

**ACTION MINUTES  
MEETING OF THE PLANNING COMMISSION**

**November 7, 2023, 6:00 p.m.  
Hybrid City Council Chamber/Virtual Zoom Meeting  
215 East Branch Street, Arroyo Grande**

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

Staff Present: Planning Manager Andrew Perez, Associate  
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 Maraviglia called the Planning Commission meeting to order at 6:00pm.

**2. ROLL CALL**

Sackrison absent.

**3. FLAG SALUTE**

Chair Maraviglia.

**4. AGENDA REVIEW**

None.

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

None.

**6. WRITTEN COMMUNICATIONS**

None.

**7. CONSENT AGENDA**

**7.a Approval of Minutes**

(HOLUB)

Chair Maraviglia moved and Commissioner Roof seconded a motion to approved the consent agenda as submitted. The motion passed 4-0-1 with Commissioner Sackrison absent.

**8. PUBLIC HEARINGS**

**8.a Consideration of CUP 23-008; Establishment of a Veterinary Clinic in an Existing Structure and Finding that this Action is Exempt from Review Under the CEQA Pursuant to State Guidelines Section 15301**

Planning Manager Perez presented the staff report and responded to Commission questions regarding market analyses and the community's need for more vet services.

Chair Maraviglia opened the public hearing.

Brenda Auer spoke about the wait times at local vet clinics and expressed support for the project.

Alexandria mentioned that the new vet clinic would be a good addition to the City.

Dr. Michael O'Hara, applicant, thanked members of the public for being supportive of his project and spoke in support of the application.

Hearing no further public comment, Chair Maraviglia closed the public hearing.

Moved by Virginia Roof

Seconded by Kevin Buchanan

1) Adopt a Resolution approving the proposed project; and 2) Determine that this project is categorically exempt per Section 15301 of the CEQA Guidelines.

Passed

**8.b Consideration of CUP23-001; AG Creek Stream Gauge Improvement and Finding that this Action is Exempt from Review Under the California Environmental Quality Act Pursuant to State Guidelines Sections 15301, 15302, and 15304; Applicant – Steph Wald**

Associate Planner Holub presented the staff report and responded to Commissioner questions regarding stream diversion, pre- versus post-volumes, timelines for the project and the street closure.

Steph Wald, applicant, spoke in support of the project and responded to Commissioner questions regarding previous funding shortfalls and construction timelines.

Chair Maraviglia opened the public hearing. Hearing none, Chair Maraviglia closed the public hearing.

Moved by Vice Chair Bruce Berlin

Seconded by Chair Maraviglia

- 1) Adopt a Resolution recommending approval of the proposed project to the City Council; and
- 2) Determine that this project is categorically exempt per Section 15301, 15302 and 15304 of the CEQA Guidelines

Passed

**9. NON-PUBLIC HEARING ITEMS**

None.

**10. NOTICE OF ADMINISTRATIVE ITEMS SINCE OCTOBER 17, 2023**

Received.

Chair Maraviglia invited public comment.

Brenda Auer spoke about her concerns related to the parklets in the Village and the availability of parking.

A letter written Tami Price, the owner of the Village Cafe, was read into the record highlighting concerns related to parklets and parking in the Village.

A letter written by the owner of Posies was read into the record explaining concerns related to parklets and parking in the Village.

Hearing no further public comment, Chair Maraviglia closed the public comment period.

**11. COMMISSION COMMUNICATIONS**

None.

**12. STAFF COMMUNICATIONS**

Community Development Director Pedrotti updated the Commission on the following items:

- 1) Phase 2 of the Utility Box Painting Project;
- 2) Pre-Application for a Development Code Amendment to consider allowing educational facilities in the Regional Commercial (RC) zoning district;
- 3) Central Coast Economic Forecast

**13. ADJOURNMENT**

The Meeting adjourned at 6:57.

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Jamie Maraviglia, Chair

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Patrick Holub, Associate Planner