



**MEETING MINUTES  
PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
154 SOUTH EIGHTH STREET  
GROVER BEACH, CALIFORNIA  
WEDNESDAY, OCTOBER 12, 2016**

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

**FLAG SALUTE:** Commissioner McLaughlin.

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

City Staff: City Manager Bronson, Community Development Director Buckingham, Public Works Director/City Engineer Ray, City Attorney Hale, and Planner II Reese.

Also present Contract Planner Lilly Rudolf of Rincon Consultants, Inc.

**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:** City Manager Bronson introduced himself.

**PUBLIC HEARING ITEMS:**

**1. Development Permit 16-18 (continued from September 14, 2016)**

**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) Zone.

Chair Laferriere opened the public hearing.

**Action:** It was m/s by Vice Chair Blum/Commissioner McLaughlin to continue the public hearing to the Planning Commission meeting on November 9, 2016. The motion carried on the following roll-call vote:

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

**2. Development Permit 16-07****Applicant – Bischoff Homes Inc.**

The Planning Commission will consider a Development Permit to construct a three-story, 18-unit apartment complex. The proposed project consists of two levels of one-bedroom apartment units (each with 860 square feet of living space and a 174 square feet deck) above 18 storage units (160 square feet each) and 18 parking spaces on the ground floor. The applicant is applying the State's Affordable Housing Density Bonus, which allows for a 35% density bonus in return for three units at the low-income level (80% of the median income for San Luis Obispo County). The project would provide one parking space per unit as specified by State Government Code Section 65915(k)(1). The property is located at 1176 Ramona Avenue (APN 060-237-018) in the Central Business Open (CBO) Zone.

Community Development Director Buckingham introduced Planner Rudolph. Planner Rudolph presented the staff report.

Upon question by Commission Alex, Director Buckingham stated that the applicant has the option to underground the existing overhead utilities, or to pay an in-lieu fee of \$300 per lineal foot. He also clarified that State Government Code 65915 allows a density bonus for the provision of a percentage of low income units in addition to development concessions, which this project is requesting one concession for parking.

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

Brian Owen, Santa Barbara resident, property owner, introduced himself and provided overview of features of the project that were incorporated. He stated that he would like to discuss the recommendation by staff regarding the wall along North 14<sup>th</sup> Street and the location of the deed restricted units.

Chair Laferriere stated that the units seemed to be very large, hi-end units. Mr. Owen stated that the idea is that if the product is nicer, the tenants will keep it nicer.

Paul Bischoff, Grover Beach resident, project applicant, raised a number of issues that he would like clarified/discussed: 1) they would not want to pin down the three specific units so that the households would be low income at any one time, 2) identified wording in the draft conditions and mitigations measures that seemed to required reconstructing street improvements are being required to be rebuilt, even if they are in good condition (PW/CE-1), 3) the wall is not violating the code since the required setback is zero feet and the outdoor decks are on the second and third floors, above the wall, and 4) stated that they would be undergrounding the existing utility lines along the westerly property line, and all service lines would be located underground.

Leonard Haskins, Grover Beach resident, stated that although the project would resolve the existing blight, but the project does not have sufficient parking.

James Knight, Grover Beach resident, stated that there is insufficient parking, and the storage units will be occupied instead of being used as intended.

Chair Laferriere closed the public hearing. He stated that although the City would be able to report to the State that low income units would be created, the project is not in the spirit of providing low income units since the restricted price is more than the market rate for a one-bedroom units. He was not in support of the storage and would like to see more parking.

Commissioner Alex and Vice Chair concurred with Chair Laferriere. They added that they liked the design of the building. Vice Chair Blum stated that he is supportive of the wall as it may hide any clutter that may accumulate within the parking area.

Commissioner Rodman stated he was concerned with the density and lack of parking, and concurred that the project has a nice appearance but does not provide units with lower rents.

Vice Chair asked Mr. Owen to step forward to the podium, and asked that he address the concerns of the Commission. Regarding reducing or eliminating the storage, Mr. Owen responded that tandem parking spaces did not fit. In addition, a number of new projects in other jurisdictions are including storage. In addition, we are adjacent to the transit zone, and things are changing. Younger generations have less cars. The project meets the requirements. The wall is designed so you can't see into the project, and there will be landscaping in front of it so it will disappear.

Action: It was m/s by Vice Chair Blum/Commissioner Alex to 1) amend PW/CE-1 to clarify that the existing curbs, gutters, and/or sidewalks are not required to be replaced if in good and acceptable condition; 2) delete CDD-3, regarding removal of the wall along North 12<sup>th</sup> Street; and 3) adopt the resolution to approve the Development Permit. The motion failed on the following roll-call vote:

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

Action: It was m/s by Commissioner Rodman/Chair Laferriere to deny the Development Permit due to adverse impact caused by in adequate parking, intensity of the project, and the wall. The motion failed on the following roll-call vote:

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

**3. Development Permit 15-20  
Applicant – Raman S. Patel**

The Planning Commission will consider a Development Permit to construct a two-story, three-unit apartment complex. The proposed project consists of two buildings. The two-story front building includes two, 750 square foot, two-bedroom apartments, with 143 square foot patio and a 91 square foot balcony. The two-story rear building includes three, one-car garages with a 755 square foot two-bedroom apartment on the second floor, with two balconies (48 square feet and 91 square feet in size). The property is located at 1258 Ramona Avenue (APN 060-241-024) in the Central Business Open (CBO) Zone.

Planner Reese present the staff report.

Chair Laferriere opened the public hearing.

Mark Vega, Grover Beach resident, applicant’s representative, stated that he is also representing Linda McClure and conveyed that this project is what she had wanted to do with the property when she owned it.

Upon question from Chair Laferriere regarding the requirement to undergrounding utilities, Public Works Engineer/City Engineer Ray stated that, consistent with Development Code Section 5.40.010, all existing and proposed utility lines are required to be placed underground. For this particular site, the lines that cross the property are telephone and cable lines that serve the owner’s property to the south and the properties to the west of the owner’s southerly property (southwest of the subject property), or are abandoned lines. The project is required to underground the lines to the property boundary, so the owner could set a pole at the property corner, but could also not set a pole and instead underground the lines that exist on his southerly property. He could pay the in-lieu fee, but because the in-lieu fee is based on undergrounding electrical lines, the in-lieu fee would be significantly more than undergrounding any live telephone and cable lines.

Action: It was m/s by Commissioner McLaughlin /Vice Chair Blum to adopt Resolution 16-13. The motion carried on the following roll-call vote:

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

Resolution No. 16-13: A Resolution of the Planning Commission of the City of Grover Beach, Approving a Development Permit for Development Permit 15-20 (1258 Ramona Avenue)

**COMMISSIONERS' COMMENTS/COMMUNITY DEVELOPMENT DIRECTOR’S REPORT**

Regarding the Medical Marijuana ordinance, Director Buckingham asked the Commission if time allows, if they would prefer a workshop prior to a public hearing. Although the Council provided staff direction as to the location of overlay zone, the Planning Commission could recommend otherwise. The workshop would be to provide information to the Commission prior to a public hearing where it is expected that a number of interested parties will attend. Vice Chair Blum asked what the City is doing to inform the voters about the proposed sales tax on marijuana. Director Buckingham stated that the City cannot promote a ballot measure, but an advocacy group can.

**ADJOURNMENT** 8:57 p.m.

/s/  
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 CHAIR LAFERRIERE

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

(Approved at PC Meeting: January 11, 2017)