



**SPECIAL MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, SEPTEMBER 16, 2015**

CALL TO ORDER 6:30 p.m.

FLAG SALUTE City Attorney Koczanowicz.

ROLL CALL: Commissioner Rodman, Vice Chair Blum and Chair Laferriere were present. Commissioner Alex was absent.

Staff present: Community Development Director Buckingham, Public Works Director/City Engineer Ray, City Attorney Koczanowicz, and Planner II Reese.

AGENDA REVIEW:

Action: It was m/s by Vice Chair Blum/Commissioner Rodman to accept the agenda as presented, and the motion passed unanimously.

PUBLIC COMMENTS: There was no one present that wished to speak.

CONSENT ITEMS:

1. Approval of Minutes of Planning Commission meeting of July 14, 2015.

Action: It was m/s by Commissioner Rodman/Vice chair Blum to approve Agenda Item No. 1 as presented, and the motion passed unanimously.

PUBLIC HEARING ITEMS:

2. Development Permit 14-21

Applicant – Bischoff Homes, Inc.

The Planning Commission will consider a Development Permit to construct a three unit Planned Unit Development. The property is located at Oak Park Boulevard, intersected by Manhattan Avenue to the west and Cranberry Street to the east (APN 060-309-005) in the High Density Residential (R3) Zone.

Planner Reese and Director Ray presented the staff report.

Vice Chair Blum questioned the classification of Oak Park Boulevard of a low level arterial and the design of Oak Park Boulevard. Director Ray stated that the Circulation Element identifies Oak Park Boulevard as a four-lane arterial. The only section of Oak Park Boulevard that does not have four lanes is directly north of the project location, between West Grand and Manhattan Avenues. If a redesign of Oak Park Boulevard was required as a condition of approval, the costs would be borne by the applicant.

City Attorney Koczanowicz stated that the existing driveway easement on the property is not reciprocal.

Chair Laferriere opened the public hearing and invited the applicant to speak.

Paul Bischoff, applicant and representative for the property owner, stated the following in response to the staff report:

- Chevron's driveway width was widened to approximately 90 feet for safety reasons, and there has not been an issue there, even though numerous customers are unfamiliar with the site.
- Regarding left turns in or out of the driveway, it is unsafe now, and stated that a left turn lane or no left turn signs would make the area safer.
- The driveways would be delineated by the change in material. The existing asphalt driveway versus the proposed pervious paver driveway.
- Option A-utilize the existing driveway: the Homeowners' Association for that development is not interested in granting permission
- Option B-relocate the driveway to the north side of the property: the home would be located at the edge of the existing driveway, causing privacy and safety issues for that home
- Option C-incorporate two feet of full height curb between the driveways: not recommended by staff; skipped

The following individuals spoke in opposition of the project on the basis of architectural incompatibility of Unit 3 with Berry Gardens' architectural guidelines, and traffic and parking issues on Cranberry Street:

Linda Drummy, resident of Arroyo Grande

John Mack, resident of Arroyo Grande. Earlier in the day, prior to the meeting, Mr. Mack had submitted his comments, Berry Garden's Specific Plan, and an exhibit depicting the proposed Unit 3 and architectural incompatibility with the adjacent homes, and referred to the submittal during the public comment period. He added that the original developer had planned to construct two units on that lot, similar to the development to the south.

Chair Laferriere closed the public hearing.

It was the consensus of the Commission that Oak Park Boulevard needs to be safer, potentially redesigned with a left turn lane, but felt that "no left turn" signs would not remedy the issue, and that Unit 3 should be more compatible with Berry Gardens. The Commission clarified that roof decks on Units 1 and 2 are acceptable, and a roof deck on Unit 3 could be acceptable, if it was not visible from the surrounding structures and did not intrude on the privacy of the adjacent properties.

City Attorney Koczanowicz requested that Mr. Bischoff make a choice between the following options:

- Withdraw the project as designed, and continue the hearing; or
- Have the Planning Commission act on the project as presented.

Mr. Bischoff stated that his client would like the Planning Commission to act on the project as presented. He also stated that the architecture of Unit 3 can be revised.

Action: It was m/s by Vice Chair Blum/Commissioner Rodman to adopt Resolution No. 15-04. The motion carried on the following roll call vote:

AYES: Commissioner Rodman, Vice Chair Blum, and Chair Laferriere.
NOES: Commissioners – None.
ABSENT: Commissioner Alex.
ABSTAIN: Commissioners – None.

Resolution No. 15-04: A Resolution of the Planning Commission of the City of Grover Beach, Denying Development Permit 14-21 (Oak Park Boulevard at Manhattan Avenue/Cranberry Street)

COMMISSIONERS' COMMENTS

Vice Chair Blum requested that the activities of “Sector Vape” be investigated as it appears to be a smoking den versus a retail establishment.
Chair Laferriere stated that “Escape Grover Beach” states that they are located in Grover Beach, but won’t disclose the location until after registration.

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

Director Buckingham provided an update on the Grover Beach Lodge project, Holiday Inn project, Bond K-14 projects, and Oak Park Boulevard reconstruction project.

ADJOURNMENT 7:55 p.m.

/s/

CHAIR LAFERRIERE

/s/

SECRETARY TO THE PLANNING COMMISSION
BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR

(Approved at PC Meeting: January 12, 2016)