

ACTION MINUTES
MEETING OF THE PLANNING COMMISSION

May 7, 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, Vice Chair Bruce Berlin,
Virginia Roof

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

This meeting was conducted in a hybrid in-person/virtual format.

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 Sackrison 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

(HOLUB)

Moved by Virginia Roof
Seconded by Vice Chair Bruce Berlin

Approve the Minutes of the April 16, 2024 regular meeting.

Passed

7.b Consideration of Time Extension 24-001 for Conditional Use Permit 21-001 and Lot Merger 21-001; Location 700 Oak Park Blvd; Applicant – Housing Authority of San Luis Obispo (HASLO)

(PEREZ)

Moved by Virginia Roof
Seconded by Vice Chair Bruce Berlin

Adopt a Resolution approving Time Extension 24-001.

Passed

8. PUBLIC HEARINGS

8.a Continued Consideration of TPM 23-001; Location – 444 Lierly Lane; Applicant – Bruce Vanderveen

(HOLUB)

Associate Planner Holub presented the staff report and responded to Commissioner questions regarding: progress made on acquiring a new access point; the difference between continuing the item to a date certain versus uncertain; maintenance agreements; and public notification.

Chair Maraviglia opened the public hearing.

Speaking from the public were: Tom Griffin; Dave Pomeroy; Scott Ullman; Carol Pruett; and Susan Evard. Comments made expressed concerns about the project and revolved around access issues.

Bruce Vanderveen, applicant, responded to concerns regarding access.

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

Moved by Chair Maraviglia
Seconded by Catherine Sackrison

Continue the public hearing to a date uncertain to allow the applicant to explore alternative access options.

Passed

9. NON-PUBLIC HEARING ITEMS

9.a Consideration of General Plan Consistency for the Fiscal Years 2024-2029 Capital Improvement Program

(PEREZ)

Planning Manager Perez presented the staff report and responded to Commissioner questions regarding: how the CIP plan is developed; costs allocated per year; timing of the construction of a new Recreation Services building; costs related to pavement management; and the timing of the most recent sales tax measure.

Moved by Chair Maraviglia
Seconded by Virginia Roof

Adopt a Resolution finding that the Capital Improvement Program is consistent with the General Plan.

Passed

10. NOTICE OF ADMINISTRATIVE ITEMS SINCE APRIL 16, 2024

None.

11. COMMISSION COMMUNICATIONS

Commissioner Sackrison thanked staff for facilitating the recent ADU workshops. Vice Chair Roof echoed Commissioner Sackrison's sentiments.

Vice Chair roof thanked the City for the information that was sent to residents regarding the potential sales tax measure and asked which demographic data is available.

Commissioner Berlin thanked the mothers on the Planning Commission.

Chair Maraviglia thanked the City for completing the pavement improvements.

12. STAFF COMMUNICATIONS

Community Development Director Pedrotti informed the Commission that the updated public art guidelines will be introduced to the City Council on May 14th and provided information regarding a Study sessions for the General Plan Update in June, which will leading to a draft vision statement and solicit feedback. Director Pedrotti also provided information about the Active Transportation Plan stakeholder meeting that was held on May 2nd.

Planning Manager Perez informed the Commission that SLOCOG currently has two vacancies on the Citizens Transportation Advisory Committee and invited anyone interested to apply.

13. ADJOURNMENT

The Meeting adjourned at 7:17pm.

Jamie Maraviglia, Chair

Patrick Holub, Associate Planner