



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, JULY 13, 2016**

CALL TO ORDER: 6:30 p.m.

FLAG SALUTE: Commissioner Alex.

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

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

AGENDA REVIEW:

Chair Laferriere stated that there is a request from staff to present item 3 first.

Action: It was m/s by Commissioner Alex/Commissioner McLaughlin to hear item number 3 before items 1 and 2, and the motion passed unanimously.

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

PUBLIC HEARING ITEMS:

3. Development Permit 16-06

Applicant – Ethan & Joan Ruch

The Planning Commission will consider a Development Permit for a 516 square foot room addition and construction of a new 324 square foot deck on the second story of the existing 2,550 square foot single family residence. The property is located at 379 North 8th Street (APN 060-153-031) in the Low Density Residential (R1) Zone.

Building/Planning Technician Mesa presented the staff report and noted that written correspondence had been received which indicated a concern with lighting from the proposed project into and onto her property.

Upon question by Chair Laferriere, Public Works Director Ray stated that most projects are required to install an accessible walkway around driveway approaches to meet current federal standards.

Chair Laferriere opened the public hearing.

Joan Ruch, property owner, and Derrick Carter, project designer, introduced themselves. Ms. Ruch stated that she did not have a light currently in the direction of the concerned neighbor and had not intended on adding one.

Commissioner McLaughlin stated that the plans do not indicate the location of exterior lighting, and inquired if any were proposed. Mr. Carter stated that exterior lighting was only proposed where required by Building Code.

Chair Laferriere closed the public hearing.

Action: It was m/s by Vice Chair Blum/Commissioner McLaughlin to adopt Resolution 16-08. The motion carried on the following roll-call vote:

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

Resolution No. 16-08: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING A DEVELOPMENT PERMIT FOR DEVELOPMENT PERMIT 16-06 (379 NORTH 8TH STREET)

1. Development Permit 15-10 (continued from June 8, 2016 meeting)

Applicant – Verizon Wireless

Representative – Tricia Knight

The Planning Commission will consider a Coastal Development Permit, Development Permit, and Use Permit to construct a small cell telecommunications facility on an existing utility pole located at the southeast corner of the South 4th Street and Highland Way intersection. The site is located in the public right-of-way within the Coastal Zone.

Planner Reese provided a staff report.

Chair Laferriere opened the public hearing.

Tricia Knight, applicant's representative, introduced herself.

In reference to the master plan, Chair Laferriere inquired whether the locations were the best locations and the likelihood of an additional site being proposed. Ms. Knight stated that they are the best locations for their purpose, but could not foretell the possibility of another site due to growth.

In response to questions from Commissioner Alex, Ms. Knight stated that macro sites typically have a range of three miles and micro sites about a mile. Sites are selected based on where the demand is and whether the sites have enough space on the pole and in the right-of-way. Director Buckingham added that this site is primarily intended to serve the beach.

Chair Laferriere requested clarification on the purview of the Commission. Director Buckingham stated that the pole agreement is not under the City's purview, but evaluating the project in regards to the standards in the Development Code is. City Attorney Koczanowicz added that the RF report is included to demonstrate compliance with the FCC limits.

Chair Laferriere closed the public hearing.

Action: It was m/s by Commissioner Alex/Vice Chair Blum to 1) amend condition G-1 to allow the applicant 90 days to sign the resolution instead of 30 days; 2) delete condition PW/CE-2; and 3) adopt Resolution 16-09. The motion carried on the following roll-call vote:

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

Resolution No. 16-09: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING A COASTAL DEVELOPMENT PERMIT, DEVELOPMENT PERMIT, AND USE PERMIT FOR DEVELOPMENT PERMIT 15-10 (SOUTHEAST CORNER OF SOUTH 4TH STREET AND HIGHLAND WAY INTERSECTION)

2. Development Permit 15-14 (continued from June 8, 2016 meeting)

Applicant – Verizon Wireless
Representative – Tricia Knight

The Planning Commission will consider a Development Permit and Use Permit to construct a small cell telecommunications facility on an existing utility pole located at the southeast corner of the North 9th Street and Newport Avenue intersection. The site is located in the public right-of-way in the Low Density Residential (R1) Zone.

Planner Reese provided a staff report.

Chair Laferriere opened the public hearing.

Tricia Knight, applicant’s representative, in response to a question from Commissioner McLaughlin, stated that their master lease agreement with the utilities gives them 30 days to remove their equipment if the pole is being removed.

Chair Laferriere closed the public hearing.

Action: It was m/s by Vice Chair Blum/Commissioner McLaughlin to 1) amend condition G-1 to allow the applicant 90 days to sign the resolution instead of 30 days; 2) delete condition PW/CE-2; and 3) adopt Resolution 16-10. The motion carried on the following roll-call vote:

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

Resolution No. 16-10: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING A DEVELOPMENT PERMIT AND USE PERMIT FOR DEVELOPMENT PERMIT 15-14 (SOUTHEAST CORNER OF NORTH 9TH STREET AND NEWPORT AVENUE INTERSECTION)

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

Director Buckingham provided updates on an upcoming medical marijuana ordinance, street construction related to the K-14 bond, gas line replacements by the Gas Company,

reconstruction of Oak Park Boulevard funded by SLOCOG funds, and upcoming development projects.

ADJOURNMENT: 7:22 p.m.

/s/
CHAIR LAFERRIERE

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

(Approved at PC Meeting: November 9, 2016)