



**MEETING MINUTES  
PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
154 SOUTH EIGHTH STREET  
GROVER BEACH, CALIFORNIA  
WEDNESDAY, MAY 11, 2016**

**CALL TO ORDER:** 6:30 p.m.

**FLAG SALUTE:** Commissioner Alex.

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

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 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.

**1. Development Permit 15-24**

**Applicant – Bischoff Homes, Inc.**

The Planning Commission will consider a Coastal Development Permit, Development Permit, and Use Permit to construct a two story mixed-use development with two commercial units, three residential units, and two roof decks. The property is located within the Coastal Zone at 83 Newport Avenue (APN 060-074-006) in the Coastal Commercial (CC) Zone.

Commissioner McLaughlin recused himself from the dias due to a conflict of interest.

Planner Reese provided a staff report and noted that emailed correspondence had been received from two individuals, one in favor and one against the project. She responded to questions from the Commission clarifying the reason that the project was before the Commission.

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

Brian Owen, applicant, introduced himself and provided an overview of his background and past projects. He responded to concerns regarding the location of the proposed solar panels and the clear glass that is proposed for the deck railing. He stated that the proposed panels on the deck railing would make the project net zero. If the panels were relocated to be below the 25 foot height limit, the project would not be net zero and the roof decks would be reduced in size by approximately 30 percent. Regarding the glass, he stated that the clear glass ties into the level below, and he already owns the glass.

Paul Bischoff, Grover Beach resident, stated that the clear glass would assist in reducing the massing effect. He asked for clarification on the amount of paving required, whether the requirement was to conform or to centerline.

Planner Reese clarified that the draft condition regarding the street paving is incorrect and it would be revised to be consistent with the staff report, which would require paving to the conform. In regards to the roof deck railing, she stated that historically, the Commission has tried to minimize the view of personal items from public views.

Upon question from Vice Chair Blum, Mr. Owen stated that solar technology has improved and the appearance of the wires on the underside of the panels would be minimal.

Chair Laferriere closed the public hearing.

It was the general consensus of the Commission that although they were in support of solar panels, allowing the panels exceed the maximum of 25 feet would set a precedence for future projects.

Action: It was m/s by Vice Chair Blum/Commissioner Alex to 1) amend condition PW/CE-1 to require paving to the conform point versus the centerline of the public right of way; 2) delete draft condition CDD-7 which required opaque glass or material for the roof deck railing; and 3) adopt Resolution 16-06. The motion carried on the following roll-call vote:

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

Resolution No. 16-06: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING A DEVELOPMENT PERMIT, COASTAL DEVELOPMENT PERMIT, AND USE PERMIT FOR DEVELOPMENT PERMIT 15-24 (83 NEWPORT AVENUE)

Commissioner McLaughlin returned to the dias.

**COMMISSIONERS' COMMENTS**

Vice Chair Blum requested a future discussion related to exceptions to height limits in industrial or commercial zones for solar panels. Director Buckingham stated that he did look into the topic, anticipating the discussion, and stated that the City of Pismo Beach does allow an exception, but it is very limited in the amount, and did not locate a jurisdiction with an outright exception.

Chair Laferriere provided an overview of the work program that was reviewed by the Council, noting the items that would come before the Commission.

Vice Chair Blum asked about the vape shops which have turned into smoking lounges. Director Buckingham stated that Governor Brown recently signed a bill that classifies vaping as smoking, so those locations will not be able to operate in that manner.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Director Buckingham stated that a press release regarding new City Manager will soon be released and the City Council held a workshop regarding the street design for Newport Avenue.

**ADJOURNMENT:** 7:49 p.m.

/s/  
CHAIR LAFERRIERE

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

(Approved at PC Meeting: November 9, 2016)