



**MEETING MINUTES  
PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
154 SOUTH EIGHTH STREET  
GROVER BEACH, CALIFORNIA  
WEDNESDAY, SEPTEMBER 14, 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, Assistant City Attorney Hale, Planner II Reese.

**AGENDA REVIEW:**

**Action:** It was m/s by Commissioner Rodman/Commissioner McLaughlin 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 16-18**

**Applicant – Integra Products, Inc.**

The Planning Commission will consider a Development Permit for a remodel and addition to the existing two-story, 1,402 square foot single family residence. The proposed project would add 126 square feet of living space, a 101 square foot deck and a 141 square foot roof deck. Story poles have been erected to demonstrate the proposed building envelope that would be located above 15 feet. The property is located at 1294 Newport Avenue (APN 060-171-006) in the Low Density Residential (R1) District.

Chair Laferriere opened the public hearing. Director Buckingham informed those in the audience that another notice will not be mailed, and will be on the agenda of October 12.

**Action:** It was m/s by Commissioner Alex/Vice Chair Blum to continue the public hearing to the Planning Commission meeting on October 12, 2016.

**2. Development Permit 16-19**

**Applicant – Brian Owen**

The Planning Commission will consider a Coastal Development Permit, Development Permit and Tentative Parcel Map to construct a two-unit, two-story Planned Unit Development. The proposed project consists of 1600 square foot and 2007 square foot residences, each with a two-car garage, porch, deck, and roof deck. The property is located within the Coastal Zone at 340 Saratoga Avenue (APN 060-086-007) in the Coastal Medium Density Residential (CR2) District.

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

Planner Reese provided a staff report.

Chair Laferriere opened the public hearing.

Brian Owen, applicant, stated that he was available for questions.

Chair Laferriere closed the public hearing.

Action: It was m/s by Commissioner Alex/Vice Chair Blum to adopt Resolution 16-11.  
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. 16-11: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING A COASTAL DEVELOPMENT PERMIT, DEVELOPMENT PERMIT AND TENTATIVE PARCEL MAP FOR DEVELOPMENT PERMIT 16-19 (340 AND 342 SARATOGA AVENUE)

Commissioner McLaughlin returned to the dias.

**3. Development Permit 16-17**

**Applicant – Pam Castro**

**Representative – Mark Vasquez, Design Graphics**

The Planning Commission will consider a Development Permit for a remodel and addition to the existing one story, 674 square foot single family residence. The proposed project would add 1,650 square feet of living space, a 528 square foot garage and a 218 square foot roof deck. Story poles have been erected to demonstrate the proposed building envelope that would be located above 15 feet. The property is located at 998 Saratoga Avenue (APN 060-104-006) in the Low Density Residential (R1) District.

Planner Reese provided a staff report.

Chair Laferriere opened the public hearing.

Mark Vasquez, project designer, stated that there had been a misunderstanding about the deck and rear yard setback, and has no issue with the condition to redesign the deck to meet the 10-foot rear setback.

Chair Laferriere closed the public hearing.

Action: It was m/s by Commissioner Rodman/Vice Chair Blum to adopt Resolution 16-12. The motion carried on the following roll-call vote:

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

Resolution No. 16-12: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING A DEVELOPMENT PERMIT FOR DEVELOPMENT PERMIT 16-17 (998 SARATOGA AVENUE)

**COMMISSIONERS' COMMENTS**

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Director Buckingham informed the Commission that City Attorney Koczanowicz has resigned to take another position. Assistant City Attorney David Hale is likely to become the City Attorney.

**ADJOURNMENT:** 7:01 p.m.

/s/  
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CHAIR LAFERRIERE

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

(Approved at PC Meeting: November 9, 2016)