

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, MARCH 1, 2016
COUNCIL CHAMBERS, 215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

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

2. ROLL CALL

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

Commissioner Lan George was absent.

Staff Present:

Community Development Director Teresa McClish, Associate Planner Kelly Heffernon, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Fowler-Payne led the flag salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

None

6. WRITTEN COMMUNICATIONS

None

7. CONSENT AGENDA

7.a. Consideration of Approval of Minutes.

Recommended Action: Approve the minutes of the Regular Planning Commission Meeting of February 16, 2016 as submitted.

Action: Commissioner Mack moved to approve the minutes of the Regular Planning Commission Meeting of February 16, 2016, as submitted. Commissioner Martin seconded, and the motion passed on a 4-0-1 voice vote with Lan George absent.

8. PUBLIC HEARINGS

- 8.a. CONTINUED CONSIDERATION OF: 1) DRAFT HOUSING ELEMENT UPDATE FOR THE 2014-2019 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) CYCLE (GENERAL PLAN AMENDMENT 14-002) AND NEGATIVE DECLARATION AND 2) ORDINANCE AMENDING PORTIONS OF TITLE 16 OF THE ARROYO GRANDE MUNICIPAL CODE REGARDING EMERGENCY SHELTERS AND SUPPORTIVE AND TRANSITIONAL HOUSING (DEVELOPMENT CODE AMENDMENT 14-006); CITYWIDE**

Associate Planner Heffernon presented the staff report and recommended that the Planning Commission 1) Review and receive public comment on the Draft Housing Element Update for the 2014-2019 Regional Housing Needs Assessment (RHNA) Cycle (General Plan Amendment 14-002); and consider proposed amendments to portions of Title 16 of the Arroyo Grande Municipal Code to allow emergency shelters as a permitted use in the Industrial Mixed Use (IMU) and Highway Mixed Use (HMU) zoning districts pursuant to Housing Element Program K.2-1 and define

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supportive and transitional housing as residential uses subject to the same standards that apply to other housing in the same zone pursuant to Housing Element Program K.2-2 (Development Code Amendment 14-006).

Associate Planner Heffernon and Community Development Director McClish responded to questions from the Commission regarding the draft Housing Element.

Vice-Chair Keen opened the public hearing. Upon hearing no comment, Vice-Chair Keen closed the public hearing.

Commissioner Martin said that the Lucia Mar Unified School District should be included in the list of agencies being notified.

Commissioner Mack said he had concerns with traffic and water in the Negative Declaration stating that these issues will have "Less Than significant Impact" instead of "No Impact". Mr. Mack supports the emergency shelter ordinance, but there could be issues related to adjacent residential neighborhood.

In answer to Commissioner Fowler-Payne question, Associate Planner Heffernon said there is public transit service on El Camino Real.

The Commission expressed concern with "double dipping" for parking reductions through the State's density bonus law concessions and the City's Housing Element Policies to reduce government constraints.

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 GENERAL PLAN AMENDMENT NO. 14-002 ADOPTING THE HOUSING ELEMENT UPDATE AND THE NEGATIVE DECLARATION**". Commissioner Fowler-Payne seconded and the motion passed on the following roll call vote:

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

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 ADOPT AN ORDINANCE APPROVING DEVELOPMENT CODE AMENDMENT NO. 14-006 REGARDING EMERGENCY SHELTERS AND SUPPORTIVE AND TRANSITIONAL HOUSING; CITYWIDE**". Commissioner Fowler-Payne seconded and the motion passed on the following roll call vote:

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

9. NON-PUBLIC HEARING ITEM

None

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE FEBRUARY 16, 2016

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

Case No.	Applicant	Address	Description	Action	Planner
VSR 16-002	Wayne Gamble & Stacy Willis	180 Aspen Street	558 square foot second story addition with balcony.	A	P. Holub

12. STAFF COMMUNICATIONS

Community Development Director McClish reported that there is a Community Meeting on March 2, 2016 at 8:30 am regarding the Bridge Street Bridge. Also, the City is hosting, in conjunction with the Coastal Resource Conservation District, a free rain water catchment workshop on March 3, 2016 at 6:00 pm.

11. COMMISSION COMMUNICATIONS

Commissioner Keen reported that he is on the City's Community Service Grant Committee and that at the February 11, 2016 meeting, it was a chore to rank such organizations. He stated this was a fulfilling experience.

13. ADJOURNMENT

On motion by Commissioner Keen, seconded by Commissioner Mack and unanimously carried, the meeting adjourned 6:49 p.m.

/s/Lan George, Chair

ATTEST:

/s/ Debbie Weichinger, Secretary to the Planning Commission

(Approved at PC Mtg 03-15-2016)