

**ACTION MINUTES  
MEETING OF THE PLANNING COMMISSION**

**May 17, 2022, 6:00 p.m.  
Hybrid City Council Chamber/Virtual Zoom Meeting  
215 East Branch Street, Arroyo Grande**

Commission Members Present: Chair Glenn Martin, Commissioner Frank Schiro, Vice Chair Jamie Maraviglia, Commissioner Jim Guthrie, Commissioner Kevin Buchanan

Staff Present: Associate Planner Andrew Perez, Assistant 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.**

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**1. CALL TO ORDER**

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

**2. ROLL CALL**

All present.

**3. FLAG SALUTE**

Commissioner Guthrie

**4. AGENDA REVIEW**

None

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

None

**6. WRITTEN COMMUNICATIONS**

One supplemental memo was received regarding item 8.a.

**7. CONSENT AGENDA**

Moved by Commissioner Schiro  
Seconded by Commissioner Guthrie  
Passed

**7.a Approval of Minutes**

(HOLUB)

Approve the Minutes of the May 3, 2022 Regular Meeting.

**7.b Consideration Of Time Extension 22-002 For Conditional Use Permit No. 19-002; One Year Time Extension In Accordance With The Arroyo Grande Municipal Code; Location – 207 Pilgrim Way; Applicant – David Mi; Representative – Warren Hamrick**

It is recommended that the Planning Commission adopt a Resolution approving Time Extension 22-002.

**8. PUBLIC HEARINGS**

**8.a Consideration Tentative Tract Map 21-001 and Conditional Use Permit 22-002; Subdivision and Construction Of Nine (9) Two-Story Residential Units and a Two-Story Mixed-Use Structure; Location – 1214 E. Grand Avenue and 181 N. Elm Street; Applicant – Floyd**

Planning Manager Perez presented the staff report and responded to Commissioner questions regarding parking, connectivity between project phases, and live-work units..

Fred Porter, Engineer, spoke in support of the project and responded to Commissioner questions regarding project financial, accessible parking and building height.

Chair Martin opened the public hearing. Hearing no public comment, Chair Martin closed the public hearing.

Moved by Chair Martin  
Seconded by Commissioner Schiro

It is recommended that the Planning Commission adopt of a resolution approving the proposed project.

Passed

**9. NON-PUBLIC HEARING ITEMS**

None.

**10. NOTICE OF ADMINISTRATIVE ITEMS SINCE MAY 3, 2022**

None

**11. COMMISSION COMMUNICATIONS**

Commissioner Schiro wished Arroyo Grande High School good luck at their baseball game.

Chair Martin expressed a desire to see minimum development density for projects.

**12. STAFF COMMUNICATIONS**

Community Development Director Pedrotti informed the Commission of the promotions of Andrew Perez to Planning Manager and Patrick Holub to Associate Planner.

**13. ADJOURNMENT**

The Meeting adjourned at 7:10pm.

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Patrick Holub

Assistant Planner

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Glenn Martin, Chair