



MEMORANDUM

TO: City Council

FROM: Jessica Matson, Legislative & Information Services Director/City Clerk

SUBJECT: Supplemental Information
Agenda Item 9.a. – Appeal Case 21-006; Appeal of Planning Commission Approval of Minor Use Permit-PlotPlan Review 21-033 for the Establishment of a Vacation Rental; Location; 263 Spruce St, Unit D; Appellant – Sharon Valienzi

DATE: January 25, 2022

Attached is correspondence received from the applicants for the above referenced item.

cc: City Manager
Assistant City Manager/Public Works Director
Community Development Director
City Attorney
City Clerk
City Website (or public review binder)

January 10, 2022

Mr. Andrew Perez, Planner
City of Arroyo Grande
300 E. Branch St.
Arroyo Grande, CA 93420

SUBJECT: Vacation Rental Permit for 263 Spruce St., Unit D – Proposed Conditions

Dear Mr. Perez,


Please accept the following voluntary conditions to address the concerns that were raised at December 17th, 2021 Planning Commission hearing by Ms. Sharon Valienzi regarding the vacation rental permit for my property at the subject address.


To address various potential land use issues, I offer the following short-term rental conditions that will run with the land. All conditions will be enforced in a manner acceptable to the City of Arroyo Grande Community Development Director:

1. The garage, which was previously converted to habitable living space, will be converted back to its original state to accommodate two (2) automobiles.
2. Guests leasing the vacation rental will be required to use the interior of the garage as priority parking.
3. The driveway on the subject property will be striped to delineate the two (2) exterior parking stalls that will be used as secondary parking by guests. This striping should mitigate someone parking in the middle of the outdoor parking area blocking its optimum two (2) stall availability.
4. The conditions referenced above will be incorporated in any applicable lease agreement and house rules for the short-term vacation rental.

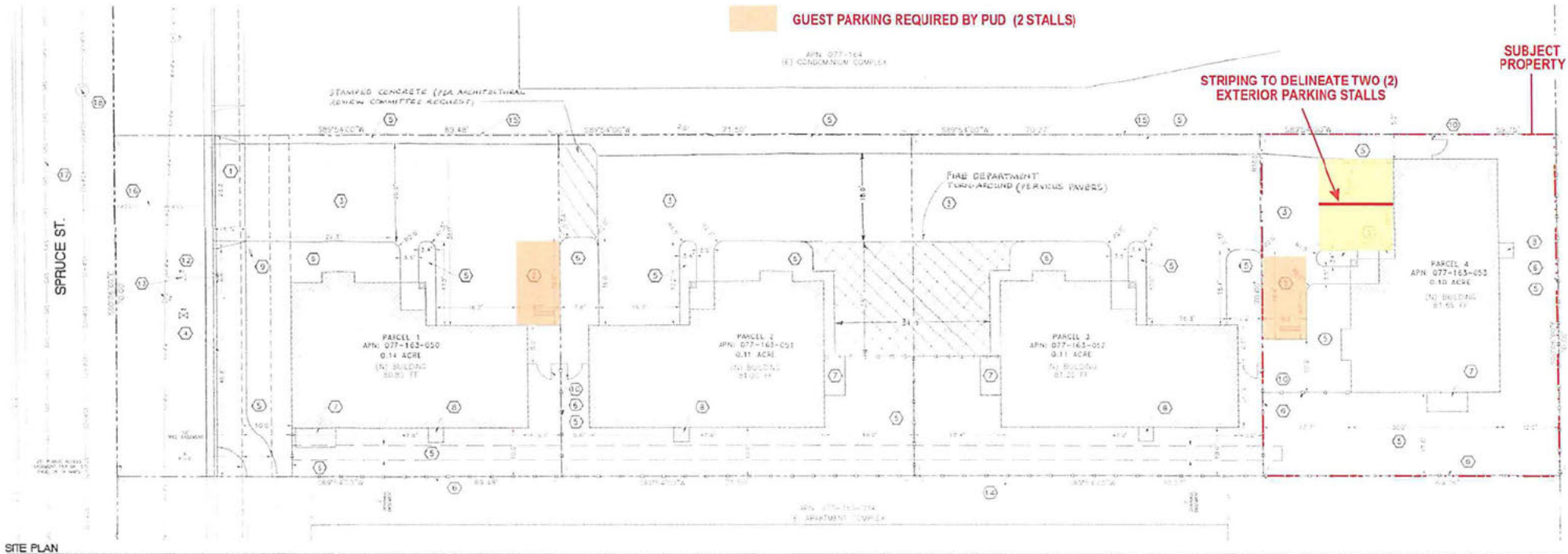
I trust these voluntary conditions will formally address concerns raised regarding the subject parcel. If you have any questions, please feel free to contact us.

Sincerely,


Ken & Elaine Steitz


Pismo Beach, CA 93449

Enclosure



SITE PLAN
SCALE: 1"=10'

NOTES

- PROPERTY LINE INFORMATION WAS OBTAINED FROM BOOK 3, PAGE 28 OF RECORD MAPS IN THE OFFICE OF THE SAN JOSE COUNTY RECORDER.
- NON-VISIBLE UTILITIES HAVE NOT BEEN VERIFIED AT THIS TIME.
- BENCH MARK #50 TOP OF CURB (N.E. CORNER OF ASPEN AND 4TH - ELEVATION = 34.07' PER CITY ENGINEER'S BENCHMARK LIST).
- TOPOGRAPHIC SPINDLES ON THIS SITE ARE FROM A SURVEY PERFORMED BY ACCORD ENGINEERING IN 2014.
- REFER TO SEPARATE ARCHITECTURAL PLANS FOR DETAILS OF LANDSCAPED AREAS, ROCK WORK, FENCES, AND STRUCTURAL WALLS.
- DIMENSIONS FOR STRUCTURES SHOWN IN THIS PLAN SET ARE FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS BY S&S HOMES FOR EXACT DIMENSIONS.
- COORDINATE WITH THE CITY OF ARROYO GRANDE FIRE DEPARTMENT FOR ADDITIONAL ACCESS REQUIREMENTS.
- REFER TO ARCHITECTURAL PLANS FOR STAGE LOCATIONS.
- THE FENCE CONTRACTOR FOR THIS PROJECT SHALL PROVIDE AROUND DRAWINGS AND DETAILS OF THE REQUIRED CONSTRUCTION TO THE CITY PRIOR TO START OF WORK.
- ALL PROPOSED OR EXISTING ELEVATIONS ARE SHOWN IN THIS PLAN SET.

CALLOUT NOTES

- | | |
|--|-------------------------|
| 1) 6" GRIEKEY ENTRANCE | 10) 12" FENCE WITH GATE |
| 2) 10' X 40' EXTRA VEHICLE PARKING | 11) 6" SEWER MANHOLE |
| 3) 6" CONCRETE DRIVEWAY | 12) 6" FIRE HYDRANT |
| 4) 6" CORR. METAL & WOOD | 13) 6" WATER VALVE |
| 5) LANDSCAPED AREA | 14) 6" ROAD PAVEMENT |
| 6) 6" WOOD FENCE | 15) 6" ASPHALT DRIVE |
| 7) 10' X 40' CONCRETE PATIO | 16) 6" SEWER LATERAL |
| 8) 10' X 40' CONCRETE LANDSCAPE | 17) 6" 2" W.P. GAS MAIN |
| 9) EXISTING CITY APPROVED "NO PARKING ZONE" & "THRU DRIVE" NOT CITY MANDATED "STORAGE" USE | 18) 6" SEWER MANHOLE |

FENCE + WALL TABLE

TYPE	HEIGHT	LENGTH
NO. 4000 FENCE	6 FT	484 FT
NO. 4000 W/SH	6 FT	2 FT
NO. 4000 W/SH	6 FT	9 FT

HEIGHTS INDICATED IN THESE PLANS ARE MINIMUM ABOVE FINISH GRADE. ALL OTHER HEIGHTS NOTED IN THIS PLAN MUST FOLLOW FOR FOOTING AND BURY DEPTHS.

PREVIOUSLY APPROVED SITE AREA CALCULATIONS

DESCRIPTION	AREA (SQ FT)	PERCENT
NO. HOUSE FOOTPRINT	1,255	1.25%
PUBLIC ROAD/DRIVEWAY	1,096	1.11%
HARDSHIP AREA	1,721	1.75%
LANDSCAPED AREA	1,314	1.34%
TOTAL SITE AREA	6,246	100%

SITE INFORMATION

ZONING: M1
 APN: 077-163-050, 077-163-051, 077-163-052, 077-163-053
 TOTAL SITE AREA = 0.145 ACRES
 NEW STRUCTURES = 6,246 SQ FT TOTAL

PROPOSED SITE AREA CALCULATIONS

DESCRIPTION	AREA (SQ FT)	PERCENT
NO. HOUSE FOOTPRINT	1,255	1.25%
PUBLIC ROAD/DRIVEWAY	1,096	1.11%
HARDSHIP AREA	1,721	1.75%
LANDSCAPED AREA	1,314	1.34%
TOTAL SITE AREA	6,246	100%



DESCRIPTION	DATE	APP'D BY	 BUILDER: S&S HOMES OF THE CENTRAL COAST, INC. 998 HUSTON STREET, SUITE C GROVER BEACH, CA 93433 (805) 481-4033	DESIGNED BY	DRAWN BY	CHECKED BY	SCALE	RECOMMENDED BY	 CITY OF ARROYO GRANDE DEPARTMENT OF PUBLIC WORKS NEW BUILDING CONSTRUCTION NEW SITE PLAN PLAN 263 SPRUCE STREET	REVISION
				PREPARED UNDER THE DIRECTION OF S&S HOMES OF THE CENTRAL COAST, INC. 998 HUSTON ST. SUITE C GROVER BEACH, CA 93433 (805) 481-4033				ENGINEERING STREETS UTILITIES DATE ACCEPTED BY DON SPAGNOLO CITY ENGINEER RCE 4093 EXP 3/1/12		