

ACTION MINUTES
MEETING OF THE PLANNING COMMISSION

September 5, 2023, 6:00 p.m.
Hybrid City Council Chamber/Virtual Zoom Meeting
215 East Branch Street, Arroyo Grande

Commission Members Absent: Chair Jamie Maraviglia, Catherine Sackrison,
Kevin Buchanan, Vice Chair Bruce Berlin,
Virginia Roof

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.

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 Buchanan 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

Moved by Chair Maraviglia
Seconded by Kevin Buchanan

Approve the Minutes of the July 18, 2023 Planning Commission meeting.

Passed

8. PUBLIC HEARINGS

8.a Consideration Of Development Code Amendment 23-005; Amendments To The Arroyo Grande Municipal Code Regarding Restrictions On Irrigated Turf Installation And Use Citywide

(PEREZ)

Planning Manager Perez suggested that the Planning Commission continue the public hearing to a date certain of September 19, 2023.

Moved by Vice Chair Bruce Berlin

Seconded by Chair Maraviglia

Staff recommends Item #8.a, an ordinance relating to restrictions on the use of irrigated turf, be opened and continued to the next regular meeting of the Arroyo Grande Planning Commission on September 19, 2023 at 6:00 pm

Passed

9. NON-PUBLIC HEARING ITEMS

9.a General Plan Update Study Session

Community Development Director Pedrotti provided the Planning Commission updates on the kickoff meeting for the General Plan Update and explained some of the topics the General Plan update will cover.

Planning Manager Perez provided further updates regarding the General Plan update process, explained the community engagement strategy, topics that a General Plan update covers and outlined the expected future steps over the next three years. Planning Manager Perez asked the Commission to discuss potential indicators of success for the update, key challenges the City faces and potential opportunities for improvement in the community.

Planning Commissioners provided their thoughts on key indicators of success, key challenges and opportunities. In general, the Commission stated that primary indicators of success should be the inclusivity of the engagement process, utility of the document and the resulting economic growth from the planning process. In general, the Commission stated that primary challenges include: differing mindsets in the community regarding growth and development; the need for developers to participate in the development process after the planning process is completed; the complexity of the visioning process for members of the general public in terms of knowledge of potential solutions. In general the Commission stated that the key opportunities for the City include: the opportunity to improve recreation opportunities and provide open space in new subdivisions; improve the streetscape through the Village and along Grand Avenue; evaluate current market forces and potentially shift those market forces in logical ways.

Chair Maraviglia opened the public comment period.

Jared spoke about: the opportunity for the City to look at how it is viewed and envision what the City wants for the future; the difficulties the City and business owners face; and the importance of form based code and simplicity in the development process.

Conduct a study session, receive an update on the status of the General Plan Update and provide input and direction to staff on the key issues and areas to be addressed as part of the General Plan Update.

10. NOTICE OF ADMINISTRATIVE ITEMS SINCE JULY 18, 2023

Chair Maraviglia opened the public comment period. Hearing none, she closed the public comment period.

11. COMMISSION COMMUNICATIONS

None.

12. STAFF COMMUNICATIONS

None.

13. ADJOURNMENT

The Meeting adjourned at 7:32pm.

Jamie Maraviglia, Chair

Patrick Holub, Associate Planner