

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, APRIL 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, and Lan George were present. Commissioner John Mack was absent.

Staff Present: Community Development Director Teresa McClish, Associate Planner Matt Downing, City Engineer Matt Horn, 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.

Recommended Action: Approve the minutes of the Regular Planning Commission Meeting of March 15, 2016 as submitted.

Action: Commissioner Keen moved to approve the minutes of the Regular Planning Commission Meeting of March 15, 2016, as submitted. Commissioner Martin seconded, and the motion passed on the following roll call vote:

AYES: Keen, Martin, Fowler-Payne, George

NOES: None

ABSENT: Mack

8. PUBLIC HEARINGS

8.a. CONSIDERATION OF CONDITIONAL USE PERMIT 15-009; CONSTRUCTION OF AN APPROXIMATELY 7,200 SQUARE FOOT WAREHOUSE RETAIL BUILDING; LOCATION – BEHIND 995 EAST GRAND AVENUE; APPLICANT – KENT ALLEN; REPRESENTATIVE – MARK VASQUEZ, NORMAN & VASQUEZ ASSOCIATES

Associate Planner Downing presented the staff report and recommended that the Planning Commission adopt a Resolution approving Conditional Use Permit 15-009.

Associate Planner Downing responded to questions from the Commission regarding the proposed project, including the number of parking spaces and signage.

Mark Vasquez, applicant, Norman & Vasquez Associates, presented the proposed project and responded to questions from the Commission, including the access easement, parking, height of nearby buildings, and location of mechanical equipment.

Chair George opened the public hearing.

Larry Rodkey, owner of Fair Oaks Theater, East Grand Avenue, expressed concern with parking and that adjacent businesses use his parking lot.

Betty King, presented a letter regarding concerns and solutions on the proposed building and expressed the following concerns: the tall weeds, the noise level of delivery trucks, hours of business, dirt between her fence and proposed building may cause fence to collapse, security lights shining into her windows; questioned the type of alarm system, and foot traffic in the back. She suggested building a block wall between her house and the proposed building, and that the entrance and windows of the building not face her house to alleviate her concerns.

In answer to Chair George, Mr. Vasquez stated that installing a block wall would not be an issue and lighting would be in the parking area for security.

Commissioner Martin suggested Condition of Approval 32. be modified to 8:00 pm and no Sunday delivery and add/amend condition to install a block wall for erosion control and increase to 6' the entire length for privacy of the neighborhood.

Commissioner Keen stated that if the easement is removed parking may be an issue for Rugged Radios.

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

Action: Commissioner Martin moved to adopt a resolution entitled ***“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT 15-009; LOCATED BEHIND 995 EAST GRAND AVENUE (APN 077-223-064); APPLIED FOR BY KENT ALLEN”*** as modified in Condition of Approval No. 32. deliveries shall be restricted to the hours of 7:00 am to 8:00 pm and no deliveries on Sunday, and add a Condition of Approval for installation of a block wall on the south property line to limit soil erosion and noise associated with the use. Commissioner Keen seconded and the motion passed on the following roll call vote:

AYES: Martin, Keen, Fowler-Payne, George

NOES: None

ABSENT: Mack

8.b. CONSIDERATION OF TENTATIVE PARCEL MAP 15-003 AND PLANNED UNIT DEVELOPMENT 15-003; SUBDIVISION OF ONE (1) LOT INTO TWO (2) LOTS AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE; LOCATION – 316 SHORT STREET; APPLICANT – WADE KELLY; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS

Associate Planner Downing presented the staff report and recommended that the Planning Commission adopt a Resolution approving Tentative Parcel Map 15-003 and Planned Unit Development 15-003.

Associate Planner Downing responded to questions from the Commission regarding the proposed project, including definition of a Planned Unit Development.

Mark Vasquez, applicant, Norman & Vasquez Associates, said the project will provide housing, meets density requirements and the Design Guidelines.

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

The Commission spoke in support of the Tentative Parcel Map and Planned Unit Development.

Action: Chari George moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING TENTATIVE PARCEL MAP 15-003 AND PLANNED UNIT DEVELOPMENT 15-003; LOCATED AT 316 SHORT STREET; APPLIED FOR BY WADE KELLY**". Commissioner Martin seconded and the motion passed on the following roll call vote:

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

9. NON-PUBLIC HEARING ITEM

9.a. None

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE MARCH 15, 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
LFDC 16-001	Katie Ramirez	214 North Alpine	Establishment of large family daycare of up to 12 children in an existing residence.	A.	P. Holub
ARCH 15-011 and MEX 16-001	Cindy Nott	306 Short Street	New single family residence with attached secondary dwelling unit and minor reductions to setbacks.	A.	S. Anderson
PPR 16-002 and ASP 16-010	Qui Chen Li	1480 E. Grand	Establishment of a new foot spa and installation of one (1) new wall sign.	A.	S. Anderson

11. COMMISSION COMMUNICATIONS

Commissioner Fowler-Payne stated she attended the last East Branch Streetscape meeting and gave an update on the project. She also reported that the site sign for the Short Street project 8.b. was blocked by a boat, causing nearby residents to be unable to see the sign.

Chair George stated the minutes for the Architectural Review Committee and Planning Commission are lacking in detail and asked for more detail of key points.

Commissioner Martin thanked staff for setting up the training that will be held on Thursday, April 7, 2016.

12. STAFF COMMUNICATIONS

Community Development Director McClish reported on the following: the East Branch Streetscape project will be presented at the May 3, 2016 Commission meeting; in response to Chair George concern about the minutes, several years ago staff went from preparing detailed minutes to action minutes; there will be an opportunity for webinar training on parking issues for the City Council and advisory bodies on Thursday, April 7th, at 5:30 pm; staff is holding a Small Business Workshop in conjunction with several non-profit agencies to assist small businesses using Google and Yelp; and the Downtown Parking Advisory Board is hosting a community meeting on Wednesday, April 20th, at 8:30 am regarding parking concerns in the Village for both visitors and businesses.

In response to Chair George's suggestion, staff will contact the City Clerk to put more detail of community information on line and on social media.

13. ADJOURNMENT

On motion by Chair George, seconded by Commissioner Martin and unanimously carried, the meeting adjourned at 7:16 p.m.

/s/Lan George, Chair

ATTEST:

/s/ Debbie Weichinger, Secretary to the Planning Commission

(Approved at PC Mtg 05-03-2016)