

**ACTION MINUTES  
MEETING OF THE PLANNING COMMISSION**

**March 19, 2024, 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

Commission Members Absent: Vice Chair Bruce Berlin, Virginia Roof

Staff Present: Planning Manager Andrew Perez, Associate  
Planner Patrick Holub, Community  
Development Director Brian Pedrotti

**This meeting was conducted in a hybrid in-person/virtual format.**

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**1. CALL TO ORDER**

Chair Maraviglia called the Planning Commission meeting to order at 6:00pm.

**2. ROLL CALL**

Vice Chair Berlin and Commissioner Roof were absent.

**3. FLAG SALUTE**

Commissioner Buchanan led the flag salute.

**4. AGENDA REVIEW**

None.

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

Chair Maraviglia invited public comment. No public comment was received.

**6. WRITTEN COMMUNICATIONS**

The Commission received one item of written correspondence regarding item 8.a.

**7. CONSENT AGENDA**

**7.a Approval of Minutes**

Commissioner Sackrison moved and Commissioner Buchanan seconded a motion to approve the consent agenda as submitted. The motion passed 3-0-2 with Vice Chair Berlin and Commissioner Roof absent.

## **8. PUBLIC HEARINGS**

### **8.a Consideration of Tentative Parcel Map 23-001 and Finding that this Action is Exempt from Review Under the California Environmental Quality Act (CEQA) Pursuant to State Guidelines Section 15315; Location – 444 Lierly Lane; Applicant – Bruce Vanderveen**

Associate Planner Holub presented the staff report, including the project location, proposed subdivision, and public improvements required by the conditions of approval included in the proposed resolution. He suggested the Commission to include a condition related to the maintenance agreement for the emergency access roadway. He also answered questions related to future buildout of the Neighborhood Plan, SB 9 applicability, and density.

Chair Maraviglia invited public comment. Speaking from the public were:

Scott Ullman stated concerns related to easements that were not addressed, maintenance concerns with the public improvements, emergency access, and lack of notice.

Mike Stanton, clarified that the private drive off of Myrtle Drive currently exists on the map for Cherry Creek Estates.

Bethany Miner recommends continuing the item because she was not properly notified and had questions about future development.

Tony Janowicz stated concerns about access to the project site from E. Cherry Ave. via Lierly Lane.

Rosemary Janowicz stated concerns about the limited access to the project site.

Mike Janowicz expressed concerns about the narrow roadway on Lierly Lane and implications of future development in Phase 2 of the Neighborhood Plan.

Paul Filice expressed support for the project and stressed the importance of applying standards of the Neighborhood Plan consistently.

David Pomeroy stated that he was not notified and expressed concern with the use of the private drive for emergency access.

Tom Griffin stated that he was not notified with sufficient time and thinks the public improvements are insufficient.

Seeing no other public comment. The public hearing was closed.

The Commission stated support for the subdivision and suggested including a condition of approval requiring a reimbursement agreement for any damage done to private property adjacent to the project site during the construction. The Commission suggested continuing the item to address concerns with maintenance, irrigation, and fencing adjacent to the project site.

Community Development Director Pedrotti stated a preference for continuing consideration of the item to allow staff an opportunity to resolve the concerns related to public improvements and potential impacts to the existing properties that would result from this subdivision.

Moved by Kevin Buchanan  
Seconded by Catherine Sackrison

Continue the item to May 7, 2024 and add a condition for a shared maintenance agreement in a future resolution.

AYES (3): Chair Maraviglia, Catherine Sackrison, and Kevin Buchanan

ABSENT (2): Vice Chair Bruce Berlin, and Virginia Roof

Passed (3 to 0)

**9. NON-PUBLIC HEARING ITEMS**

**9.a Election of Chairperson and Vice Chairperson**

Chair Maraviglia recommended continuing the elections to the next meeting due to the absences of two Commissioners.

**10. NOTICE OF ADMINISTRATIVE ITEMS SINCE FEBRUARY 20, 2024**

None.

**11. COMMISSION COMMUNICATIONS**

None.

**12. STAFF COMMUNICATIONS**

None.

**13. ADJOURNMENT**

The Meeting adjourned at 7:19 pm.

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Jamie Maraviglia, Chair

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Patrick Holub, Associate Planner