

**ACTION MINUTES  
REGULAR MEETING OF THE PLANNING COMMISSION  
TUESDAY, JANUARY 5, 2016  
COUNCIL CHAMBERS, 215 EAST BRANCH STREET  
ARROYO GRANDE, CALIFORNIA**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

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

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

**3. FLAG SALUTE**

Commissioner Martin led the flag salute.

**4. AGENDA REVIEW**

None

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

None

**6. WRITTEN COMMUNICATIONS**

None

**7. CONSENT AGENDA**

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

None

**8. PUBLIC HEARINGS**

**8.a. CONSIDERATION OF CONDITIONAL USE PERMIT 15-010; INCIDENTAL ON-SITE SALE OF BEER AND WINE WITH ASSOCIATED ARCHITECTURAL MODIFICATIONS; LOCATION – 924 WEST BRANCH STREET; APPLICANT – STARBUCKS COFFEE COMPANY; REPRESENTATIVE – SPENCER REGNERY, GPA, INC.**

Associate Planner Downing presented the staff report and recommended that the Planning Commission review the proposed project and make a recommendation to the City Council.

Associate Planner Downing responded to questions from the Commission.

Spencer Regnery, applicant representative, presented the proposed project and responded to questions from the Commission on the proposed project.

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

Commissioner Martin spoke in support of the project and suggested adding a condition that the sale of alcohol start at 4:00 pm instead of 12:00 pm.

Commissioner Fowler-Payne suggested that if the proposed project is approved, that it come back for an evaluation of how it affects the surrounding area and community youth.

Community Development Director McClish stated if there is a complaint, Neighborhood Services would review the complaint.

Connie Blankenship, Starbucks District Manager, addressed the revenue and stated most of the revenue comes from food.

Commissioners Keen and Mack spoke in support of the proposed project.

Commissioner George opposed the location as it should be where it fits best for the community and not because the building is being renovated; expressed concern with children under 21 as this is where a lot of youth hang out.

Action: Commissioner Keen moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT 15-010; LOCATED AT 924 WEST BRANCH STREET; APPLIED FOR BY STARBUCKS COFFEE COMPANY**". Commissioner Mack seconded and the motion passed on the following roll call vote:

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

**9. NON-PUBLIC HEARING ITEM**

None

**10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE SEPTEMBER 15, 2015**

None

**11. COMMISSION COMMUNICATIONS**

In response to Commissioner Keen's question, Community Development Director McClish stated that the schedule for Planning Commission member attendance to Architectural Review Committee and Historical Resources Committee meetings will be distributed at the next Commission meeting.

**12. STAFF COMMUNICATIONS**

Community Development Director McClish gave an update on the Bridge Street bridge project.

In response to Commissioner Mack's question, Community Development Director McClish stated that staff is making progress on the parking standards request and will distribute a portion of the work effort at the next meeting. Staff will look to include accommodation for electric cars.

**13. ADJOURNMENT**

On motion by Commissioner Keen, seconded by Commissioner George and unanimously carried, the meeting adjourned 6:46 p.m.

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**/s/Lan George, Chair**

**ATTEST:**

**/s/ Debbie Weichinger, Secretary to the Planning Commission**

**(Approved at PC Mtg 01-19-2016)**