



PLANNING COMMISSION SPECIAL MEETING
AGENDA

Tuesday, July 30, 2024, 6:00 p.m.
Hybrid City Council Chamber/Virtual Zoom Meeting
215 East Branch Street, Arroyo Grande

Please click the link below to join the Zoom Meeting:

<https://us02web.zoom.us/j/86752345420>

Webinar ID: 867 5234 5420

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

This Planning Commission meeting will be conducted by hybrid in-person/virtual format. Members of the public may participate and provide public comment on agenda items during the meeting in person at the location identified above, by joining the Zoom meeting, or by submitting written public comments to Andrew Perez, Planning Manager, at aperez@arroyogrande.org.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **FLAG SALUTE**

Vice Chair Roof

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/86752345420>;

• Webinar ID: 867 5234 5420

• 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 Approval of Minutes
(HOLUB)**

Recommended Action:

Approve the Minutes of the July 2, 2024 Planning Commission meeting.

8. PROJECTS

**8.a Consideration of Development Code Amendments Regarding State Density Bonus Law and Implementation of Assembly Bill 1397 and Finding That This Action Not a Project Under the California Environmental Quality Act Pursuant to State Guidelines Section 15061
(PEREZ)**

Recommended Action:

1) Adopt a Resolution recommending that City Council approve the ordinance amendments; and

2) Determine that the ordinance amendments are exempt from review under the California Environmental Quality Act pursuant to Section 15061(b).

9. DISCUSSION ITEMS

None.

10. NOTICE OF ADMINISTRATIVE ITEMS SINCE JULY 2, 2024

ITEM NO. 1: Viewshed Review 24-001; Second-story Addition, Including a Rooftop Deck, to an Existing Single-Family Residence; Location: 214 North Elm Street; Applicant: Matthew Petronella.

After making the findings specified in Section 16.16.110 of the Municipal Code, the Community Development Director approved the above-referenced project for the construction of a second-story addition. The deadline to appeal this project is at 5:00 pm on August 7, 2024.

ITEM NO. 2: Architectural Review 24-008; Façade Changes to an Existing Commercial Building; Location – 168 Station Way; Applicant – Marilyn Hansen; Representative – Peter Danciar, Danciar Architecture.

After making the findings specified in Section 16.16.130 of the Municipal Code, the Community Development Director approved the above-referenced project for the construction of a new 600 square foot veranda, new metal siding to replace the existing siding, and the relocation of the trash enclosure. The deadline to appeal this project is at 5:00 pm on August 7, 2024.

11. COMMISSION COMMUNICATIONS

Correspondence/Comments as presented by the Planning Commission.

12. **STAFF COMMUNICATIONS**

Correspondence/Comments as presented by the Community Development Director.

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 City Clerk's office, 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 805-473-5400 as soon as possible and at least 48 hours prior to the meeting date.

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