

**ACTION MINUTES  
MEETING OF THE PLANNING COMMISSION**

**September 17, 2024, 6:00 p.m.  
Hybrid City Council Chamber/Virtual Zoom Meeting  
215 East Branch Street, Arroyo Grande**

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

Commission Members Absent: Catherine Sackrison

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.**

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**1. CALL TO ORDER**

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

**2. ROLL CALL**

Commissioner Sackrison absent.

**3. FLAG SALUTE**

Chair Maraviglia led the flag salute.

**4. AGENDA REVIEW**

None.

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

None.

**6. WRITTEN COMMUNICATIONS**

One item of written correspondence was provided regarding item 8a.

**7. CONSENT AGENDA**

**7.a Approval of Minutes**

Moved by Vice Chair Virginia Roof  
Seconded by Bruce Berlin

Approve the Minutes of the July 30, 2024 special meeting.

Passed

## 8. **PUBLIC HEARINGS**

### 8.a **Consideration of Development Code Amendment 24-002; Amendments to Title 16 of the Arroyo Grande Municipal Code Regarding Wireless Telecommunication Facilities and Finding That This Action Is Exempt From Review Under The California Environmental Quality Act**

Planning Manager Perez presented the staff report and responded to Commissioner questions regarding: mandated review times; methods for contacting staff regarding a proposal; residential density; proximity to school sites; state and federal regulations; the process of correcting an application deficiency or operational issue; enforceability of performance standards; and site abandonment procedures and timelines.

Chair Maraviglia opened the public hearing.

Alexandria asked a question about creating a application process that establishes a voluntary public hearing process and spoke about the tiers for preferential analysis for siting.

Garry Schmidt spoke about his involvement in the creation of the current ordinance and expressed concerns regarding protections for residents.

Paula Mason spoke about the changes to the ordinance indicating she was supportive and asked how residents of multi-family units or mobile homes will be notified of a pending application.

Carol Cranfield expressed concerns regarding setbacks from residential neighborhoods including mobile home parks.

Ethel Landers expressed concerns about the effects of cell towers near residential units and requested the addition of a buffer from residential areas.

Moved by Chair Maraviglia  
Seconded by Bruce Berlin

Continue the proposed ordinance amending the Arroyo Grande Municipal Code (AGMC) regarding wireless telecommunication facilities and find the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines and direct staff to prepare and file with the Office of Planning and Research and the Clerk of the County of San Luis Obispo a Notice of Exemption (NOE) as provided under Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062.

Passed

9. **NON-PUBLIC HEARING ITEMS**

None.

10. **NOTICE OF ADMINISTRATIVE ITEMS SINCE JULY 30, 2024**

Received.

11. **COMMISSION COMMUNICATIONS**

Vice Chair Roof spoke about the visioning and guiding principles that were reviewed by the City Council.

12. **STAFF COMMUNICATIONS**

Community Development Director Pedrotti provided updates regarding the following items: 959 Valley Road cell tower application; Housing Element Programs; Public Art Project at Rancho Grande Park; and the Swinging Bridge Ribbon Cutting Ceremony on September 13th.

13. **ADJOURNMENT**

The Meeting adjourned at 7:45pm.

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Jamie Maraviglia, Chair

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Patrick Holub, Associate Planner