



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, OCTOBER 13, 2015**

CALL TO ORDER 6:30 p.m.

FLAG SALUTE Commissioner Alex.

ROLL CALL: Commissioners Alex, Rodman, Vice Chair Blum and Chair Laferriere were present.

Staff present: Community Development Director Buckingham, and Building/Planning Technician Mesa.

AGENDA REVIEW:

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

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

PUBLIC HEARING ITEMS:

1. Development Permit 15-02

Applicant – Matt Cebulla

The Planning Commission will consider a Development Permit to remove the existing single-story single family residence and construct a 3,062 square foot two-story single family residence with an attached 914 square foot three-car garage, 353 square feet of covered patio area, and a 1,066 square foot deck. The property is located at 595 North 5th Street (APN 060-088-005) in the Low Density Residential (R1) Zone.

Building/Planning Technician Mesa presented the staff report.

Chair Laferriere opened the public hearing. Matt Cebulla, applicant, indicated that he was available for questions.

The following individuals spoke in opposition of the project on the basis proposed unit's size:
Mary Meyer, Grover Beach resident, also supported replacing the existing building.
Bob McCarthy, Grover Beach resident, also opposed the proposed height.
Allan Cable, Grover Beach resident.

Chair Laferriere closed the public hearing.

In response to questions from the public, Mr. Cebulla stated that the dwelling is intended to be a full-time residence versus a vacation rental. Staff clarified that the utility service lines will be underground, but distribution lines and poles would remain, and that the building height is measured from average natural grade.

Action: It was m/s by Commissioner Alex/Vice Chair Blum to adopt Resolution 15-05. The motion carried on the following roll-call vote:

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

Resolution No. 15-05: A Resolution of the Planning Commission of the City of Grover Beach, Approving A Development Permit for Development Permit 15-02 (595 N. 5th Street)

COMMISSIONERS' COMMENTS

Commissioner Alex apologized for missing the September meeting due to a family medical issue. Director Buckingham informed the Commission that the September item (Applicant: Bischoff; Location: Oak Park Boulevard/Cranberry Street) was appealed and is tentatively scheduled for the City Council meeting of November 2.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham stated that a fifth Planning Commissioner has been selected and will be appointed at the City Council meeting of October 19. Status updates on the El Camino Real hotel and Grover Beach Lodge project were provided.

ADJOURNMENT 7:19 p.m.

/s/

 CHAIR LAFERRIERE

/s/

 SECRETARY TO THE PLANNING COMMISSION
 BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR

(Approved at PC Meeting: January 12, 2016)