



## MEMORANDUM

**TO:** Planning Commission

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

**BY:** Andrew Perez, Planning Manager

**SUBJECT:** Consideration of Proposed the Street Name for Tract 2985; Location – Corbett Canyon Road/Highway 227; Applicant –Scott Pace

**DATE:** October 4, 2022

---

### **SUMMARY OF ACTION:**

Approve the street name for an approved residential development to allow for recordation of the final map and installation of utilities serving the development.

### **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 name for Tract 2985 (Attachment 1).

### **BACKGROUND:**

The proposed subdivision creates eleven (11) residential lots on 4.6 acres that are accessed from Corbett Canyon Road by a private street. Each of the eleven homes proposed for this development will be oriented so the front entrance is oriented towards the private street and the backyard along Corbett Canyon Road. Therefore, the Municipal Code dictates that the homes need an address off of the private street.

### **ANALYSIS OF ISSUES:**

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

## Planning Commission

Consideration of Proposed the Street Name for Tract 2985; Location – Corbett Canyon Road/Highway 227; Applicant –Scott Pace

October 4, 2022

Page 2

**Table 1: Street Naming Method**

<b>General Direction</b>	<b>Long or Continuous Street</b>	<b>Short or Discontinuous Streets</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

One new street is proposed within the development that will serve all eleven lots. The developer requests to designate the private street as Cobble Creek Way. The street is a short, discontinuous street oriented in a northeast/southwest direction, therefore the street is given the “Way” designation pursuant to the naming methodology established in the Municipal Code.

### Staff Advisory Committee

in accordance with the requirements of the Municipal Code, the Staff Advisory Committee (SAC) discussed street names proposed by the developer. Five options were proposed by the developer, and members of the SAC were most supportive of the Cobble Creek Way because it does not conflict with any existing streets in the City and will be easily distinguishable by emergency services and dispatch operators.

### **ALTERNATIVES:**

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

1. Adopt the attached Resolution approving the use of Cobble Creek Way for the name of the private street in the subject development; or
2. Provide other direction to staff.

### **ADVANTAGES:**

Approving the proposed street name is consistent with the Municipal Code and allows the final subdivision map to continue forward for recordation and construction.

### **DISADVANTAGES:**

None identified.

### **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

**Planning Commission**

Consideration of Proposed the Street Name for Tract 2985; Location – Corbett Canyon Road/Highway 227; Applicant –Scott Pace

**October 4, 2022**

**Page 3**

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