



## MEMORANDUM

**TO:** Planning Commission

**FROM:** Brian Pedrotti, Community Development Director

**BY:** Andrew Perez, Planning Manager

**SUBJECT:** Proposed Street Names for Creekside Mixed-Use Development;  
Location – 415 E. Branch St; Applicant – DB&M Properties

**DATE:** June 7, 2022

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### SUMMARY OF ACTION:

Approve the street names for an approved mixed-use development to allow for recordation of the final map.

### IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

No financial impact is projected.

### RECOMMENDATION:

It is recommended that the Planning Commission adopt a Resolution approving the street names for the Creekside Mixed-Use Development (Attachment 1).

### BACKGROUND:

The project site is located near the east end of the Village and is bounded by East Branch Street, Crown Hill, Crown Terrace, Le Point Street and Tally Ho Creek (Attachment 2). The property is roughly two (2) acres in size, is generally flat, except for the eastern portion where it slopes up dramatically to Crown Terrace. The phased project was originally approved in 2007, revised in 2019, and consists of the following components:

**Table 1: Approved Creekside Center Mixed-Use Project**

Project Phase	Phase Description
Phase I	Retention of existing historic Loomis residence, second residence, and grain warehouse
Phase II	12,937 square foot office/retail building with two (2) level parking garage
Phase III	Sixteen (16) multifamily residential units in four (4) buildings

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Phase IV	Eight (8) individual for sale residential units with surface parking and open space improvements
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### Staff Advisory Committee

The Staff Advisory Committee (SAC) considered the revised street name request in accordance with the requirements of the Arroyo Grande Municipal Code (AGMC). Members of the SAC were in support of naming the streets as revised by the developer due to the proposal not creating conflicts with other existing streets in the City and being designated in accordance with the AGMC.

### **ANALYSIS OF ISSUES:**

Procedures for naming of streets are outlined in AGMC Section 12.04.050. The City has independent jurisdiction on the naming of streets within City limits. Street names are designated according to direction and length by the proper term as set forth in the following table:

<b>General Direction</b>	<b>Long Street</b>	<b>or</b>	<b>Continuous</b>	<b>Short Streets</b>	<b>or</b>	<b>Discontinuous</b>
<b>North and South</b>	Street			Place		
<b>East and West</b>	Avenue			Court		
<b>Diagonal</b>	Road			Way		
<b>Curving</b>	Drive			Lane		

Two new streets are proposed within the development and the developer requests to designate the streets Hartford Street and Sterling Drive as indicated on Attachment 2. Both streets are short, discontinuous streets, therefore the naming methodology established in the Municipal Code dictates they shall be designated as Hartford Court and Sterling Place, as noted in the prepared Resolution.

### **ALTERNATIVES:**

The following alternatives are provided for the Commission's consideration:

1. Adopt the attached Resolution approving the use of Hartford Court and Sterling Place for the street names in the subject development; or
2. Provide other direction to staff.

### **ADVANTAGES:**

Approving the proposed street names is consistent with the AGMC and allows the final subdivision map to continue forward for recordation.

### **DISADVANTAGES:**

None identified.

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**ENVIRONMENTAL REVIEW:**

The project has been reviewed in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Procedures for the Implementation of CEQA and was determined to be exempt per Sections 15060(c)(2) and 15061(b)(3) of the CEQA Guidelines, as naming the street will not cause any direct or indirect physical environmental impacts.

**PUBLIC NOTIFICATION AND COMMENTS:**

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

**Attachments:**

1. Resolution
2. Location Map