

ACTION MINUTES
MEETING OF THE PLANNING COMMISSION

February 6, 2024, 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, Virginia Roof

Commission Members Absent: Vice Chair Bruce Berlin

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

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

Vice Chair Berlin absent.

3. FLAG SALUTE

Commissioner Roof

4. AGENDA REVIEW

The Commission agreed to switch the order of items 8.a. and 8.c.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

The Commission was provided with one supplemental memo regarding item 8.a. and one regarding item 8.c. The Commission also received one additional piece of correspondence received by staff immediately prior to the start of the meeting.

7. CONSENT AGENDA

7.a Approval of Minutes

Commissioner Roof moved and Commissioner Sackrison seconded a motion approving the minutes of the January 16, 2024 meeting.

Moved by Virginia Roof

Seconded by Catherine Sackrison

Approve the Minutes of the January 16, 2024 meeting

Passed

8. PUBLIC HEARINGS

8.a Consideration of Tentative Parcel Map 23-002 and Finding that this Action is Exempt from Review Under the California Environmental Quality Act (CEQA) Pursuant to State Guidelines Section 15315; Location – 141 South Elm Street; Applicant – Jeffrey Emrick

Chair Maraviglia rejoined the meeting at 9:59pm.

This item was heard out of order, after Item 8.b

Associate Planner Holub presented the staff report including the existing configuration of the parcel, the proposed subdivision, the resulting density after the subdivision, access, and the proposed conditions related to public improvements. He also answered questions about the public improvements.

Jeff Emrick, project applicant, spoke in support of the project and explained the design considerations for the public improvements.

Chair Maraviglia opened the public hearing.

Alexandria asked about access to the proposed rear parcel.

Chair Maraviglia closed the public hearing.

Moved by Chair Maraviglia

Seconded by Virginia Roof

1) Adopt a Resolution approving Tentative Parcel Map 23-002 and 2) Find that this action is exempt from CEQA pursuant to State Guidelines Section 15315 for minor land divisions

AYES (4): Chair Maraviglia, Catherine Sackrison, Kevin Buchanan, and Virginia Roof

ABSENT (1): Vice Chair Bruce Berlin

Passed (4 to 0)

8.b Consideration of CUP22-007 & TTM 22-007 and Finding that this Action is Exempt from Review Under the California Environmental Quality Act Pursuant to State Guidelines

Section 15332; Location – 1255 East Grand Avenue; Representative – Matt Cebulla, Cebulla

Chair Maraviglia called for a short break at 9:27pm.

The meeting resumed at 9:35pm.

Chair Maraviglia moved and Commissioner Sackrison seconded a motion to extend the meeting past 10:00pm but not past 11:00pm. The motion passed unanimously.

This item was heard out of order, after Item 8.c.

Chair Maraviglia recused herself from this item stating that her residence is located within 500 feet of the project site. Commissioner Buchanan acted as Vice Chair for this agenda item.

Association Planner Holub presented the staff report, outlining the project location, existing development and the project description. The project description included a description of the proposed use, architectural styles, materials and colors proposed. He also described the parking requirements and proposed modifications to the existing development to provide emergency access to the site. He also described the proposed landscaping and the recommendations from the Architectural Review Committee.

Matt Cebulla, project designer, spoke in support of the project. He answered questions about the elevators proposed in each unit.

Commissioner Buchanan opened public comment.

Alexandria suggested that applicants consider including bike storage and asked questions about the capacity of the elevators.

Commissioner Buchanan closed the public comment.

The Commission was supportive of infill design and the development of new housing units.

Moved by Catherine Sackrison

Seconded by Virginia Roof

1) Adopt the prepared Resolution approving Conditional Use Permit 22-007 and Tentative Tract Map 22-001 and 2) Find that this action is exempt from CEQA pursuant to State Guidelines Section 15332 for infill development.

AYES (3): Catherine Sackrison, Kevin Buchanan, and Virginia Roof

ABSTAINED (1): Chair Maraviglia

ABSENT (1): Vice Chair Bruce Berlin

Passed (3 to 0)

8.c Consideration of CUP23-006; New 55 Foot Wireless Telecommunication Facility and Finding That This Action Is Exempt From Review Under CEQA Pursuant to State Guidelines Section 15303; Location– 789 Valley Rd; Applicant – Verizon Wireless

This item was heard out of order before item 8.b.

Commissioner Roof recused herself, stating a common law conflict of interest.

Community Development Director Pedrotti introduced the agenda item and introduced Assistant Planner Shayna Gropen and Legal Associate Bennett Givens.

Assistant Planner Gropen Presented the staff report. Associate Givens presented additional material regarding the City's purview of the application and limitations in State and Federal law.

Staff responded to Commissioner questions regarding: alternative site analyses; gaps in service; legal requirements and City authority; zoning designations; landscaping; the shot clock for processing the subject application; and the science and implications of radio frequency (RF) emissions.

Pete Shubin, representative, spoke in favor of the project and responded to Commissioner questions regarding Verizon's plans for the site and RF exposure safety.

Durang Tech, representative, spoke in favor of the project and responded to Commissioner questions regarding RF emissions.

Duane Bonham, representative, spoke in favor of the project and responded to Commissioner questions regarding RF emissions and the perceptible impacts of poor service coverage.

Chair Maraviglia opened the public hearing.

Jeff Metcalfe, St. John's Lutheran Church, spoke about the church's participation in the alternative site analysis and mentioned that the church would be open to housing a potential cell site if proposed.

Speaking in opposition to the project were the following community members: Tony Cablisca; Carol Cranfield; Michael Herrod; Reginald Johnson; Barbara Hill; Bob Schumer; Shirley Daniels; Martin Lowie; Gary Schmidt; Robert Thronson; Carolyn Roof; Ethel Landers; Mary Thronson; Dorothy Poe; Paula Mason; Robert Swanson; Jane Roach; Carol Snow; Tom Noell; Rene Ruffino; Mike Colgate; Allison Klassen; Joan Garrett; Jack Gil; Peter Hunt; George Roach; Joanna Phillips; Cheryl Storton; Nancy Boyle; Dustin Rustigan; and Daryl Snow.

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

Findings for denial of the application included;

1. The proposed facility does not avoid any unreasonable interference with views from neighboring properties.
2. The proposed facility is not compatible with surrounding architecture, and is not in scale and architecturally integrated in such a manner as to be visually unobtrusive.
3. The proposed facility does not avoid any unreasonable interference with views from neighboring properties.
4. The applicant has not reasonably demonstrated that the proposed facility cannot be placed on an existing building or structure.

5. The applicant has not provided substantial landscaping or other screening to visually buffer any adjoining residential uses from the potential visual impacts of the facility.

Moved by Chair Maraviglia
Seconded by Catherine Sackrison

1) Adopt a Resolution denying Conditional Use Permit 23-006

Passed

9. NON-PUBLIC HEARING ITEMS

None.

10. NOTICE OF ADMINISTRATIVE ITEMS SINCE JANUARY 16, 2024

Received.

11. COMMISSION COMMUNICATIONS

Commissioner Roof thanked staff for information regarding the General Plan Update.

12. STAFF COMMUNICATIONS

Planning Manager Perez informed the Commission about the upcoming General Plan Update Workshop at City Council Chambers on February 28, 2024 at 6:00pm.

13. ADJOURNMENT

The Meeting adjourned at 10:18pm.

Jamie Maraviglia, Chair

Patrick Holub, Associate Planner