



PLANNING COMMISSION MEETING
AGENDA

Tuesday, November 21, 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**

Vice Chair Berlin led the flag salute.

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 Amendments To Title 16 Of The Arroyo Grande Municipal Code (AGMC) Regarding Accessory Dwelling Units; Development Code Amendment 23-001
(PEREZ)**

Recommended Action:

Staff recommends continuing Item #8.a, an ordinance amendment relating to the accessory dwelling units, be opened and continued to a future meeting with a date uncertain.

9. NON-PUBLIC HEARING ITEMS

None.

10. NOTICE OF ADMINISTRATIVE ITEMS SINCE NOVEMBER 7, 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.

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**ACTION MINUTES
MEETING OF THE PLANNING COMMISSION**

**November 7, 2023, 6:00 p.m.
Hybrid City Council Chamber/Virtual Zoom Meeting
215 East Branch Street, Arroyo Grande**

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

Staff Present: Planning Manager Andrew Perez, Associate
Planner Patrick Holub, Community
Development Director Brian Pedrotti

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

Sackrison absent.

3. FLAG SALUTE

Chair Maraviglia.

4. AGENDA REVIEW

None.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

None.

7. CONSENT AGENDA

7.a Approval of Minutes

(HOLUB)

Chair Maraviglia moved and Commissioner Roof seconded a motion to approved the consent agenda as submitted. The motion passed 4-0-1 with Commissioner Sackrison absent.

8. PUBLIC HEARINGS

8.a Consideration of CUP 23-008; Establishment of a Veterinary Clinic in an Existing Structure and Finding that this Action is Exempt from Review Under the CEQA Pursuant to State Guidelines Section 15301

Planning Manager Perez presented the staff report and responded to Commission questions regarding market analyses and the community's need for more vet services.

Chair Maraviglia opened the public hearing.

Brenda Auer spoke about the wait times at local vet clinics and expressed support for the project.

Alexandria mentioned that the new vet clinic would be a good addition to the City.

Dr. Michael O'Hara, applicant, thanked members of the public for being supportive of his project and spoke in support of the application.

Hearing no further public comment, Chair Maraviglia closed the public hearing.

Moved by Virginia Roof

Seconded by Kevin Buchanan

1) Adopt a Resolution approving the proposed project; and 2) Determine that this project is categorically exempt per Section 15301of the CEQA Guidelines.

Passed

8.b Consideration of CUP23-001; AG Creek Stream Gauge Improvement and Finding that this Action is Exempt from Review Under the California Environmental Quality Act Pursuant to State Guidelines Sections 15301, 15302, and 15304; Applicant – Steph Wald

Associate Planner Holub presented the staff report and responded to Commissioner questions regarding stream diversion, pre- versus post-volumes, timelines for the project and the street closure.

Steph Wald, applicant, spoke in support of the project and responded to Commissioner questions regarding previous funding shortfalls and construction timelines.

Chair Maraviglia opened the public hearing. Hearing none, Chair Maraviglia closed the public hearing.

Moved by Vice Chair Bruce Berlin

Seconded by Chair Maraviglia

- 1) Adopt a Resolution recommending approval of the proposed project to the City Council; and
- 2) Determine that this project is categorically exempt per Section 15301, 15302 and 15304 of the CEQA Guidelines

Passed

9. NON-PUBLIC HEARING ITEMS

None.

10. NOTICE OF ADMINISTRATIVE ITEMS SINCE OCTOBER 17, 2023

Received.

Chair Maraviglia invited public comment.

Brenda Auer spoke about her concerns related to the parklets in the Village and the availability of parking.

A letter written Tami Price, the owner of the Village Cafe, was read into the record highlighting concerns related to parklets and parking in the Village.

A letter written by the owner of Posies was read into the record explaining concerns related to parklets and parking in the Village.

Hearing no further public comment, Chair Maraviglia closed the public comment period.

11. COMMISSION COMMUNICATIONS

None.

12. STAFF COMMUNICATIONS

Community Development Director Pedrotti updated the Commission on the following items:

- 1) Phase 2 of the Utility Box Painting Project;
- 2) Pre-Application for a Development Code Amendment to consider allowing educational facilities in the Regional Commercial (RC) zoning district;
- 3) Central Coast Economic Forecast

13. ADJOURNMENT

The Meeting adjourned at 6:57.

Jamie Maraviglia, Chair

Patrick Holub, Associate Planner