



**PLANNING COMMISSION MEETING
AGENDA**

**Tuesday, September 19, 2023, 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, Associate Planner, at aperez@arroyogrande.org.

1. CALL TO ORDER

2. ROLL CALL

3. FLAG SALUTE

Chair Maraviglia

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 Approval of Minutes
(HOLUB)**

8. PUBLIC HEARINGS

- 8.a Consideration of Conditional Use Permit 23-004, Lot Line Adjustment 23-002, And Planned Sign Program 23-001; Establishment Of A 22-Room Hotel And Car Wash; Location – 727 El Camino Real; Applicant – Hamish Marshall And Nick Amarian; Representative – Georg (PEREZ)**

Recommended Action:

Receive public comment and close the public hearing

- 8.b Consideration Of Development Code Amendment 23-005; Amendments To The Arroyo Grande Municipal Code Regarding Restrictions On Irrigated Turf Installation and Use Citywide
(HOLUB)**

Recommended Action:

Receive public comment and continue the consideration of the item to a date uncertain

9. NON-PUBLIC HEARING ITEMS

None.

10. NOTICE OF ADMINISTRATIVE ITEMS SINCE SEPTEMBER 5, 2023

None.

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.

This agenda was prepared and posted pursuant to Government Code Section 54954.2 Agenda reports can be accessed and downloaded from the City's website at www.arroyogrande.org If you would like to subscribe to receive email or text message notifications when agendas are posted, you can sign up online through the "Notify Me" feature.

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

September 5, 2023, 6:00 p.m.
Hybrid City Council Chamber/Virtual Zoom Meeting
215 East Branch Street, Arroyo Grande

Commission Members Absent: Chair Jamie Maraviglia, Catherine Sackrison,
Kevin Buchanan, Vice Chair Bruce Berlin,
Virginia Roof

Given the recent increase in COVID-19 cases in San Luis Obispo County, and in compliance with Assembly Bill (AB) 361, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act, this meeting was held by teleconference.

1. CALL TO ORDER

Chair Maraviglia called the Planning Commission meeting to order at 6:00pm.

2. ROLL CALL

All present.

3. FLAG SALUTE

Commissioner Buchanan led the flag salute.

4. AGENDA REVIEW

None.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

None.

7. CONSENT AGENDA

7.a Approval of Minutes

Moved by Chair Maraviglia
Seconded by Kevin Buchanan

Approve the Minutes of the July 18, 2023 Planning Commission meeting.

Passed

8. PUBLIC HEARINGS

8.a Consideration Of Development Code Amendment 23-005; Amendments To The Arroyo Grande Municipal Code Regarding Restrictions On Irrigated Turf Installation And Use Citywide

(PEREZ)

Planning Manager Perez suggested that the Planning Commission continue the public hearing to a date certain of September 19, 2023.

Moved by Vice Chair Bruce Berlin

Seconded by Chair Maraviglia

Staff recommends Item #8.a, an ordinance relating to restrictions on the use of irrigated turf, be opened and continued to the next regular meeting of the Arroyo Grande Planning Commission on September 19, 2023 at 6:00 pm

Passed

9. NON-PUBLIC HEARING ITEMS

9.a General Plan Update Study Session

Community Development Director Pedrotti provided the Planning Commission updates on the kickoff meeting for the General Plan Update and explained some of the topics the General Plan update will cover.

Planning Manager Perez provided further updates regarding the General Plan update process, explained the community engagement strategy, topics that a General Plan update covers and outlined the expected future steps over the next three years. Planning Manager Perez asked the Commission to discuss potential indicators of success for the update, key challenges the City faces and potential opportunities for improvement in the community.

Planning Commissioners provided their thoughts on key indicators of success, key challenges and opportunities. In general, the Commission stated that primary indicators of success should be the inclusivity of the engagement process, utility of the document and the resulting economic growth from the planning process. In general, the Commission stated that primary challenges include: differing mindsets in the community regarding growth and development; the need for developers to participate in the development process after the planning process is completed; the complexity of the visioning process for members of the general public in terms of knowledge of potential solutions. In general the Commission stated that the key opportunities for the City include: the opportunity to improve recreation opportunities and provide open space in new subdivisions; improve the streetscape through the Village and along Grand Avenue; evaluate current market forces and potentially shift those market forces in logical ways.

Chair Maraviglia opened the public comment period.

Jared spoke about: the opportunity for the City to look at how it is viewed and envision what the City wants for the future; the difficulties the City and business owners face; and the importance of form based code and simplicity in the development process.

Conduct a study session, receive an update on the status of the General Plan Update and provide input and direction to staff on the key issues and areas to be addressed as part of the General Plan Update.

10. NOTICE OF ADMINISTRATIVE ITEMS SINCE JULY 18, 2023

Chair Maraviglia opened the public comment period. Hearing none, she closed the public comment period.

11. COMMISSION COMMUNICATIONS

None.

12. STAFF COMMUNICATIONS

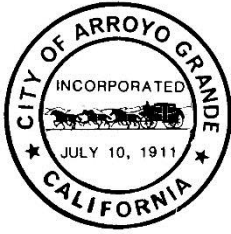
None.

13. ADJOURNMENT

The Meeting adjourned at 7:32pm.

Jamie Maraviglia, Chair

Patrick Holub, Associate Planner



MEMORANDUM

TO: Planning Commission

FROM: Brian Pedrotti, Community Development Director

BY: Andrew Perez, Planning Manager

SUBJECT: Consideration of Conditional Use Permit 23-004, Lot Line Adjustment 23-002, And Planned Sign Program 23-001; Establishment Of A 22-Room Hotel And Car Wash; Location – 727 El Camino Real; Applicant – Hamish Marshall And Nick Amarian; Representative – Georg

DATE: September 19, 2023

SUMMARY OF ACTION:

On September 8, 2023, a public hearing notice was mailed to property owners within 300 feet of the project site, published in the Tribune, and a sign was posted at the project site. On September 12, 2023, the applicant notified staff that they are withdrawing the subject applications from consideration due to unforeseen circumstances. In accordance with the Brown Act, the public hearing shall open and the public be given an opportunity to provide comment.

RECOMMENDATION:

Receive public comment and close the public hearing.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.



MEMORANDUM

TO: Planning Commission

FROM: Andrew Perez, Planning Manager

SUBJECT: Supplemental Information
Agenda Item 8.A – September 19, 2023, Planning Commission Meeting
Consideration of Conditional Use Permit 23-004, Lot Line Adjustment
23-002, And Planned Sign Program 23-001; Establishment Of A 22-
Room Hotel And Car Wash; Location – 727 El Camino Real; Applicant
– Hamish Marshall And Nick Amarian; Representative – George Garcia

DATE: September 19, 2023

Attached is a request from the property owner to continue the project to a date uncertain.

cc: Community Development Director
City Website

From: [Carol Florence](#)
To: [Andrew Perez](#); [Brian Pedrotti](#)
Cc: [Emily Ewer](#)
Subject: CUP 23-004 LLA 23-002, PSP 23-001 727 El Camino Real, AG - REQUEST FOR CONTINUANCE
Date: Tuesday, September 19, 2023 12:14:28 PM
Importance: High

Dear Messrs. Perez and Pedrotti,

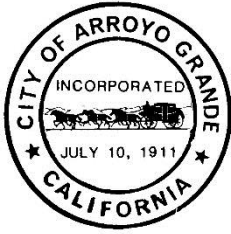
As you know, we represent the property owner and co-applicant of the subject development project. The proposed hotel and car wash development has been scheduled as public hearing item #8.a. for this evening's Planning Commission hearing. We understand the City received a letter requesting withdrawal of the application for consideration, which was sent by the project architect. While unforeseen circumstances have affected the project, which necessitate additional internal coordination before proceeding, the request for total withdrawal of the applications was premature and is not warranted.

The property owner and co-applicant, Mr. Nick Amirian, respectfully requests that the Planning Commission continue tonight's hearing to a date uncertain. This will provide for the requisite time to assess the situation and plan, accordingly. Our intention is to communicate and coordinate with City staff, with the intent to reschedule the hearing item for a future date. Thank you, in advance, for the consideration. Should you have any questions, do not hesitate to contact me, directly.

Yours respectfully,
C.M. Florence, AICP
Principal Planner

OASIS ASSOCIATES, INC.

3427 Miguelito Court
San Luis Obispo, CA 93401
P: 805.541.4509 Ext 11 | F: 805.546.0525
www.oasisassoc.com



MEMORANDUM

TO: Planning Commission

FROM: Brian Pedrotti, Community Development Director

BY: Andrew Perez, Planning Manager

SUBJECT: Consideration Of Development Code Amendment 23-005;
Amendments To The Arroyo Grande Municipal Code Regarding
Restrictions On Irrigated Turf Installation and Use Citywide

DATE: September 19, 2023

SUMMARY OF ACTION:

On August 25, 2023, a public hearing notice was published in the Tribune notifying the public of the consideration of an ordinance amendment that would limit the installation and maintenance of irrigated turf citywide. The public hearing was continued to the September 19, 2023, Planning Commission meeting. Staff is not prepared to bring the development code amendment for consideration at this time, and therefore recommends that the public hearing be continued to a date uncertain. In accordance with the Brown Act, the public hearing shall be opened and the public be given an opportunity to provide comment.

RECOMMENDATION:

Receive public comment and continue the consideration of the item to a date uncertain.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.