



**SPECIAL MEETING MINUTES  
PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
154 SOUTH EIGHTH STREET  
GROVER BEACH, CALIFORNIA  
WEDNESDAY, MARCH 9, 2016**

**CALL TO ORDER** 6:32 p.m.

**FLAG SALUTE** Commissioner Rodman.

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

Staff present: City Attorney Koczanowicz and Planner II Reese.

**AGENDA REVIEW**:

City Attorney Koczanowicz stated that due to the absence of Commissioner Alex and each of the public hearings having a recusal of one commissioner, the applicants of each of the public hearings has the option of requesting a continuance in order for the full commission to hear their item. Due to the recusals, a "full commission" for each of these items means four members. An appeal would not be able to be filed due to the absence of a commissioner.

The applicants stated that they would like to have their items heard at this meeting.

**Action**: It was m/s by Commissioner Rodman/Vice Chair Blum 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. Adoption of A Resolution Changing the Regular Meeting Day to the Second Wednesday of the Month**

**Action**: It was m/s by Vice Chair Blum/Commissioner McLaughlin to adopt Resolution 16-03. The motion carried on the following roll-call vote:

**AYES**: Commissioners McLaughlin, Rodman, Vice Chair Blum and Chair Laferriere.

**NOES**: Commissioners - None

**ABSENT**: Commissioners Alex.

**ABSTAIN**: Commissioners – None.

**Resolution No. 16-03**: A Resolution of the Planning Commission of the City of Grover Beach, Setting the Day of the Regular Meeting of the Planning Commission of the Second Wednesday of Each Month.

## 2. **Approval of Minutes of Planning Commission meeting of January 12, 2016.**

Action: It was m/s by Vice Chair Blum/Commissioner McLaughlin to approve the item as presented, and the motion passed unanimously.

### **PUBLIC HEARING ITEMS:**

#### 3. **Development Permit 15-21**

##### **Applicant – Alfred Nevis**

The Planning Commission will consider a Development Permit and Tentative Parcel Map to construct a three unit, two story, Planned Unit Development. The property is located at 1773 Newport Avenue (APN 060-124-024) in the Medium Density Residential (R2) Zone.

Planner II Reese provided a staff report and responded to questions from the Commission relating to required street improvements and the upcoming street project funded by the street bond.

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

Alfred Nevis, applicant, stated that he would work with staff to coordinate the design and construction of the project's street improvements with the City's upcoming street reconstruction project.

Chair Laferriere closed the public hearing.

Action: It was m/s by Vice Chair Blum/Commissioner Rodman to 1) require the applicant and City to coordinate the public improvements to be constructed by the applicant with the Street Rehabilitation project in order to avoid disturbing a new street surface; and 2) adopt Resolution 16-04. The motion carried on the following roll-call vote:

AYES:	Commissioner Rodman, Vice Chair Blum and Chair Laferriere.
NOES:	Commissioners - None
ABSENT:	Commissioners Alex.
ABSTAIN:	Commissioners – None.
RECUSED:	Commissioner McLaughlin (due to a conflict of interest).

Resolution No. 16-04: A Resolution of the Planning Commission of the City of Grover Beach, Approving a Development Permit and Tentative Parcel Map for Development Permit 15-21 (1773 Newport Avenue)

#### 4. **Development Permit 15-09**

##### **Applicant – Matthew Gavette**

The Planning Commission will consider a Development Permit to construct a 924 square foot two-story addition to the existing single family residence. The proposed addition also includes a 70 square foot second floor deck and a 132 square foot roof deck. The property is located at 1342 Atlantic City Avenue (APN 060-115-020) in the Low Density Residential (R1) Zone.

Planner II Reese provided a staff report and noted that a letter was received from the Law Offices of Joshua W. Martin in opposition of the proposed project.

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

Catherine Gavette, applicant, stated that she can currently clearly see into the neighbor's home from her kitchen, and would be happy to amend the proposed windows on the second floor to reduce views from her property into the adjoining property.

Barbara Veness, property owner of adjacent property, distributed an excerpt from the Development Code regarding residential development code, and a letter from her husband's doctor. A brief recess was taken to allow the Commission time to review the materials. Upon reconvening, Mrs. Veness spoke against the proposed project, referring to the submitted materials and photos and floorplan on a display board, citing concerns regarding privacy.

Chuck Woods, Orcutt resident, suggested a skylight to provide natural lighting to the affected living area.

Chair Laferriere invited the applicant back up to respond. Mrs. Gavette reviewed the issues associated with relocating the addition elsewhere on the site.

Commissioner McLaughlin stated he did not see the existing windows that Mrs. Gavette was referring to on the plan. It appeared that they were omitted from the plans. She pointed out the window locations.

Chair Laferriere closed the public hearing.

Commissioner McLaughlin stated the project meets all development standards, asked for clarification as to what time the sun would illuminate the backyard. Planner II Reese reiterated the times that the shade would be off of the windows, and the yard wouldn't be too much afterwards, maybe an hour or so. Questioned whether the proposed location was the best location for the addition or not.

Commissioner Rodman questioned whether the proposed location was the best location for the addition or not.

Chair Laferriere stated that there are three privacy related issues: 1. from the 2<sup>nd</sup> floor deck, 2. from the roof deck, 3. from the 2<sup>nd</sup> floor windows. He stated that it would be difficult to not allow the second floor deck, as they are all over the City in similar configurations. Regarding the roof deck, the privacy issue has been handled with the parapet. Relocating the addition could affect another neighbor.

City Attorney Koczanowicz stated that the City has not established any guidelines regarding solar access.

Action: It was m/s by Commissioner McLaughlin /Chair Laferriere to 1) require at least one window on the north elevation of the addition; 2) change the second floor window on the west elevation to be a high window; 3) reduce the roof deck parapet to the minimum required by the California Building Code; and 4) adopt Resolution 16-05. The motion carried on the following roll-call vote:

AYES: Commissioner McLaughlin and Chair Laferriere.  
NOES: Commissioner Rodman.  
ABSENT: Commissioners Alex.  
ABSTAIN: Commissioners – None.  
RECUSED: Vice Chair Blum (due to a conflict of interest).

Resolution No. 16-05: A Resolution of the Planning Commission of the City of Grover Beach, Approving a Development Permit for Development Permit 15-09 (1342 Atlantic City Avenue)

**REGULAR BUSINESS**

**5. Annual Report on the Status of the General Plan**

Section 65400 of the Government Code requires the City Council be provided with an Annual Report on the status of the General Plan and progress in its implementation, including progress in meeting its share of regional housing needs. The 2015 Annual Report is due to the Office of Planning and Research and Department of Housing and Community Development in April.

Planner II Reese provided a staff report and provided clarification. The report was received and filed by the Commission

**COMMISSIONERS' COMMENTS**

Chair Laferriere reminded the Commissioners that Form 700 is due by April 1.

**ADJOURNMENT** 8:26 p.m.

/s/  
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CHAIR LAFERRIERE

/s/  
\_\_\_\_\_  
SECRETARY TO THE PLANNING COMMISSION  
BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR

(Approved at PC Meeting: June 8, 2016)