



**AGENDA SUMMARY
PLANNING COMMISSION MEETING
TUESDAY, MAY 4, 2021**

6:00 P.M.

**ARROYO GRANDE CITY COUNCIL CHAMBERS
215 E. BRANCH STREET, ARROYO GRANDE**

Please click the link below to join the Zoom Meeting:

<https://us02web.zoom.us/j/89129208197>

Webinar ID: 891 2920 8197

Or by Telephone: 1-669-900-6833; 1-346-248-7799; 1-253-215-8782

In compliance with the Governor's Executive Order N-29-20, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act, Planning Commission meetings will be conducted by video and teleconferencing through Zoom Webinar until further notice. Meetings will be broadcast live on Channel 20 and streamed on the City's [website](#) and www.slo-span.org. Members of the public may participate and provide public comment on agenda items during the meeting by joining the Zoom meeting or by submitting written public comments to the Clerk of the Council at pc-publiccomment@arroyogrande.org.

1. CALL TO ORDER:

2. ROLL CALL

3. FLAG SALUTE:

Chair Martin

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. Members of the public may provide public comment remotely by joining the Zoom meeting utilizing one of the methods provided below. Please use the "raise hand" feature to indicate your desire to provide public comment.

Click the link below to join the webinar:

• <https://us02web.zoom.us/j/89129208197>; Webinar ID: 891 2920 8197

• Or Telephone Attendee: 1-669-900-6833; 1-346-248-7799; 1-253-215-8782; Press * 9 to "raise hand" for public comment

The Brown Act restricts the Commission from taking formal action on matters not published on the agenda. In response to your comments, the Chair or presiding official may:

- Direct City staff to assist or coordinate with you.
- A Commissioner may state a desire to meet with you.
- It may be the desire of the Commission to place your issue or matter on a future agenda.

Please adhere to the following procedures when addressing the Commission:

- Comments should be limited to 3 minutes or less.
- Your comments should be directed to the Commission as a whole and not directed to an individual Commissioner.
- Slanderous, profane or personal remarks against any Commissioner or member of the audience shall not be permitted.

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. CONSIDERATION OF APPROVAL OF MINUTES

Recommended Action: Approve the minutes of the April 20, 2021 Regular Planning Commission meeting.

Documents:

[2021-05-04_7a Minutes for Approval.pdf](#)

8. PUBLIC HEARINGS:

8.a. CONSIDERATION OF LOT MERGER 21-001 AND CONDITIONAL USE PERMIT 21-001; MIXED-USE DEVELOPMENT CONSISTING OF 65 AFFORDABLE HOUSING UNITS AND 1,178 SQUARE FEET OF COMMERCIAL SPACE; LOCATION – 700 OAK PARK BLVD.; APPLICANT – HOUSING AUTHORITY OF SAN LUIS OBISPO (HASLO); REPRESENTATIVE – SCOTT SMITH

Recommended Action: It is recommended that the Planning Commission continue the public hearing to a date certain of May 18, 2021.

Documents:

[2021-05-04_8a HASLO Postponement SR.pdf](#)

9. NON-PUBLIC HEARING ITEMS:

10. ADMINISTRATIVE DECISIONS SINCE APRIL 20, 2021

Documents:

[2021-05-04 Administrative Decisions.pdf](#)

11. COMMISSION COMMUNICATIONS:

Correspondence/Comments as presented by the Planning Commission.

12. STAFF COMMUNICATIONS:

Correspondence/Comments as presented by the City Manager.

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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Planning Commission meetings are cablecast live and videotaped for replay on Arroyo Grande's Government Access Channel 20. The rebroadcast schedule is published at www.slo-span.org.

**ACTION MINUTES
MEETING OF THE PLANNING COMMISSION
TUESDAY, APRIL 20, 2021
ARROYO GRANDE COUNCIL CHAMBERS
215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

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

2. ROLL CALL

Planning Commission: Commissioners Jamie Maraviglia, Ken Sage, Jim Guthrie and Chair Glenn Martin were present. Vice Chair Frank Schiro was absent.

Staff Present: Community Development Director Rob Fitzroy, City Engineer Robin Dickerson, Associate Planner Andrew Perez and Assistant Planner Patrick Holub were present.

3. FLAG SALUTE

Chair Martin led the flag salute.

4. AGENDA REVIEW

None.

5. COMMUNITY COMMENTS AND SUGGESTIONS

Laurel Runnels Moss spoke about the construction project at Castillo Del Mar and Valley Road and expressed her concerns about the drainage for the roadway.

6. WRITTEN COMMUNICATIONS

The Commission received one supplemental memo regarding item 9.a.

7. CONSENT AGENDA

7.a. CONSIDERATION OF APPROVAL OF MINUTES

Recommended Action: Approve the minutes of the March 2, 2021 Regular Planning Commission meeting.

7.b. CONSIDERATION OF TIME EXTENSION 21-002 FOR CONDITIONAL USE PERMIT 16-005; ONE YEAR TIME EXTENSION IN ACCORDANCE WITH THE ARROYO GRANDE MUNICIPAL CODE; LOCATION 1495 EL CAMINO REAL; APPLICANT – SCOTT PACE; REPRESENTATIVE – GREG SOTO

Recommended Action: It is recommended that the Planning Commission adopt a Resolution approving Time Extension 21-002

Action: Commissioner Maraviglia moved and Commissioner Guthrie seconded the motion to approve the Consent Agenda.

The motion passed on the following roll-call vote:

AYES: Maraviglia, Guthrie, Sage and Martin
NOES: None
ABSENT: Schiro

8. PUBLIC HEARINGS

None.

9. NON-PUBLIC HEARINGS

9.a CONSIDERATION OF A PROJECT STATUS UPDATE REGARDING THE CIRCULATION ELEMENT UPDATE; GENERAL PLAN AMENDMENT 20-001 (Fitzroy)

Community Development Director Fitzroy introduced the item and the consultant team.

Todd Tregenza, GHD, provided the project status update and responded to Commissioner questions regarding average daily trip numbers, levels of service at specific intersections and the location of planned trails throughout the City.

Chair Martin opened the public comment period.

Laurel Runnels Moss spoke about the impacts the plan could have on her family's property and farming operations.

Seeing no further public comments, Chair Martin closed the public comment period.

10. ADMINISTRATIVE DECISIONS SINCE FEBRUARY 16, 2021

None.

11. COMMISSION COMMUNICATIONS

None.

12. STAFF COMMUNICATIONS

Responding to a question from Chair Martin, Community Development Director Fitzroy informed the Commission that there has not been a firm date selected for the return to in-person meetings, but that it would likely be within the coming months.

13. ADJOURNMENT

The meeting adjourned at 7:04 p.m.

ATTEST:

PATRICK HOLUB
ASSISTANT PLANNER
(Approved at PC Meeting _____)

GLENN MARTIN, CHAIR



MEMORANDUM

TO: PLANNING COMMISSION

FROM: ANDREW PEREZ, ASSOCIATE PLANNER

SUBJECT: CONSIDERATION OF LOT MERGER 21-001 AND CONDITIONAL USE PERMIT 21-001; MIXED-USE DEVELOPMENT CONSISTING OF 63 AFFORDABLE HOUSING UNITS AND 1,178 SQUARE FEET OF COMMERCIAL SPACE; LOCATION – 700 OAK PARK BLVD.; APPLICANT – HOUSING AUTHORITY OF SAN LUIS OBISPO (HASLO); REPRESENTATIVE – SCOTT SMITH

DATE: MAY 4, 2021

RECOMMENDATION:

It is recommended that the Planning Commission continue the public hearing to a date certain of May 18, 2021 to allow staff additional time to conclude the environmental review process. The project will be noticed again in advance of the May 18, 2021 hearing.



**ADMINISTRATIVE ITEMS
PLANNING COMMISSION
MAY 4, 2021**

(Decisions by the Community Development Director)

ITEM NO. 1: PLOT PLAN REVIEW 21-004; ESTABLISHMENT OF A VACATION RENTAL IN THE RESIDENTIAL SUBURBAN ZONING DISTRICT; LOCATION – 341 ZOGATA WAY; APPLICANT – DAN KUHMANN

After making the findings specified in Section 16.16.080 of the Municipal Code, the Community Development Director approved the above referenced project for the establishment of vacation rental in an existing single family residence.

ITEM NO. 2: PLOT PLAN REVIEW 21-008; ESTABLISHMENT OF A VACATION RENTAL IN THE SINGLE FAMILY ZONING DISTRICT; LOCATION – 214 NORTH RENA; APPLICANT – SEAN SCHUUR

After making the findings specified in Section 16.16.080 of the Municipal Code, the Community Development Director approved the above referenced project for the establishment of vacation rental in an existing single family residence.