



**MEETING MINUTES  
PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
154 SOUTH EIGHTH STREET  
GROVER BEACH, CALIFORNIA  
TUESDAY, JANUARY 13, 2015**

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

**FLAG SALUTE** Commissioner Alex.

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

Staff present: Community Development Director Buckingham, Planner II Reese, and Building/Planning Technician Mesa.

**AGENDA REVIEW:**

Chair Laferriere announced that Agenda Item 1 had been withdrawn by the applicant.

Action: It was m/s by Commissioner Long/Commissioner Alex to accept the agenda as presented, and it passed unanimously.

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

**PUBLIC HEARING ITEMS:**

**1. Development Permit 14-20**

**Applicant – Donald Passineau**

The Planning Commission will consider a Use Permit to establish a 2,400 square foot community center within an existing multi-unit commercial/industrial building. The property is located at 750 Farroll Road, Unit C (APN 060-548-003) in the Industrial (I) Zone.

The item was withdrawn by the applicant.

**2. Development Permit 14-15**

**Applicant – Alex deLeon**

The Planning Commission will consider a Development Permit to construct a 1,497 square foot addition primarily on the second floor to an existing 1,281 square foot single story single family residence with an attached 483 square foot garage. The property is located at 380 Park View Avenue (APN 060-528-005) in the Low Density Residential (R1) Zone.

Building/Planning Technician Mesa presented the staff report. She indicated that correspondence from 402 Ocean View Avenue was received, stating their opposition to the addition and photos were taken from 402 Ocean View Avenue to determine the potential impacts.

Chair Laferriere opened the public hearing.

Alex deLeon, representative for the applicants, explained their design process.

Chair Laferriere closed the public hearing.

Commissioner Rodman asked if staff evaluated the view impacts from a block away from the project along Ocean View. Building/Planning Technician Mesa stated that the original evaluation included impacts to the view from the 400 Block of Ocean View Avenue. Additional evaluation was conducted when 402 Ocean View Avenue contacted the City.

Chair Laferriere requested clarification regarding the modification to the sidewalk and driveway apron. Planner II Reese explained that due to existing site constraints, the Public Works Director approved a sidewalk and apron that will each be approximately one foot shallower than normal.

Commissioner Alex stated that the issue of ocean views has been discussed before and recalled that ocean views are not part of the evaluation criteria. Building/Planning Technician Mesa and Director Buckingham clarified that the Development Code states that a determination of whether the project would substantially affect the impact on “views” be made, but not specifically on ocean views.

Upon question from Commissioner Rodman, Director Buckingham stated that the Development Code requires a view analysis from adjacent properties, meaning private properties. Under CEQA, this small project is exempt, but if it were not exempt, CEQA would evaluate the view impacts from public streets.

Action: It was m/s by Commissioner Long/Commissioner Alex to adopt Resolution No. 15-01. The motion carried on the following roll call vote:

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

Resolution No. 15-01: A Resolution of the Planning Commission of the City of Grover Beach, Approving A Development Permit for Development Permit 14-15 (380 Parkview Avenue)

**3. Development Permit 14-16**

**Applicant – Patrick and Katie McNeill**

The Planning Commission will consider a Use Permit and Coastal Development Permit to construct a 378 square foot room addition and 950 square foot roof deck to a non-conforming residential use in a commercial zone. The property is located in the Coastal Zone at 258 Ramona Avenue (APN 060-205-003) in the Coastal Visitor Serving (CVS) Zone.

Planner II Reese presented the staff report.

Commissioner Long asked if Development Code Section 7.40.020 was new or if it had previously existed in the Zoning Code. Planner II Reese stated that the Development Code Section is new. The Zoning Code allowed applicants to apply for a Use Permit for any size addition to a non-conforming use, but did not include any size limitations or improvements that would be required.

Commissioner Rodman verified that the proposed addition is a one-time addition.

Commissioner Alex clarified which utility line would be required to be placed underground.

Commissioner Laferriere opened the public hearing.

Cody McLaughlin, project architect and represented, introduced himself and stated that the applicants and he were available for questions.

Commissioner Laferriere closed the public hearing.

Action: It was m/s by Commissioner Alex/Commissioner Rodman to adopt Resolution No. 15-02. The motion carried on the following roll call vote:

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

Resolution No. 15-02: A Resolution of the Planning Commission of the City of Grover Beach, Approving A Use Permit and Coastal Development Permit for Development Permit 14-16 (258 Ramona Avenue)

**COMMISSIONERS' COMMENTS**

Commissioner Alex inquired if 258 Ramona Avenue could be utilized as a vacation rental. Director Buckingham stated that the Council has not adopted regulations regarding vacation rentals.

Chair Laferriere inquired about likelihood of upcoming meetings. Director Buckingham stated that there will be a February meeting for an interpretation item that, due to time constraints, was not ready for this meeting.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Director Buckingham stated that the Planning Commissioner's Academy will be in Newport Beach from March 4 through 6, 2015. He informed the Commission that their denial of a variance for 807 Saratoga Avenue was appealed to the City Council.

**ADJOURNMENT** 7:12 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: July 14, 2015)