



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, DECEMBER 14, 2016**

CALL TO ORDER 6:30 p.m.

FLAG SALUTE Commissioner McLaughlin.

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

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

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

AGENDA REVIEW:

Action: It was m/s by Commissioner Alex/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.

PUBLIC HEARING ITEMS:

1. Development Application 16-24

Applicant – Al Nevis

The Planning Commission will consider a Development Permit and Tentative Parcel Map for a two-story, two unit Planned Unit Development. Each unit would be approximately 1,800 square feet in size with a two-car garage and roof deck. The property is located at 441 South 5th Street (APN 060-272-013) in the Medium Density Residential (R2) Zone.

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

Building/Planning Technician Mesa provided a staff report.

Chair Laferriere opened the public hearing.

Al Nevis, Arroyo Grande resident, stated that he was available for questions.

Gregg Brown, Grover Beach resident, stated he was concerned whether the project would reduce the amount of sun that his backyard would receive.

Chair Laferriere closed the public hearing.

In response to Mr. Brown's concern, it was the consensus of the Commission that the proposed buildings met minimum setback requirements.

Action: It was m/s by Vice Chair Blum/Commissioner Rodman to adopt Resolution 16-18. The motion carried on the following roll-call vote:

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

Resolution No. 16-18: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 16-24 FOR A DEVELOPMENT PERMIT AND TENTATIVE PARCEL MAP (441 AND 451 SOUTH 5TH STREET)

Commissioner McLaughlin returned to the dais.

2. Development Application 16-26

Applicant – Cody Gambriel

The Planning Commission will consider a Development Permit to construct a two-story, 1,652 square foot single family residence with a two-car garage and second story deck. Story poles have been erected to demonstrate the proposed building envelope that would be located above 15 feet. The property is located at 341 North 10th Street (APNs 060-161-011 and 060-161-030) in the Low Density Residential (R1) Zone.

Planner Reese presented a staff report.

Chair Laferriere opened the public hearing.

Juliet Knowles, Grover Beach resident, stated that she currently has a dune view, and that the project would reduce or eliminate the view; however, if the existing vegetation were to be trimmed, she would be able to still have a dune view.

Chair Laferriere closed the public hearing.

It was the consensus of the commission that they did not wish to establish a precedence by requiring vegetation be trimmed or removed to improve a view.

Action: It was m/s by Commissioner Alex/Commissioner McLaughlin to adopt Resolution 16-19. 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.

Resolution No. 16-19: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 16-26 FOR A DEVELOPMENT PERMIT (341 NORTH 10TH STREET)

3. Development Application 16-27

Applicant – Cody Gambriel

The Planning Commission will consider a Development Permit to construct a two-story, 1,888 square foot single family residence with a two-car garage and second story deck. Story poles have been erected to demonstrate the proposed building envelope that would be located above 15 feet. The property is located at 349 North 10th Street (APNs 060-161-011 and 060-161-030) in the Low Density Residential (R1) Zone.

Planner Reese presented a staff report.

Chair Laferriere opened the public hearing, and seeing no one who wished to speak, closed the public hearing.

Action: It was m/s by Vice Chair Blum/Commissioner Alex to adopt Resolution 16-20. 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.

Resolution No. 16-20: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 16-27 FOR A DEVELOPMENT PERMIT (349 NORTH 10TH STREET)

4. Development Application 15-18

Applicant – Brad Forde

The Planning Commission will consider making a recommendation to the City Council for a General Plan Amendment, Zoning Map Amendment, Development Permit and Use Permit to construct a three-story, mixed use development. The proposed project consists of two live-work units and 13 two-bedroom apartment units within four buildings. The project proposes to change the General Plan Land Use designation from “Retail and Commercial Services” to “Central Business Mixed Use” and the zone from the Retail Commercial (RC) Zone to the Central Business Open (CBO) Zone. The property is located at 1400 Ramona Avenue (southeast corner of North 14th Street and Ramona Avenue) (APN 060-246-016). A draft Initial Study and Mitigated Negative Declaration has been prepared for this project.

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

Chair Laferriere opened the public hearing, and upon seeing no one who wished to speak, closed the public hearing.

The Commission discussed the requirement to underground utilities and the option to pay an in-lieu fee, and how to ensure that the commercial portion of the live work unit is utilized for commercial purposes.

After discussion, the Planning Commission recommended that the City Council not allow the payment of the undergrounding utility fee.

Action: It was m/s by Vice Chair Blum/Commissioner McLaughlin to adopt Resolution 16-21. 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.

Resolution No. 16-21: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH RECOMMENDING THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION FOR A GENERAL PLAN AMENDMENT, DEVELOPMENT CODE AMENDMENT, DEVELOPMENT PERMIT & USE PERMIT ASSOCIATED WITH DEVELOPMENT APPLICATION 15-18 (1400 RAMONA AVENUE)

Action: It was m/s by Vice Chair Blum/Commissioner McLaughlin to adopt Resolution 16-22. 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.

Resolution No. 16-22: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM RETAIL AND COMMERCIAL SERVICES TO CENTRAL BUSINESS – MIXED USE ASSOCIATED WITH DEVELOPMENT APPLICATION 15-18 (1400 RAMONA AVENUE)

Action: It was m/s by Vice Chair Blum/Commissioner McLaughlin to adopt Resolution 16-23. 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.

Resolution No. 16-23: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE DEVELOPMENT CODE TO CHANGE THE ZONING MAP FROM RETAIL COMMERCIAL (RC) TO CENTRAL BUSINESS OPEN (CBO) ASSOCIATED WITH DEVELOPMENT APPLICATION 15-18 (1400 RAMONA AVENUE)

Action: It was m/s by Vice Chair Blum/Commissioner McLaughlin to 1) eliminate the ability for the applicant to pay the underground utility in-lieu fee; 2) adopt Resolution 16-24. 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.

Resolution No. 16-24: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, RECOMMENDING THAT THE CITY COUNCIL APPROVE A DEVELOPMENT PERMIT AND USE PERMIT ASSOCIATED WITH DEVELOPMENT APPLICATION 15-18 (1400 RAMONA AVENUE)

5. Development Application 16-29

Applicant – Grover Beach Lodge LP

The Planning Commission will consider making a recommendation to the City Council for a Use Permit and an amendment to Coastal Development Permit 10-03 to add a 4,600 square foot roof deck on building 1 and minor modifications to the square footage of building 1. In order to meet Building Code requirements for access and safety, the roof deck improvements (e.g., elevators, stairwells, and mechanical equipment) would exceed the maximum 40 foot height limit. The property is located within the Coastal Zone at 55 West Grand Avenue (APN 060-381-010) in the Coastal Visitor Serving (CVS) Zone.

Director Buckingham presented the staff report.

Chair Laferriere opened the public hearing.

Randy Russom of RRM Design, stated that the revision occurred during the natural evolution of the project as the conceptual project plans were developed into construction plans.

Terri Rodman, Grover Beach resident, stated that she had submitted a speaker slip, but that all her questions and concerns regarding the reduced meeting space had been resolved during the staff presentation.

Action: It was m/s by Commissioner Alex/Vice Chair Blum to adopt Resolution 16-25. 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.

Resolution No. 16-25: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH RECOMMENDING THE CITY COUNCIL APPROVE AN AMENDMENT TO DEVELOPMENT APPLICATION 10-03 FOR A USE PERMIT AND AN AMENDMENT TO THE COASTAL DEVELOPMENT PERMIT LOCATED AT 55 WEST GRAND AVENUE

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

Director Buckingham provided a general overview of the draft marijuana ordinance that will be before the commission in January and an update on the Grover Beach Lodge.

ADJOURNMENT 8:13 p.m.

/s/
CHAIR LAFERRIERE

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

(Approved at PC Meeting: January 11, 2017)