



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, JUNE 14, 2017**

CALL TO ORDER 6:30 p.m.

FLAG SALUTE Commissioner Alex.

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

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

AGENDA REVIEW:

Action: It was m/s by Vice Chair Blum/Commissioner Alex to move item number 2 after item number 4, and the motion passed unanimously.

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

PUBLIC HEARING ITEMS:

1. Development Application 17-09

Applicant – KEVCAN LLC

The Planning Commission will consider a Use Permit to operate a microbrewery. The property is located within the Coastal Zone at 232 Front Street (APN 060-133-003) in the Coastal Commercial (CC) Zone. The project is categorically exempt from the California Environmental Quality Act.

Chair Laferriere stated that staff is requesting a continuance to meet with the applicant.

Action: It was m/s by Vice Chair Blum/Commissioner Rodman to continue the public hearing to July 12, 2017, and the motion passed unanimously.

3. Development Application 17-10

Applicant – ABG Development Inc.

The Planning Commission will consider a lot line adjustment between two lots. The existing lots are 135 feet deep with widths of 25 feet and 50 feet. The proposed lots would each have a width of 67.5 feet and a depth of 75 feet. The property is located at 1296 Saratoga Avenue (APN 060-114-015) in the Low Density Residential (R1) Zone. The project is categorically exempt from the California Environmental Quality Act.

Building/Planning Technician Mesa presented the staff report.

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

Ryan Sack, Carmel & Naccasha, San Luis Obispo, representing the applicant indicated he was available for questions.

Upon question by Chair Laferriere, City Attorney Hale clarified that the approval of the lot line adjustment cannot be predicated on the construction of street improvements.

Chair Laferriere closed the public hearing.

Action: It was m/s by Vice Chair Blum/Commissioner Rodman to adopt Resolution 17-07. The motion carried on the following roll call vote:

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

Resolution No. 17-07: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 17-10 FOR A LOT LINE ADJUSTMENT (1296 SARATOGA AVENUE)

4. Development Application 16-37

Applicant – Glen and Gayla Chapman

The Planning Commission will consider a Development Permit to enclose an existing 230 square foot deck on the second story of the existing single family residence. Story poles have been erected to demonstrate the proposed building envelope that would be located above 15 feet. The property is located at 687 Ocean View Avenue (APN 060-532-006) in the Low Density Residential (R1) Zone. The project is categorically exempt from the California Environmental Quality Act.

Building/Planning Technician Mesa presented the staff report.

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

Dave Yatsko, Homestar Construction, representing the applicant indicated 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 17-08. The motion carried on the following roll call vote:

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

Resolution No. 17-08: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 16-37 FOR A DEVELOPMENT PERMIT (687 OCEAN VIEW AVENUE)

2. Development Application 16-36**Applicant – 595S7th LLC**

The Planning Commission will consider a Development Permit to construct a three-story, seven unit multi-family development. The proposed project consists of four one-bedroom units, three two-bedroom units, common and private open space, and 10 parking spaces. The applicant is applying the State's Affordable Housing Density Bonus, which allows for a 27.5 percent density bonus in return for one unit at the low-income level (80% of the median income for San Luis Obispo County). The project would provide a reduced number of parking spaces required by City Code as specified by State Government Code Section 65915. The property is located at 461 South 13th Street (APN 060-297-017) in the High Density Residential (R3) Zone. The project is categorically exempt from the California Environmental Quality Act.

Planner II Reese presented the staff report. In response to correspondence received from a neighboring property owner, diagrams from suncalc.org were displayed depicting how the proposed project could affect adjacent properties. In addition, proposed distances from the northerly property line were clarified.

Commissioner Rodman, due to the project's application of the State Density Bonus Regulations, confirmed the requested incentive was the application of State parking ratio versus the City's, and the necessary finding in order to deny the project.

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

Al Nevis, Arroyo Grande resident, in response to the concerns of the adjacent property owner, presented photographs taken the previous day that indicate that the proposed project would not cast a shadow on the building to the north.

Chair Laferriere cited a concern about the maximum rental rate for a low income one-bedroom unit is the same as the average market rate cited in the current Housing Element. He added he did a quick survey earlier in the day and the current average appears to be similar. Mr. Nevis stated that based on his experience with renting out a one-bedroom unit recently, it appears that one-bedroom units are in high demand, resulting in higher rents.

Vice Chair Blum concurred that he had noticed an increase in rental rates recently.

Commissioner Alex stated that he has struggled with the maximum rental rates calculated for the County as a whole, rental rates in different parts of the County differ significantly.

The following individuals spoke against the project, citing concerns regarding the proposed height and the lack of proposed parking:

Guy Ober, Arroyo Grande resident, also cited concerns regarding the project's effect on the project to the east in regards to sun and shade, and where the mailboxes for his property would be relocated.

Mike Greenelsh, Grover Beach resident, also cited a concern regarding privacy because the proposed units would have views into his rear yard.

Kathryn Greenelsh, Arroyo Grande resident.

Chair Laferriere closed the public hearing.

In response to questions from the public, Chair Laferriere and staff stated the following:

- Based on suncalc.org, it did not appear that the proposed project would cast a shadow onto the building to the east at noon at any time during the year. In addition, in infill communities, structures are constructed with the minimum setbacks, so there would be some impacts to solar access.
- Regarding the height, South 13th has been zoned R3 for a long time, just has not been developed to its full height potential. Upon question by Commissioner Rodman, the applicant stated that he would not be able to develop a two-story version of the project.
- Regarding parking, the applicant clarified that parking spaces will be assigned. In addition, the State has mandated specific parking requirements for projects that include at least one affordable housing unit.
- Regarding the mailbox, the Post Office typically will require a gang mailbox.
- Regarding privacy for the property to the south, the policy states that proposed projects “should” respect privacy, which is not mandatory.

Action: It was m/s by Commissioner Rodman/Vice Chair Blum to adopt Resolution 17-09. The motion carried on the following roll call vote:

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

Resolution No. 17-09: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 16-36 FOR A DEVELOPMENT PERMIT (461 SOUTH 13TH STREET)

5. Development Application 15-06

Applicant – Sun Buggy Fun Rentals

The Planning Commission will consider a Coastal Development Permit, Development Permit and Use Permit to construct improvements and operate a parking facility for an off-road vehicle business. Improvements include a caretaker’s unit. The property is located within the Coastal Zone at 54 Saratoga Avenue (APN 060-074-013) in the Coastal Industrial Commercial (CIC) Zone. The project is categorically exempt from the California Environmental Quality Act.

Planner II Reese presented the staff report.

Chair Laferriere invited the applicant to speak.

Cristi Fry, Rick Engineering, representative of the applicant, provided a presentation and clarified the following:

- the site is not open to the public.
- the site would have a maximum of six employees assigned to the site.
- although two caretakers are assigned to the site, only one is on-duty and at the site at a time.
- the number of vehicles requested is the maximum number of vehicles that would be on-site, but not what would normally be on-site.
- could store ATVs between the building and southerly and westerly property lines.

She also stated that the applicant would like to retain the existing fence in the current location due to concerns of vandalism and theft.

The Commission voiced concerns regarding:

- lack of access to the building when vehicles were parked for the night.
- the fence located in the public right of way.
- the proposed tandem parking configuration within the front setback.
- lack of parking spaces for the caretaker.
- use of the nearby streets for parking of the trailers.
- the increase in the number of ATVs and buggies from 2015.
- the unrealistic depiction of the night time parking layout that was submitted.

Randy Jordan, business owner, addressed some of the concerns:

- If a trailer is parked on the street overnight, it is usually broken or missing its truck. If the trailer is loaded, it arrived sometime during the night from one of the other sites. Trailers arrive overnight approximately every two weeks during in-season, and once a month during off-season.
- Trailers and the ATVs and buggies they are carrying are washed in the wash pit, parked on Front Street to allow others to be washed, then all are parked on-site.
- Currently, they have 10 trams/trailers, 240 ATVs, and 35 buggies on-site. The plan provided indicates the maximum number the site can accommodate.

Chair Laferriere closed the public hearing.

Action: It was m/s by Commissioner Rodman/Chair Laferriere to continue the public hearing to the Planning Commission meeting of August 9.

The motion **failed** on the following roll call vote:

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

Action: It was m/s by Commissioner Rodman/Chair Laferriere to give direction to staff to work with the applicant to address the following items and to return on August 9:

- Submit a revised site plan to scale that:
 - Demonstrates that all trailers can maneuver on-site (i.e. operational flow, turning radii) and be parked as shown on the site plan.
 - Provides dimensions of trailers and trams, and aisle widths to confirm vehicles shown on the revised site plan are accurate.
 - Provides photographs of vehicles parked on-site to demonstrate feasibility.
 - Addresses any fire access and life safety issues identified by the Fire Chief.
 - Locates all parking spaces and the fence located outside of the 10 foot front setback. In addition, the parking spaces shall not be tandem.
 - Demonstrates that the parking spaces for the caretaker's unit can be utilized at any time by the occupant.
- Provide details on the operations/activities that occur off-site, such as vehicles waiting to be washed.

The motion **carried** on the following roll call vote:

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

COMMISSIONERS' COMMENTS/COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

In response to Commissioner questions, Director Buckingham provided the status of the following:

- proposed hotel located at 950 El Camino Real and the related work in the public right of way
- budget process, which includes some additional staff, updates to the sign and parking ordinances, review of the development review process, and updates to general plan elements
- Grover Beach Lodge project
- K-14 street project. Commission Rodman commented how the street project has improved neighborhoods.

ADJOURNMENT 9:01 p.m.

/s/
 CHAIR LAFERRIERE

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

(approved at PC meeting of October 11, 2017)