintenance of the driveways, common areas, and other facilities;

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- b. Prohibit additions to the units;
  - c. Require garages to be kept clear for parking cars at all times; and
  - d. Inform residents of the water conservation requirements placed on this project.
28. A joint maintenance agreement for the common landscape, drainage and access driveway shall be submitted for review and approval of the City Attorney. The joint maintenance agreement shall be recorded prior to or concurrently with the final map.

**BUILDING AND LIFE SAFETY DIVISION CONDITIONS**

**GENERAL CONDITIONS:**

**BUILDING CODES**

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

**FIRE LANES**

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

**FIRE SPRINKLERS**

32. Prior to Occupancy, all buildings must be fully sprinklered per Building and Fire Department guidelines.
33. Provide Fire Department approved access & sprinkler-system per National Fire Protection Association Standards.

**ABANDONMENT / NON-CONFORMING**

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

**SPECIAL CONDITIONS**

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

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FEES

36. Pay all required City fees at the time they are due (for your information, the "Procedure for Protesting Fees, Dedications, Reservations or Exactions" is provided below).
37. Water Meter, service main, distribution, and availability fees, to be based on codes and rates in effect at the time of building permit issuance.
38. Water neutralization fee, to be based on codes and rates in effect at the time of building permit issuance.
39. Traffic Impact fee, to be based on codes and rates in effect at the time of building permit issuance.
40. Traffic Signalization fee, to be based on codes and rates in effect at the time of building permit issuance.
41. Sewer hook-up & facility Permit fees, to be based on codes and rates in effect at the time of building permit issuance.
42. Building Permit fees, to be based on codes and rates in effect at the time of building permit issuance.
43. Strong Motion Instrumentation Program (SMIP) fee and State Green Building fee, to be based on codes and rates in effect at the time of building permit issuance in accordance with State mandate.
44. South San Luis Obispo County Sanitation District Connection fee in accordance with Municipal Code Section 13.12.180.
45. Drainage fee, as required by the area drainage plan for the area being developed.
46. Park Development fee, to be based on codes and rates in effect at the time of building permit issuance.
47. Park Improvements fee, to be based on codes and rates in effect at the time of building permit issuance.
48. Community Centers fee, to be based on codes and rates in effect at the time of building permit issuance.
49. Fire Protection fee, to be based on codes and rates in effect at the time of building permit issuance.

50. Police Facilities fee, to be based on codes and rates in effect at the time of building permit issuance.
51. Reimburse the City for all Land Survey Professional Service needs to process project prior to issuance of Building Permit.

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**PROCEDURE FOR PROTESTING FEES, DEDICATIONS, RESERVATIONS OR EXACTIONS:**

- (A) Any party may protest the imposition of any fees, dedications, reservations, or other exactions imposed on a development project, for the purpose of defraying all or a portion of the cost of public facilities related to the development project by meeting both of the following requirements:
  - (1) Tendering any required payment in full or providing satisfactory evidence of arrangements to pay the fee when due or ensure performance of the conditions necessary to meet the requirements of the imposition.
  - (2) Serving written notice on the City Council, which notice shall contain all of the following information:
    - (a) A statement that the required payment is tendered or will be tendered when due, or that any conditions which have been imposed are provided for or satisfied, under protest.
    - (b) A statement informing the City Council of the factual elements of the dispute and the legal theory forming the basis for the protest.
- (B) A protest filed pursuant to subdivision (A) shall be filed at the time of the approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project.
- (C) Any party who files a protest pursuant to subdivision (A) may file an action to attack, review, set aside, void, or annul the imposition of the fees, dedications reservations, or other exactions imposed on a development project by a local agency within 180 days after the delivery of the notice.
- (D) Approval or conditional approval of a development occurs, for the purposes of this section, when the tentative map, tentative parcel map, or parcel map is approved or conditionally approved or when the parcel map is recorded if a tentative map or tentative parcel map is not required.

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- (E) The imposition of fees, dedications, reservations, or other exactions occurs, for the purposes of this section, when they are imposed or levied on a specific development.
- 

**ENGINEERING DIVISION CONDITIONS**

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

52. The Applicant shall develop, implement and provide the City with the following:
- a. Stormwater Control Plan that clearly provides engineering analysis of all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls.
  - b. Operations and Maintenance Plan and Maintenance Agreements that clearly establish responsibility for all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls.
  - c. Annual Maintenance Notification indicating that all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls have been maintained and are functioning as designed.
  - d. All reports must be completed by either a Registered Civil Engineer or Qualified Stormwater Pollution Prevention Plan Developer (QSD).
53. **Prior to any Permit – Stormwater Control Plan.** Provide a Stormwater Control Plan that complies with Engineering Standard 1010 Section 5.2.2.
54. **Prior to Final Approval - Operations and Maintenance Plan, Maintenance Agreement, and Maintenance Notification.** Provide an Operations and Maintenance Plan, Maintenance Agreement, and Maintenance Notification that complies with Engineering Standard 1010 Section 5.2.3.

**GENERAL CONDITIONS**

55. The developer shall sweep streets in compliance with Standard Specifications Section 13-4.03F.
56. Working hours shall comply with Standard Specification Section 5-1.01.
57. All residential units shall be designed to mitigate impacts from non-residential project noise, in compliance with the City's noise regulations.
58. All project improvements shall be designed and constructed in accordance with the most recent version of the City of Arroyo Grande Standard Specifications and Engineering Standards.

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59. Record Drawings ("as-built" plans) are required to be submitted prior to release of the Faithful Performance Bond.
60. Submit as-built plans at the completion of the project or improvements as directed by the Community Development Director in compliance with Engineering Standard 1010 Section 9.3. Provide one (1) set of paper prints and electronic documents on CD or flash drive in both AutoCAD and PDF format.
61. Submit three (3) full-size paper copies and one (1) electronic PDF file of approved improvement plans for inspection purposes during construction.
62. Preserve existing survey monuments and vertical control benchmarks in compliance with Standard Specifications Section 5-1.26A.

### IMPROVEMENT PLANS

63. Public Improvement Plans, Site Civil Plans, and Maps shall be submitted to the Community Development Department Engineering Division be separate submittal from any vertical construction/structures building improvement plans.
64. Improvement plans must comply with Engineering Standard 1010 Section 1 and shall be prepared by a registered Civil Engineer or qualified specialist licensed in the State of California and approved by the Public Works Department and/or Community Development Department. The following plan sheet shall be provided:
  - a. Site Plan
    - i. The location and size of all existing and proposed water, sewer, and storm drainage facilities within the project site and abutting streets or alleys.
    - ii. The location, size and orientation of all trash enclosures.
    - iii. All existing and proposed parcel lines and easements crossing the property.
    - iv. The location and dimension of all existing and proposed paved areas.
    - v. The location of all existing and proposed public or private utilities.
    - vi. Location of 100-year flood plain and any areas of inundation within project area.
  - b. Grading Plan with Cross Sections
  - c. Retaining Wall Plan and Profiles
  - d. Driveway Improvements Plan and Profile
  - e. Utilities - Sewer Plan and Profile
  - f. Utilities – Composite Utility
  - g. Signing and Striping
  - h. Erosion Control
  - i. Landscape and Irrigation Plans for Public Right-of-Way

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- j. Tree Protection Plan
  - k. Details
  - l. Notes
  - m. Conditions of Approval and Mitigation Measures
  - n. Other improvements as required by the Community Development Director.
  - o. Engineers estimate for construction cost based on County of San Luis Obispo unit cost.
65. Submit all retaining wall calculations for review and approval by the Community Development Director including any referenced geotechnical report.
66. Prior to approval of an improvement plan the applicant shall enter into an agreement with the City for inspection of the required improvements.
67. Applicant shall fund outsourced plan and map check services, as required.
68. The applicant shall be responsible for obtaining an encroachment permit for all work within a public right-of-way.

### STREET IMPROVEMENTS

69. Obtain approval from the Public Works Director prior to excavating in any street recently over-laid or slurry sealed. The Director shall approve the method of repair of any such trenches, but shall not be limited to an overlay or type 2 slurry seal.
70. Place type 2 slurry seal on Ash Street after all underground utilities are placed and street patching is complete.
71. Remove existing roadway striping and markers prior to any overlay or slurry seal work to the satisfaction of the Public Works Director. Use only thermoplastic roadway striping.
72. Street structural sections shall be determined by an R-Value soil test, but shall not be less than 3" of asphalt and 6" of Class II AB.

### CURB, GUTTER, AND SIDEWALK

73. Install new concrete curb, gutter, and sidewalk as directed by the Community Development Director and Public Works Director.
74. Install ADA compliant facilities where necessary or verify that existing facilities are compliant with State and City Standards.

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### DEDICATIONS AND EASEMENTS

75. Provide a Public Utility Easement (PUE) and Emergency Access Easement over proposed driveway. Easements shall be dedicated to the public on the map.
76. Driveway Traffic Index shall comply with Engineering Standard 7010.
77. The subdivider shall enter into a **subdivision agreement** for the completion and guarantee of improvements required. The subdivision agreement shall be on a form acceptable to the City.

### GRADING AND DRAINAGE

78. **Prior to issuance of a grading permit**, the developer shall submit two (2) copies of the final project-specific Storm Water Pollution Prevention Plan (SWPPP) or a Water Quality Control Plan (WQCP) consistent with the San Luis Obispo Regional Water Quality Control Board (RWCB) requirements.
79. All grading shall be performed in accordance with the City Grading Ordinance and Standard Specifications and Engineering Standards.
80. Drainage facilities shall be designed in compliance with Engineering Standard 1010 Section 5.1.2.
81. Submit a soils report for the project shall be prepared by a registered Civil Engineer and supported by adequate test borings. All earthwork design and grading shall be performed in accordance with the approved soils report.
82. The applicant shall dedicate a pedestrian access easement(s) for the ADA sidewalk extension.
83. Infiltration basins shall be designed based on soil tests. Infiltration test shall include adequate borings depth and frequency to support design recommendations.

### WATER

84. Each parcel shall have separate water meters.
85. Non-potable water is available at the Soto Sports Complex for construction activities. The City of Arroyo Grande does not allow the use of hydrant meters for this purpose.
86. Lots using fire sprinklers shall have individual service connections. If the units are to be fire sprinkled, a fire sprinkler engineer shall determine the size of the water meters.

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### SEWER

87. The applicant shall extend the sewer main to adequately serve the project across the property frontage. All new sewer mains shall be a minimum diameter of 8".
88. All sewer laterals shall comply with Engineering Standard 6810.
89. Each parcel shall be provided a separate sewer lateral. Laterals shall be sized for the appropriate use, minimum 4".
90. All sewer mains or laterals crossing or parallel to public water facilities shall be constructed in accordance with Standard Specifications and Engineering Standards.
91. Obtain approval from the South County Sanitation District for the development's impact to District facilities prior to permit issuance.
92. Obtain approval from the South County Sanitation District prior to relocation of any District facilities.

### PUBLIC UTILITIES

93. The developer shall comply with Development Code Section 16.68.050: All projects that involve the addition of over 100 square feet of habitable space shall be required to place service connections underground - existing and proposed utilities.
94. Prior to approving any building permit within the project for occupancy, all conditions of approval for project are satisfied.
95. Public Improvement Plans shall be submitted to the public utility companies for review and approval. Utility comments shall be forwarded to the Director of Public Works for approval.
96. Street lighting shall comply with Engineering Standard 1010 Section 3.1.2.Q.

### PUBLIC WORKS DEPARTMENT CONDITIONS

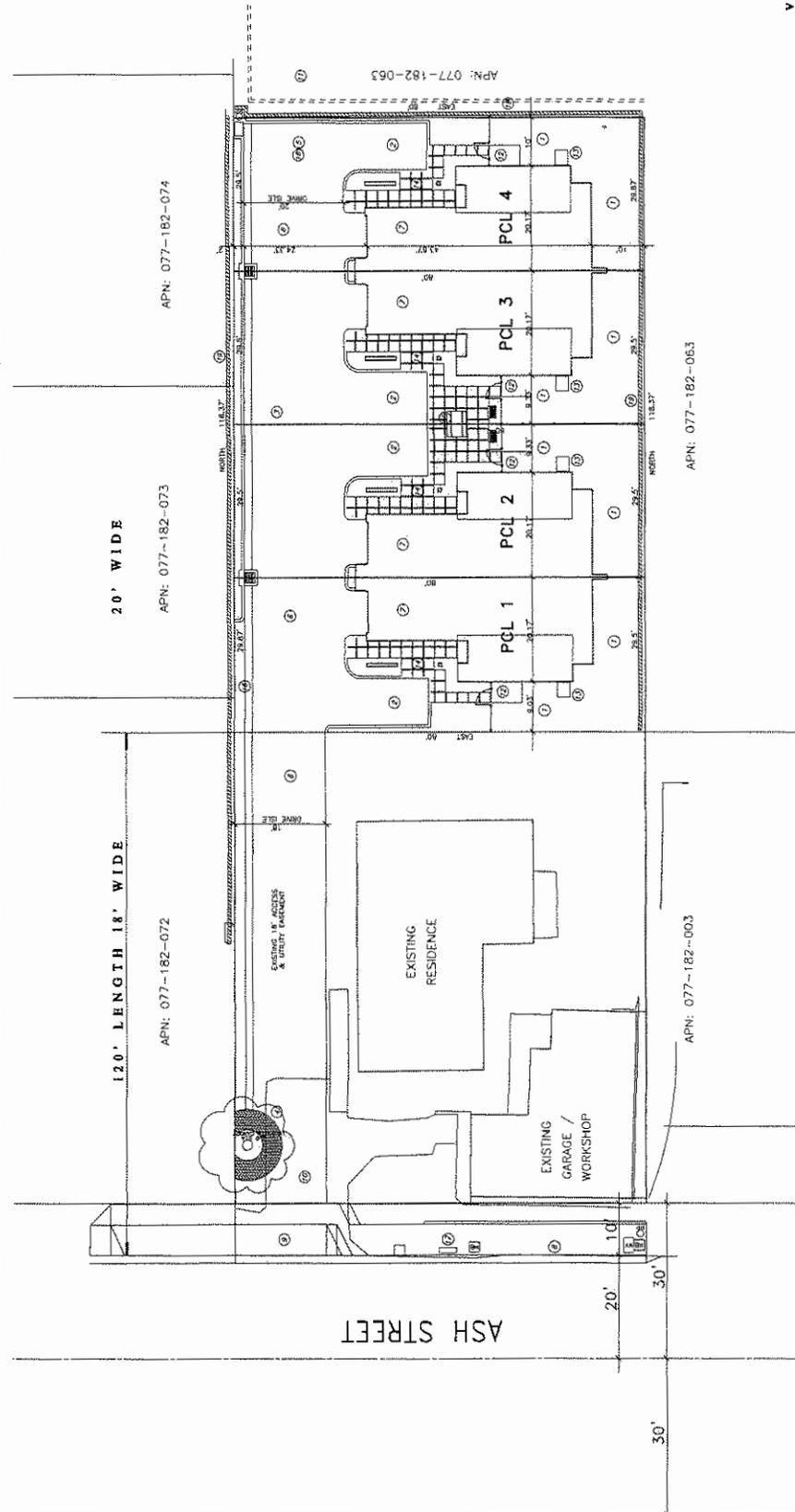
#### TREE PRESERVATION/TREE REMOVAL PLAN

97. Landscaping shall be maintained by Homeowners Association.
98. **Prior to issuance of a grading or building permit**, the developer shall submit a tree preservation and tree removal plan to the Director of Public Works/City Arborist for undeveloped parcels or lots with trees. The plan shall include the

location, size and species of all trees located on the lot or on adjoining lots, where development could affect the roots or limbs of trees on adjacent property.

99. All significant trees to be removed as designated by the Director of Public Works/City Arborist shall be replaced at a 3:1 ratio and planted on site. With the approval of the Public Works Director, tree removal shall be mitigated by planting on site, off-site, or payment of in-lieu fees (at the current street tree fee rate for a 15-gallon tree). Larger trees may be required to mitigate tree removal. **Prior to issuance of a grading permit, all trees shall be planted or fees paid.**
100. **Prior to issuance of a grading permit**, all trees to remain on site shall be marked with a brightly colored ribbon and protected by a five foot (5') tall vinyl or chain link fence. The fence shall be located at an eight foot (8') radius from the trunk of the tree. If this radius is infeasible due to site constraints, the trunk of the tree shall be protected with connected wood boards and a five foot (5') tall vinyl or chain link fence shall be placed as far away from the trunk as possible.
101. All trees on the construction site to be preserved shall be protected under the conditions of the Community Tree Ordinance (431 C.S.) which include but are not limited to:
  - a. \_\_\_ No mechanical trenching within the drip line of a tree, unless approved by the Public Works Director.
  - b. \_\_\_ No storage of equipment, supplies, tools, etc., within 8' of the trunk of any tree.
  - c. \_\_\_ No grading shall occur under a tree's dripline, unless approved by the Public Works Director.
  - d. \_\_\_ A five foot (5') tall protective fence shall be constructed a minimum of 8' from the trunk of each tree, unless approved otherwise by the Public Works Director.
102. All trees to be pruned shall be pruned under supervision of a Certified Arborist using the International Society of Arboriculture (ISA) Pruning Standards.
103. Prior to issuance of a building permit, the applicant shall submit a final landscape plan, subject to review by and approval of the Public Works Director.





**VESTING  
TENTATIVE PARCEL MAP  
FOR  
P M A G 1 5 - 0 0 1 2**

1177 ASH STREET  
CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO,  
CALIFORNIA  
PARCELS IN SIZE FROM 3,380 SF TO 2,578 SF

ARROYO GRANDE, CALIFORNIA

**PREPARED FOR:**  
APN 077-182-072  
APN 077-182-073  
APN 077-182-074  
APN 077-182-063  
As Represented By: Tom Frank  
Lynch, Tom Frank & Associates  
2400 W. Main Street  
P.O. Box 17848  
San Jose, CA 95131  
Tel: (408) 298-1500

**PREPARED BY:**  
Tom Frank & Associates  
411 E. San Carlos  
San Jose, CA 95131  
Tel: (408) 444-3322  
Fax: (408) 444-3323

**Civil Engineering  
Professional Seal  
Tom Frank & Associates  
No. 10000**

SHEET 1 OF 6 SHEETS  
CITY NO. 24-453,000

SCALE: 1" = 10'

P R O J E C T S T A T I S T I C S						
LOT	1	2	3	4	TOTAL	PERCENTAGE
LOT AREA (SF)	2,380	2,380	2,380	2,378	9,456	100%
BUILDING FOOTPRINT	729	729	729	729	2,916	31%
FLOOR AREA	875	875	875	875	3,500	37%
PRIVATE OPEN SPACE	497	480	490	497	1,974	20.9%
COMMON OPEN SPACE	300	373	373	383	1,511	15.9%
UNDEVELOPED OPEN SPACE	879	863	863	869	3,465	36.6%

## DEVELOPMENT PLAN

### REFERENCE NOTES

- 1 PRIVATE OPEN SPACE
- 2 MIN. 5'x18' PARKING SPACE, 1 PER UNIT.
- 3 BACKSTALL 1/2 COURT ASSOCIATION AREA, 882 SF PARKING
- 4 PARKING SPACES UNDER DISHRAVE OF EXISTING OAK TREE TO REMAIN.
- 5 EMERGENCY ACCESS TO ADJACENT PARKING AREA, APN 077-182-063.
- 6 NEW AC PARKING AREA
- 7 SINGLE CAR GARAGE IN EACH UNIT.
- 8 NEW DUAL GUTTER AND SUBIRIMPLY PER CITY SPECIFICATIONS.
- 9 NEW RECREATIONAL DRIVEWAY AREAS.
- 10 EXISTING PARKED AREA.
- 11 EXISTING PARKING LOT AREA ON ADJACENT PROPERTY.

### BUILDING DATA

- FIRST FLOOR LIVING AREA 489 SF
- SECOND FLOOR LIVING AREA 875 SF
- TOTAL FLOOR AREA 1,364 SF
- GARAGE AREA 240 SF
- BUILDING FOOTPRINT 279 SF









~~Action:~~ Commissioner Mack moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT NO. 15-008 AND VARIANCE NO. 16-002, APPLIED FOR BY VERIZON WIRELESS, LOCATED AT 459 PUESTA DEL SOL**", as modified: Add Condition of Approval for 1) a visible "No Smoking" sign shall be posted within the project site, and 2) that a second radio frequency study shall be prepared and submitted to the Community Development Department within sixty (60) days after the facility is operational. Commissioner Martin seconded, and the motion passed on the following roll call vote:

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

Chair George returned to the dais.

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\* **8.c. CONSIDERATION OF TENTATIVE PARCEL MAP 15-001 AND PLANNED UNIT DEVELOPMENT 15-001; SUBDIVISION OF ONE (1) LOT INTO FOUR (4) LOTS AND CONSTRUCTION OF FOUR (4) ONE-BEDROOM SINGLE-FAMILY ATTACHED RESIDENCES; LOCATION – 1177 ASH STREET; APPLICANT – JEFFREY EMRICK**

Associate Planner Heffernon presented the staff report recommending that the Commission adopt a Resolution approving Tentative Parcel Map 15-001 and Planned Unit Development 15-001 and responded to questions from the Commission regarding the proposed project, including fire access plan, requirement of a fire hydrant, guest parking stalls, trash pick-up, responsibility of maintenance of the sewer laterals, necessity of a Home Owner's Association, any requirement for a traffic report, and stated the division of the lot is what is requiring the public hearing.

City Engineer Horn responded to questions from the Commission on the proposed project including location of sewer main, laterals, and traffic report.

Jeff Emrick, representative, stated he worked with the trash company on the location of trash containers, which will be on-site adjacent to the homes, parking requirements are exceeded, clarified the open space deviation, each unit will include fire sprinklers, and that there is no Home Owners' Association. Mr. Emrick responded to questions and comments from the Commission including setbacks, owner of the front house, and landscaping in the back yards.

Chair George opened the public hearing.

Beverly Cloud, speaking on behalf of her granddaughter/owner in front of the proposed project, added to a letter previously submitted, expressing concern with parking, garbage trucks, excessive traffic in/out of the 18' wide driveway, traffic on Ash Street, and opposed the density of the project.

Ed Hillyard, 1173 Ash Street, stated the basketball backstop would be facing his home; that Ash Street is congested; concern with parking, trash cans, noise from the garbage trucks; and maintenance of the fence between his property and the project site.

Diane Bonifacio, expressed concern with the traffic, safety with the possibility of the basketball going into street, water, trash, and postal carriers trying to deliver mail.

Chair George closed the public hearing.

Commissioner Mack provided the following comments: does not have a problem with the trash collection location, is not in favor of the City maintaining improvements on private property, would prefer additional guest parking stalls instead of the basketball court, does not support the architecture, is in support of the density, parking, internal setbacks, and would prefer a 10' rear setback.

Commissioner Fowler-Payne provided the following comments: asked if landscaping could be done to buffer the 18' wide driveway access, suggested installing "no parking" to prohibit parking along the frontage, suggested adding a condition that the developer pay for the fence, does not see a need for the basketball court, does not see the need for the garbage truck to back down the driveway and suggested putting the trash cans out on the street since there will not be much green waste or recycling.

Commissioner Martin provided the following comments: stated parking is an ongoing problem and this area is possibly the most congested part in the City, the project is appropriate for the site, the easement existed when the front house was purchased, supports the two parking spaces instead of the open space, the fence will be built and maintained by the owner of the proposed project, the parking needs are more critical than the basketball court, water and sewer line for the project will have negligible impact, and supports the City being responsible for the 8" sewer main.

Commissioner Keen provided the following comments: the City should not maintain the sewer main on private property, does not support the architecture, does not think the basketball court is appropriate, supports Condition of Approval No. 71, and the garbage truck backing into the project is a better alternative than impacting parking on Ash Street.

Commissioner George provided the following comments: does not support the architecture, the proposed project does not meet the development standards and therefore requires a PUD, does not meet the PUD criteria regarding open space, and cannot support the proposed project.

**Action:** Commissioner Martin moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING TENTATIVE PARCEL MAP 15-001 AND PLANNED UNIT DEVELOPMENT 15-001; LOCATED AT 1177 ASH STREET; APPLIED FOR BY JEFF EMRICK**", as modified: 1) to remove Condition of Approval No. 80., 2) Modify Condition of Approval No. 95. to remove HOA and add the common area to be maintained by a maintenance agreement; 3) Condition of Approval No. 94. - Remove the word "if", 4) allow the basketball court to be optional, 5) require the fence be maintained by the owners and not the adjacent property owner. Commissioner Keen seconded, and the motion failed on the following roll call vote:

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

Individual Commissioners discussed sending the project back to the Architectural Review Committee with the Commission's issues, including architectural style, and impacts the proposed project will have on the neighborhood.

Chair George and Commissioner Fowler-Payne opposed the project and voiced their preference not to continue the item.

Action: Commissioner Martin moved to continue the item to a date uncertain and require the proposed project to return to the ARC for a second evaluation, including looking at the impacts of the neighborhood. Commissioner Keen seconded, and the motion passed on the following roll call vote:

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

**9. NON-PUBLIC HEARING ITEM**

None

**10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE JUNE 21, 2015**

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

<b>Case No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Description</b>	<b>Action</b>	<b>Planner</b>
TUP 16-008	South County Transit	800 Rodeo Drive	Extended use of County property for South County Transit bus parking yard.	A	K. Heffernon

In answer to Commissioner Keen, Associate Planner Heffernon stated the TUP is due to the previous permit expiring and will fill in the gap until a new CUP is approved.

**11. COMMISSION COMMUNICATIONS**

Commissioner Mack, referencing 8.c., stated that the last person developing should not have to fix a parking problem and suggested to come up with a parking permit, add signs for "No Truck" parking for commercial vehicles. Planning Manager Downing stated he will follow up on the commercial truck. He stated there is Neighborhood Traffic Calming Guideline and he can discuss with Diane Bonifacio, resident who wrote a letter.

In answer to Commissioner Fowler-Payne, Associate Planner Heffernon stated that trucks will be looked at in association with the Home Occupation Permits.

Commissioner Fowler-Payne reported that there are boats parked on the street. Planning Manager Downing stated staff will look into the issue and stated the City relies on resident complaints.

Commissioner Mack asked staff to review the vehicles on Ash Street. Planning Manager Downing stated that staff will contact Neighborhood Services on this matter.

In answer to Chair George, Ms. Heffernon gave updates on grey water, electric vehicles, and solar and stated staff will be taking the PACE program to the City Council, which is an incentive to get a low rate for renewable energy.

In answer to Commissioner Keen, Planning Manager Downing stated the City does not have anything in the Municipal Code prohibiting homes being constructed of Sea Train containers.

Chair Hoag opened the meeting for public comment.

Camay Arad, Arroyo Grande, asked if the designers have a target market for the homes.

Darin Cabral responded that the homes fit into the category of affordable by design.

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

The Committee provided comments on garage door design and materials, window and garage door manufacturer warranties, and proposed color schemes.

Mary Hertel made a motion, seconded by Bruce Berlin, to recommend approval of the project to the Planning Commission, with the following conditions:

1. Verify the quality and durability of the garage door lites to ensure proper protections and warranties for the future home owners; and
2. Consider the use of dimensional asphalt shingles.

The motion carried on a 5-0 voice vote.

\* **6.b. CONSIDERATION OF TENTATIVE PARCEL MAP 15-001 AND PLANNED UNIT DEVELOPMENT 15-001; SUBDIVISION OF ONE (1) LOT INTO FOUR (4) LOTS AND CONSTRUCTION OF FOUR (4) ONE-BEDROOM SINGLE-FAMILY ATTACHED RESIDENCES; LOCATION – 1177 ASH STREET; APPLICANT – JEFFREY EMRICK (Downing)**

Planning Manager Downing presented the staff report and responded to questions regarding Planning Commission comments, design elements, and trash pickup location.

Jeffrey Emrick, applicant, spoke in support of the project and responded to questions from the Committee regarding building materials, changes in design, and building height.

The Committee provided comments on the project regarding the proposed landscape plan, architectural elements, and the location of HVAC components.

Bruce Berlin made a motion, seconded by Mary Hertel, to recommend approval of the project to the Planning Commission with the following conditions:

1. Amend the proposed landscape plant to take into account sun exposure, as well as plant size constraints; and
2. Widen the fin at the side profile for increased architectural detailing.

The motion carried on a 5-0 voice vote.

Bruce Berlin left the meeting at 3:45.

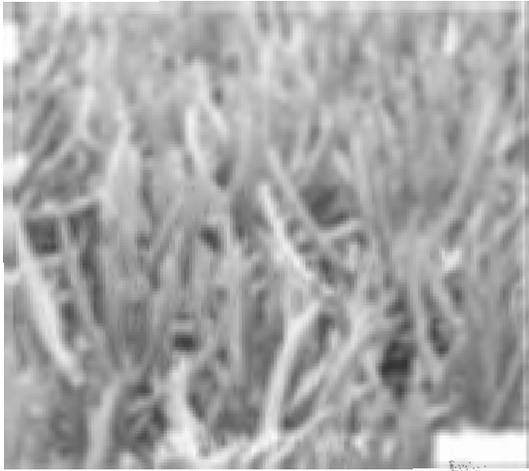
**6.c. CONSIDERATION OF ARCHITECTURAL REVIEW 16-007; REPLACEMENT OF AWNINGS; LOCATION – 148 WEST BRANCH STREET; APPLICANT – CAMAY ARAD (Holub)**

Planning Intern Holub presented the staff report.

Camay Arad, applicant, spoke in support of the project and responded to questions from the Committee regarding the awnings currently in place and trim color.

**MONROVIA®**

*Grow Beautifully*



### Blue Finger

**Senecio talinoides var. mandraliscae**

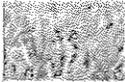
Item #6868    USDA Hardiness Zone: 10 - 11



#### Availability

[Buy Online Now and Pick-Up at your local Garden Center »](#)

[Add to Favorites »](#)



#### Plant Description

A striking blue gray succulent from South Africa. Pencil-like, slightly curved leaves point upward and form a dense mat, making an attractive groundcover where a blue gray effect is desired. Easy care and drought tolerant but will tolerate regular irrigation. Attractive in containers.

#### Overview

##### Light Needs:



Full sun

##### Watering Needs:



Once established, needs only occasional watering.

##### Average Landscape Size:



Forms a carpet of foliage to 2 ft. tall, 2 to 3 ft. wide.

##### Key Feature:

Waterwise

##### Blooms:

White flowers in summer.

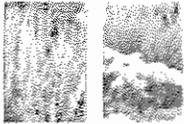
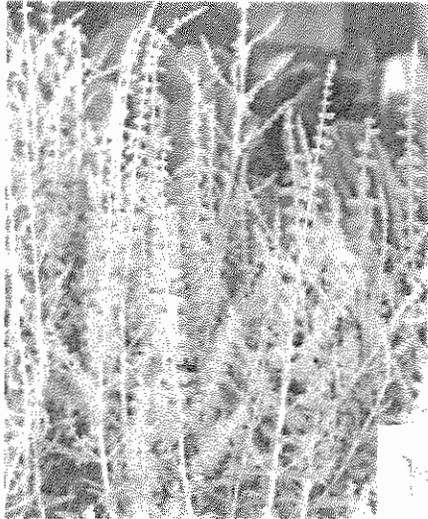
##### Landscape Uses:

Container, Ground Cover, Rock Garden

#### Detail

#### Care





## Lacey Blue Russian Sage

**Perovskia atriplicifolia 'Lisslitt'**  
P.P.# 20,845

Item #8478    USDA Hardiness Zone: 4 - 10



### Availability

[Buy Online Now and Pick-Up at your local Garden Center »](#)

[Check here for selected retailers who have ordered»](#)

[Add to Favorites »](#)



### Plant Description

This hardy, heat and drought tolerant selection has an improved, sturdy, compact form that does not flop over in the landscape! Lavender-blue flower sprays enhance aromatic, deer resistant foliage. Colorful, easy care choice for accent, border or mass planting.

### Overview

#### Light Needs:



Full sun

#### Watering Needs:



Once established, needs only occasional watering.

#### Average Landscape Size:



Reaches 12 to 18 in. tall, spreading 24 to 26 in. wide.

#### Key Feature:

Compact Habit

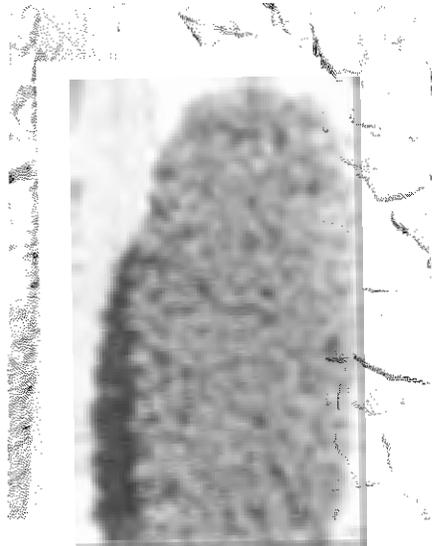
#### Blooms:

Summer to early fall.

#### Landscape Uses:

Border , Firescaping/Fire Wise , Mass Planting , Rock Garden





## Shrubby Yew Podocarpus

**Podocarpus macrophyllus  
maki**

Item #6650    USDA Hardiness Zone: 7 - 11



### Availability

**Not Available.**

[See other plants you might like. »](#)

[Add to Favorites »](#)



### Plant Description

Medium size evergreen shrub with dense upright branching on a pyramidal form. It is heavily covered by dark green yew-like leaves. A wonderful hedge or screen plant that takes shearing very well.

### Overview

#### Light Needs:



Partial to full sun

#### Watering Needs:



Needs regular watering - weekly, or more often in extreme heat.

#### Average Landscape Size:



Reaches 8 -10 ft. tall, 3 - 4 ft. wide in ten years.

#### Key Feature:

Deer Resistant

#### Blooms:

Does not flower

#### Landscape Uses:

Coastal Exposure ,  
Container , Espalier ,  
Fireescaping/Fire Wise ,  
Houseplant , Poolside ,  
Specimen , Windbreak ,  
Woodland Garden



## Majestic Beauty® Fruitless Olive

*Olea europaea* 'Monher'

Item #6299    USDA Hardiness Zone: 8 - 11



### Availability

[Check here for selected retailers who have ordered»](#)

[Add to Favorites »](#)



### Plant Description

Attractive, refined appearance to the upright, open crown of this superior patio or garden tree that does not produce messy mature fruit. Gray green leaves are narrow and long, giving it an airy appearance.

Thrives in hot, dry areas. Evergreen.

### Overview



#### Light Needs:



Full sun

#### Watering Needs:



Once established, needs only occasional watering.

#### Average Landscape Size:



Slow growing 25 to 30 ft. tall, 25 ft. wide.

#### Key Feature:

Waterwise

#### Blooms:

Summer

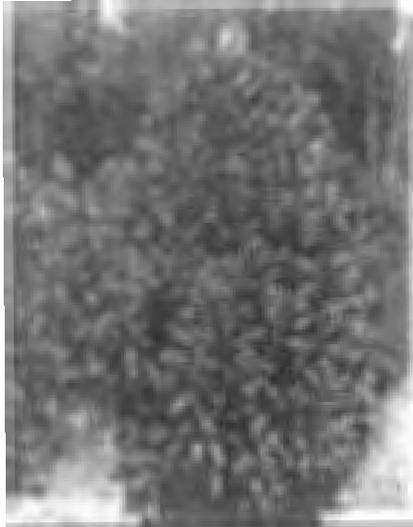
#### Landscape Uses:



Coastal Exposure , Mass Planting , Rock Garden , Specimen

### Detail





## Alta™ Southern Magnolia

**Magnolia grandiflora 'TMGH'**  
P.P.# 11612

Item #0998    USDA Hardiness Zone: 6 - 10



### Availability

Not Available.

[See other plants you might like. »](#)

[Add to Favorites »](#)

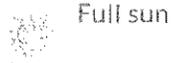


### Plant Description

A columnar form that remains upright and tight year after year without pruning. Lustrous dark green leaves have rusty undersides. White, cup-shaped fragrant flowers. Valuable for smaller spaces in urban and suburban landscapes. Evergreen.

### Overview

#### Light Needs:



Full sun

#### Watering Needs:



Once established, needs only occasional watering.

#### Average Landscape Size:



Very slow growing to 20 ft. tall, 9 ft. wide in 10 years.

#### Key Feature:

Compact Habit

#### Blooms:

Summer

#### Landscape Uses:

Coastal Exposure,  
Firescaping/Fire Wise,  
Very Wet Areas

### Detail

Diane and Mike Bonifacio  
1186 Ash street  
Arroyo Grande, Ca. 93420

Arroyo Grande Planning Commission  
To whom it may concern;

6/29/2016

Attention Planning Commission;

I have enclosed a couple of pictures of a major traffic concern on the 1100 block of Ash street in Arroyo Grande due to the purposed development at 1177 Ash street which is purposed for 4 townhomes. As you can see by the pictures this street is at maximum capacity every day. Pictures were shot east and west on Ash street.

Of course #1 concern was the exceptional drought we are in, my husband and I recently attended a water conservation class as we were penalized for going over 2 cons/units with our water, just can't understand how development could occur at this time?

Sincerely,

Diane Bonifacio

RECEIVED

JUN 30 2016

CITY OF ARROYO GRANDE  
COMMUNITY DEVELOPMENT

Tuesday June 28<sup>th</sup>, 2016

Re: Proposed 4-unit townhouse behind 1177 Ash Street Residence

To whom it may concern:

My Husband and I are the owners of 1177 Ash Street, where the proposed project is being viewed of a 4-unit townhouse behind our house. I am a local, born and raised in Arroyo Grande. This is a wonderful town to be raised in, full of parks, family things to do, outdoor activities and more! And now we have the opportunity to raise our 2 Daughters in our great town.

My Husband and I are most "concerned" about putting a 4-unit town house behind us, due to the horribly congested street/neighborhood, and parking. As we know Ash street is zoned for multiple dueling's/town homes/apartments, etc. This side of Ash in particular, between Walnut and Elm is the worst... How on earth will 4-8 more cars fit on this street...? Right now we have a "Huge" box truck that parks right in front of our house, and as we try to carefully pull out of our driveway with our 5 month old and 2-year-old daughters trying to see past the huge truck/cars, it is very difficult... We feel this would just cause more congestion on our end of the street... and make it more unsafe for residence leaving their driveways on this already busy street.

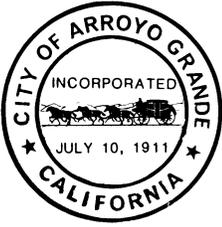
Also due to the lack of side-walks on a portion of both sides of the street, (coming off Elm onto Ash St.), with so many cars being parked on both sides of the street already, it causes families, elderly people in wheel carts, and kids on bike/scooters to end up walking in the street maneuvering around cars trying to stay safe while having an outing. Again this street is very congested.

Our other "concern" is the trash cans on trash day... Right now it's very difficult having the amount of trash cans that are on the street, and usually blocking our driveway, because there's cars parked in front of our house & neighbors houses on the street, leaving no room for our trash cans. Our neighbors tend to put their trash cans in our driveway because there is nowhere else to put them. How would it be possible for 12 more trash cans (green waste/recycle/trash x 4 townhouse units) to fit on our street?

Please consider our concerns at this time. We strongly feel that 4 towns homes/duplex's would not be a good fit for the vacant lot at this time.

Thank you again for considering our concerns with this proposed 4 town home unit project.

Dylan & Katie Baca  
1177 Ash Street  
Arroyo Grande, Ca. 93420  
Kateebaca7712@aol.com



**ADMINISTRATIVE ITEMS  
PLANNING COMMISSION  
NOVEMBER 1, 2016**

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

**ITEM NO. 1: MINOR EXCEPTION 16-008; REPLACEMENT OF A SEVEN FOOT, SIX INCH (7'6") FENCE; LOCATION – 113 NORTH MASON STREET; APPLICANT – JAMES R. MURPHY**

After making the findings specified in Section 16.16.100 of the Municipal Code, the Community Development Director approved the above referenced project for the replacement of a seven foot, six inch (7'6") fence at 113 N. Mason Street.

**ITEM NO. 2: PLOT PLAN REVIEW 16-016 AND ADMINISTRATIVE SIGN PERMIT 16-022; ESTABLISHMENT OF A NEW RETAIL BUSINESS AND SIGNAGE; LOCATION – 405 EAST BRANCH STREET; APPLICANT – WILLIS & BENNETT, INC.; REPRESENTATIVE – GREG MOORE**

After making the findings specified in Section 16.16.080 and Section 16.60.040 of the Municipal Code, the Community Development Director approved the above referenced project for the establishment and signage of a new location for a relocated business at 405 E. Branch Street.

**ITEM NO. 3: TEMPORARY USE PERMIT 16-022; SOUTH COUNTY HISTORICAL SOCIETY ANNUAL RUMMAGE SALE; SATURDAY, NOVEMBER 5<sup>TH</sup>, 2016, FROM 8:00 AM TO 2:00 PM AND SUNDAY, NOVEMBER 6<sup>TH</sup>, 2016 FROM 11:00 AM TO 1:00 PM; LOCATION – 128 BRIDGE STREET; APPLICANT – SOUTH COUNTY HISTORICAL SOCIETY; REPRESENTATIVE – JAN SCOTT**

After making the findings specified in Section 16.16.090 of the Municipal Code, the Community Development Director approved the above referenced project for the South County Historical Society's Annual Rummage Sale on Saturday, November 5<sup>th</sup> and Sunday, November 6<sup>th</sup>.



## MEMORANDUM

**TO:** PLANNING COMMISSION

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

**BY:** DEBORAH WEICHINGER, ADMINISTRATIVE SECRETARY

**SUBJECT:** TREE REMOVAL – 1029 ASH STREET

**DATE:** NOVEMBER 1, 2016

As requested at the October 4, 2016 Planning Commission meeting, attached is correspondence regarding the tree removals at 1029 Ash Street.

### Attachments:

1. Copy of a letter dated January 20, 2016 from the City to Kirby Gordon (Response to Tree Removal Permit)
2. Copy of a letter dated January 20, 2016 from the City to Kirby Gordon (Response to second Tree Removal Permit)
3. Copy of a letter dated March 14, 2016 from the City to Kirby Gordon
4. Copy of a letter dated May 27, 2016 from the City to Kirby Gordon
5. Copy of a letter dated October 7, 2016 from the City to Steve Sanders
6. Copy of Tree Appraisal, dated July 27, 2016, prepared by the City
7. Copy of a letter dated October 12, 2016 from Warren Sanders (Belle Mer Developments, LLC) to the City



CITY OF  
**ARROYO GRANDE**  
CALIFORNIA

January 20, 2016

Kirby Gordon  
c/o- Stacey Bromley  
214 Whiteley Street  
Arroyo Grande CA 93420

Dear Kirby Gordon:

This correspondence is in response to the Tree Removal Permit form submitted requesting permission to remove three Coastal Live Oak trees located at 1029 Ash Street, Arroyo Grande. This application is associated with Planned Unit Development (PUD) 14-004. Below is the determination regarding this request:

Types:

*Tree #1- Quercus Agrifolia- Coast Live Oak DSH: 60.25"  
(Tree #6 in Arborist report prepared by Robert Schreiber dated July 23, 2014)*

*Tree #2- Quercus Agrifolia- Coast Live Oak DSH: 17.5  
(Tree #11 in Arborist report prepared by Robert Schreiber dated July 23, 2014)*

*Tree #3- Quercus Agrifolia- Coast Live Oak DSH: 60"  
(Tree #12 in Arborist report prepared by Robert Schreiber dated July 23, 2014)*

Property Zoning: *Single-Family Residential (SF)*

Tree Status: *Regulated under the City of Arroyo Grande Community Tree Program Ordinance as the trees are Coastal Live Oak trees that measure at least twelve (12) inch diameter at breast height. Additionally, All trees are regulated on undeveloped properties and properties in the development review process.*

Removal Determination:

*Tree #1- Approved: The tree is in very poor condition and poses a potential hazard. The City Arborist determined that this tree will not recover.*

*Tree #2- Approved: This tree is in generally good condition however based on the Planning Commission approved development plan will impede permitted construction. Permitted construction is an approved justification for tree removal as specified in City of Arroyo Grande Community Tree Program Ordinance.*

*Tree #3- Approved: The tree is dead and in the opinion of the City Arborist this tree will not recover.*

Mitigation requirement: Per the City of Arroyo Grande Community Tree Program Ordinance, Section 12.16.070.D, the trees are required to be mitigated at the same or other locations in the complex. Mitigation requirements related to this approved tree removal are listed in Resolution No. 15-2224. (attached) The property is responsible to comply with all of the conditions in Exhibit A of the said Resolution and to complete the tree planting as indicate on the Landscape Plan approved for PUD 14-004. All expense related to removal of the existing trees and the planting of the replacement trees are the responsibility of the property owner.

Please have your tree removal company contact our office at 473-5485, at least two days in advance of the approved tree removal. Please contact Pete McClure directly at 473-5488 if you have any questions or need additional information.

Sincerely,



Geoff English  
Public Works Director

C: Peter McClure, Maintenance Worker III/Arborist  
Jeff Emerick, Garing Taylor & Associates

Attachments



CITY OF  
**ARROYO GRANDE**  
CALIFORNIA

January 20, 2016

Kirby Gordon  
c/o- Stacey Bromley  
214 Whiteley Street  
Arroyo Grande CA 93420

Dear Kirby Gordon:

This correspondence is in response to a second Tree Removal Permit form submitted requesting permission to remove approximately fifteen Red Flowering Gum trees located at 1029 Ash Street, Arroyo Grande. This application is associated with Planned Unit Development (PUD) 14-004. Below is the determination regarding this request:

Types:

Tree #1-15      Eucalyptus ficifolia- Red Flowering Gum      DSH: 12-70"

Property Zoning:      Single-Family Residential (SF)

Tree Status:      Regulated under the City of Arroyo Grande Community Tree Program Ordinance as the trees are located on undeveloped properties and properties that are in the development review process.

Removal Determination:

Trees #1- #15 **Denied:** The Arroyo Grande Planning Commission conditions place on Planned Unit Development (PUD) 14-004, state that "Upon approval of the Public Works Director, the perimeter Eucalyptus Trees are to be removed." Upon review of the request, it is my conclusion that the complete removal of all of the approximately fifteen Red Flowering Gum trees is not warranted. These skyline trees provide shade, property screening and habitat benefits that are specifically identified below in the Arroyo Grande Community Tree Program Ordinance 12.16.010 – Purpose

*It is in the best interest of the city, the public, and the environment to establish a comprehensive community tree program that promotes:*

- A. *The preservation, the maintenance, and regeneration of all trees;*
- B. *A beautiful and aesthetically pleasing community;*
- C. *Trees or groves of unique or historical value and wildlife habitat;*
- D. *Educational programs that address the importance of trees in the environment and their role in purifying the air, providing shade, controlling erosion, and maintaining the rural, small town atmosphere;*
- E. *Improved communication between the parks and recreation commission, architectural review committee and planning commission regarding tree related issues and concerns.*

Complete removal will also have a significant and negative impact on the visual character of this neighborhood and as a result, I cannot support the tree removal request as submitted.

City of Arroyo Grande Arborist, Pete McClure evaluated the trees in question and determined that overall the trees are in fair condition however due to the lack of regular tree trimming and maintenance that there are some tree structure concerns. In addition, several of the trees are causing damage to the asphalt driveway at 1053 Ash Street. The existence of these conditions is justification for selective pruning and removal of the subject trees. I could support a modified tree removal permit that identifies specific trees that are causing damage and or have tree structure issues that create potential safety concerns.

Please feel free to contact me directly at 473-5466 if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Geoff English". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Geoff English  
Public Works Director

C; Peter McClure, Maintenance Worker III/ Arborist  
Jeff Emerick, Garing Taylor & Associates

Attachments



CITY OF  
**ARROYO GRANDE**  
CALIFORNIA

March 14, 2016

Kirby Gordon  
c/o- Stacey Bromley  
214 Whiteley Street  
Arroyo Grande CA 93420

Dear Kirby Gordon:

This correspondence is in response to a modified second Tree Preservation, Removal/ Mitigation Plan submitted to the City of Arroyo Grande requesting permission to remove five additional Red Flowering Gum trees located at 1029 Ash Street, Arroyo Grande. This application is associated with Planned Unit Development (PUD) 14-004. Below is the determination regarding this request:

Types:

**Tree #1-5**      *Eucalyptus ficifolia- Red Flowering Gum*      **DSH: 24"-40"**

Property Zoning:      **Single-Family Residential (SF)**

Tree Status:      *Regulated under the City of Arroyo Grande Community Tree Program Ordinance as the trees are Coastal Live Oak trees that measure at least twelve (12) inch diameter at breast height. Additionally, All trees are regulated on undeveloped properties and properties in the development review process.*

Removal Determination: **Trees #1-5**      Approved:      *The Arroyo Grande Planning Commission conditions place on Planned Unit Development (PUD) 14-004, stated that "Upon approval of the Public Works Director, the perimeter Eucalyptus Trees are to be removed." Upon review of the request, it is my conclusion that the complete removal of all of the Red Flowering Gum trees is not warranted however the specific trees causing infrastructure damage and/or trees in poor condition may be removed.*

*Five (5) of the existing Red Flowering Gum trees on the property line so noted on the attached Tree Preservation, Removal/ Mitigation Plan dated February 22, 2016 may be removed at the property owners discretion.*

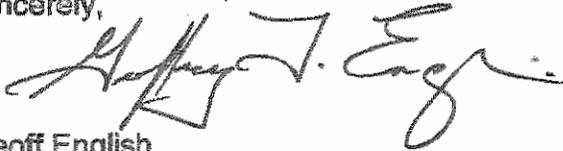
Mitigation requirement: *Per the City of Arroyo Grande Community Tree Program Ordinance, Section 12.16.070.D, the trees are required to be mitigated at the same or other locations in the complex. Mitigation requirements related to this approved tree removal are listed in Resolution No. 15-2224, including an advanced nesting Raptor Survey. (Attached) The property is responsible to comply with all of the conditions in Exhibit A of the said Resolution and to complete the tree planting as indicate on the Landscape Plan approved for PUD 14-004. All expense related to*

*removal of the existing trees and the planting of the replacement trees are the responsibility of the property owner.*

The other four (4) existing Red Flowering Gum identified with the note, Existing Tree to Remain, on the attached Plan are to be preserved and protected. These skyline trees provide shade, property screening and habitat benefits that are specifically identified below in the Arroyo Grande Community Tree Program Ordinance 12.16.010. Complete removal of all of the existing Red Flowering Gum trees would have a significant and negative impact on the visual character of this neighborhood.

Please have your tree removal company contact our office at 473-5485, at least two days in advance of the approved tree removal. If you wish to appeal staff's decision, please submit a letter to the Director of Public Works, 300 East Branch Street, Arroyo Grande, CA 93420, within fourteen (14) days of this notice. Your appeal will be forwarded to the Arroyo Grande Parks and Recreation Commission. If you have any questions, please call me at 473-5466.

Sincerely,



Geoff English  
Public Works Director

C; Peter McClure, Maintenance Worker III/ Arborist  
Jeff Emerick, Garing Taylor & Associates

Attachments



CITY OF  
**ARROYO GRANDE**  
CALIFORNIA

May 27, 2016

Kirby Gordon  
c/o- Stacey Bromley  
214 Whiteley Street  
Arroyo Grande CA 93420

Dear Stacey Bromley:

This correspondence is in response to the Tree Removal Permit form submitted requesting permission to remove a Coastal Live Oak tree located at 1029 Ash Street, Arroyo Grande. This application is associated with Planned Unit Development (PUD) 14-004. Below is the determination regarding this request:

Tree Type: *Quercus Agrifolia (Coast Live Oak)* DSH: 22" HGT: 40'

Property Zoning: *Single-Family Residential (SF)*

Tree Status: *Regulated under the City of Arroyo Grande Community Tree Program Ordinance as it is a Coastal Live Oak that measures at least twelve (12) inch diameter at breast height.*

Removal Determination: *Denied for the following reasons:*

*This tree is regulated under the City's Tree Ordinance which lists specific reasons that qualify for tree removal authorization. In City staff's opinion, the tree is in poor to fair condition and has a few condition issues including; heavy end weight, included bark and the presence of some decay in a cavity on the trunk resulting from the split of a prior leader.*

*Despite the tree conditions listed above, the tree canopy is generally healthy and roots around the entire circumference appear sound, therefore the probability of failure at the base is low in the opinion of Certified Arborist Dave Ragan. (May 21, 2016 Tree evaluation attached). Additionally, this tree would benefit from proper pruning and limb weight reduction which will reduce the potential for limb failure. This particular tree is a reasonable candidate for retention with proper maintenance and protection measures. As such the removal request for this specific tree has been denied.*

Typically, tree removal requests for regulated trees are not approved unless the tree meets one or more of the following conditions listed in the City of Arroyo Grande Community Tree Program Ordinance:

- The tree is dead or in poor general health without the potential to recover,
- The tree is damaging private or public property
- The tree prevents permitted construction or improvements on the property
- The tree presents a risk to public health and safety

If you wish to appeal staff's decision, please submit a letter to the Director of Public Works, 300 East Branch Street, Arroyo Grande, CA 93420, within fourteen (14) days of this notice. Your appeal will be forwarded to the Parks and Recreation Commission. If you have any questions, please call me at 473-5460.

Sincerely,

A handwritten signature in black ink, appearing to read "Geoff English". The signature is stylized and cursive, with a large initial "G" and "E".

Geoff English  
Director of Public Works

C: Teresa McClish, Community Development Director  
Matt Downing, Planning Manager  
Pete McClure, Maintenance Worker III/ Arborist  
Ronald G. Reilly, PE, QSD, Garing, Taylor & Associates, Inc.

Attachments



CITY OF  
**ARROYO GRANDE**  
CALIFORNIA

October 7, 2016

Steve Sanders  
Belle Mer Developments, LLC  
988 Huston Street, Suite C  
Grover Beach CA 93433

Dear Steve Sanders:

This correspondence is a response to a third Tree Removal Permit form submitted, requesting permission to remove the four remaining Red Flowering Gum trees located at 1029 Ash Street, Arroyo Grande. Previously, the four trees subject to this request were specifically identified for preservation in correspondence dated March 14, 2016. Below is the determination regarding this request:

Types:

**Tree #1-4** Eucalyptus ficifolia- Red Flowering Gum Ave. DBH: -45"

Property Zoning: Single-Family Residential (SF)

Tree Status: Regulated under the City of Arroyo Grande Community Tree Program Ordinance as the trees are Coastal Live Oak trees that measure at least twelve (12) inch diameter at breast height. Additionally, all trees are regulated on undeveloped properties and properties in the development review process. This application is associated with Planned Unit Development (PUD) 14-004.

Removal Determination:

**Trees #1-#4 Approved:** It is with reluctance that I authorize the removal of the four remaining Red Flowering Gum trees, as skyline trees they provide shade, property screening and habitat benefits that are specifically identified for protection in the Arroyo Grande Community Tree Program Ordinance 12.16.010. Removal will also have a visual impact on the neighborhood.

That being said, there are justifiable reasons for removal, including the condition of the trees, damage that the tree roots are causing to the adjoining property and the potential for limb loss in the future that may create a potentially hazardous conditions in the future. Additionally, the Arroyo Grande Planning Commission placed conditions on Planned Unit Development (PUD) 14-004, that stated "Upon approval of the Public Works Director, the perimeter Eucalyptus Trees are to be removed."

Upon review of all of the available information and in concurrence with the City Arborist, it is my conclusion that the remaining four Red Flowering Gum trees may be removed at the owner expense with appropriate mitigation detailed below.

Mitigation requirement: Per the City of Arroyo Grande Community Tree Program Ordinance, Section 12.16.070.D, the trees are required to be mitigated at the same or other off-site locations. Following are the mitigation requirements related to this approved tree removal;

- *Advanced nesting Raptor Survey if the removal is completed during the identified raptor nesting season.*
- *Plant three 15 gallon replacement trees for each tree removed and install drip irrigation. (12 replacement trees in total) on the property or at an approved off-site tree planting location. The City of Arroyo Grande has designated off-site alternative planting locations. If the property owner wishes to utilize an off-site mitigation planting location, please contact City Arborist, Pate McClure at 473-5488 to coordinate. All expenses related to removal of the existing trees and the planting of the replacement trees are the responsibility of the property owner.*
- *Pay a penalty in the amount of \$1,140.00 to the City of Arroyo Grande for removal of a regulated Oak Tree from the subject property without an approved permit. The tree in question was removed on July 19, 2016. Removal of the tree was specifically denied in correspondence from the City dated May 27, 2016. The Arroyo Grande Municipal Code Section 12.16.090 details the procedure for addressing trees removed with a permit as follows: Arroyo Grande Municipal Code Section 12.16.090: The killing, removal or damaging, intentionally or accidentally, of any tree, because of development activity, shall result in a separate administrative penalty to be paid, through payment by person or persons causing such loss, to the city. The payment shall be the amount of the value of the tree, as set forth in the Manual for Plant Appraisers, published by the Council of Tree and Landscape Appraisers, but in no event shall the payment be less than one hundred fifty dollars (\$150.00) per tree. The intentional killing, removal or damaging of any tree, as a result of development activity, shall constitute a misdemeanor.*

Submittal of the mitigation tree planting plan and payment of the \$1,140.00 penalty are required in advance of removal of the four remaining Red Gum Eucalyptus trees. Please submit the mitigation tree planting plan and the payment to the Public Works Department office located at 1375 Ash Street, Arroyo Grande.

Please feel free to contact me directly at 473-5485 if you have any questions or need additional information.

Sincerely,



Geoff English  
Public Works Director

C; Peter McClure, Maintenance Worker III/ Arborist  
Matt Downing, Planning Manager

Attachments

**CITY OF ARROYO GRANDE**

**TREE APPRAISAL – 1029 ASH STREET**

**DATE: JULY 27, 2016**

The purpose of this appraisal is to determine the approximate value of one *Quercus agrifolia* tree (Coastal Live Oak) removed on July 19, 2016 at the aforementioned address. Removal of the tree was previously denied by the City of Arroyo Grande on May 27, 2016.

The approximate value of the tree was determined using the "Trunk Formula Method" as outlined in the following publications:

1. Council of Tree and Landscape Appraisers Guide for Plant Appraisal (9<sup>th</sup> edition).
2. Western Chapter of the International Society of Arboriculture Species Classification and Group Assessment Guide.
3. "A Regional Supplement to the CTLA Guide to Plant Appraisal" (9<sup>th</sup> edition).

The approximate value of the tree was determined to be \$1,140.00 (see attached worksheet).

Peter McClure  
City of Arroyo Grande  
Public Works Department  
Streets and Landscaping Division  
International Society of Arboriculture  
Certified Arborist #WE-6178A

**BELLE MER DEVELOPMENTS, LLC**  
998 HUSTON STREET, SUITE C  
GROVER BEACH, CA 93433

October 12, 2016

City of Arroyo Grande  
Public Works Department  
1375 Ash Street  
Arroyo Grande, CA 93420

Attention: Geoff English, Public Works Director

RE: 1029 Ash Street

Mr. English:

Please find enclosed payment in the amount of \$1,140 for removal of a regulated oak tree from the above referenced property without an approved permit. This payment is made per your letter dated October 7, 2016.

We wish to express our apologies for removal of the oak tree which was done under the assumption that the City had approved and permitted the removal, as we were not in full receipt of all correspondence on the determination at that time.

Thank you for your time and attention to this matter.

Sincerely,



Warren Sanders  
Manager

Enclosure