



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, OCTOBER 11, 2017**

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.

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

AGENDA REVIEW:

Action: It was m/s by Commissioner McLaughlin/Commissioner Rodman to accept the agenda as presented, and the motion passed unanimously.

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

CONSENT ITEMS:

- 1. Meeting Minutes of Planning Commission Meeting of March 8, 2017**
- 2. Meeting Minutes of Planning Commission Meeting of June 14, 2017**
- 3. Meeting Minutes of Planning Commission Meeting of July 12, 2017**

Action: It was m/s by Commissioner Alex/Commissioner McLaughlin to approve the meeting minutes of March 8, June 14, and July 12, 2017 as presented, and the motion passed unanimously.

PUBLIC HEARING ITEMS:

- 4. Development Application 17-20
Applicant – Hiru Tejwani**

The Planning Commission will consider a Time Extension for Development Application 07-010, a Mixed-Use Development with one commercial unit and three residential units. The property is located at 152 North 11th Street (APN 060-237-007) in the Central Business Open (CBO) Zone. The project is categorically exempt from the California Environmental Quality Act.

Planner Reese presented the staff report. She stated that the following condition, which clarifies the extent of the required street improvements in Resolution 08-037, PW/CE-5, should be added to the resolution:

PW/CE-1. Prior to the issuance of a Certificate of Occupancy, due to the existing Pavement Condition Index rating of less than 60, North 11th Street shall be reconstructed for the project frontage from the centerline to the new lip of gutter. The public improvement plans shall be approved by the City Engineer prior to the issuance of an encroachment permit and commencement of work.

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

Action: It was m/s by Vice Chair Blum/Commissioner Alex to add the recommended condition and adopt Resolution 17-13. 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.

Resolution No. 17-13: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 17-20 FOR A ONE YEAR TIME EXTENSION FOR DEVELOPMENT PERMIT 07-10 (152 NORTH 11TH STREET)

5. Development Application 17-12

Applicant – Jerry Shaw

The Planning Commission will consider a Development Permit to construct a new two-story, 2,313 square foot, two bedroom, single family residence with an attached 540 square foot garage. The property is located at 549 Saratoga Avenue (APN 060-092-007) 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 requested that the gas meter be relocated if possible due to its proximity to the sidewalk.

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

Action: It was m/s by Commissioner Rodman/Commissioner McLaughlin to adopt Resolution 17-14. The motion carried on the following roll call vote:

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

Resolution No. 17-14: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 17-12 FOR A DEVELOPMENT PERMIT (549 SARATOGA AVENUE)

6. Development Application 17-11

Applicant – Alfred Nevis

The Planning Commission will consider a Development Permit and Tentative Parcel Map for a two-story, two-unit Planned Unit Development. The front unit would be 1,288 square feet in size with a 623 square foot garage. The rear unit would be 2,019 square feet in size with a 445 square foot garage and roof deck. The property is located at 557 South 10th Street (APN 060-288-016) in the Medium Density Residential (R2) Zone. The project is categorically exempt from the California Environmental Quality Act.

Planner Reese presented the staff report.

Chair Laferriere opened the public hearing.

Alfred Nevis, applicant, Arroyo Grande resident, in response to the Commission’s questions, stated that windows were not placed on the east side of unit one because of the apartment to the east, and that he would consider the feasibility of relocating the existing power pole that is located to the north of the driveway apron.

Chair Laferriere closed the public hearing.

Action: It was m/s by Vice Chair Blum/Commissioner Rodman to adopt Resolution 17-15. The motion carried on the following roll call vote:

- AYES: Commissioners 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. 17-15: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 17-11 FOR A DEVELOPMENT PERMIT AND TENTATIVE PARCEL MAP (557 AND 567 SOUTH 10TH STREET)

7. Development Application 17-22

Applicant – Freddie Hutchison

The Planning Commission will consider a Coastal Development Permit and Development Permit to construct a remodel and a 1,103 square foot addition including a second story and roof deck to the existing two-story single family residence. The property is located within the Coastal Zone at 143 Atlantic City Avenue (APN 060-075-003) in the Coastal Low Density Residential (CR1) 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.

Freddie Hutchison, applicant, Bakersfield resident, introduced himself and his architect, Jeff Schneiderei of Templeton, and stated that they were available for questions.

Chair Laferriere closed the public hearing.

Action: It was m/s by Vice Chair Blum/Commissioner Rodman to adopt Resolution 17-16. The motion carried on the following roll call vote:

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

Resolution No. 17-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 17-22 FOR A COASTAL DEVELOPMENT PERMIT AND DEVELOPMENT PERMIT (143 ATLANTIC CITY AVENUE)

8. 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 with 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 Reese presented the staff report. Upon question by Commissioner Rodman and Vice Chair Blum, she stated that, other than the standard 72-hour rule, there is not a restriction on the length of time that a vehicle can be parked on the street. Director Buckingham added that with a Use Permit, the Commission can establish additional requirements. City Attorney Hale clarified that should staff be made aware of violations, such as obstructions in the fire lane, the violation would first go through the code enforcement process, and should it not be resolved, it would be presented to the Commission to consider a revocation of the Use Permit.

Chair Laferriere opened the public hearing.

Cristi Fry of Rick Engineering, representative, San Luis Obispo resident, stated that the modifications to the plans to incorporate the comments from June and the fire-related requirements has modified the way the site is used. Regarding the requested fence height, she clarified that while the fence would also screen the site, the proposed height is in response to security concerns.

Chair Laferriere closed the public hearing.

Discussion ensued regarding the size of the site, the number of vehicles that the applicant desired on the site, the use of the street for business activity, the number and design of proposed parking spaces for the caretakers and employees, and the amount and location of the proposed landscaping.

Chair Laferriere re-opened the public hearing for the applicant to address the Commission’s comments and questions.

Randy Jordan, owner of Sun Buggy Fun Rentals, stated:

- Since the June hearing, they have adjusted their operations so that:

- All vehicles are not pulled off-site in order for the site to be cleared of vehicles. Therefore, Front Street is not utilized for parking.
- The number of trailers and trucks has been reduced by two.
- The number of ATVs and buggies on-site has been reduced by reducing the number of inoperable vehicles on-site. A truck picks up ATVs and buggies in need of repair on a weekly basis in order for them to be repaired at the Las Vegas location.
- The area to the west and south of the building is being cleared of items.
- His sons and he are the caretakers that utilize the caretaker’s unit.
- The maximum number of ATVs and buggies at the height of the season is 300.
- He believes the tandem parking is reasonable since the site is not open to the public and only employees would utilize the site.
- The additional two percent of landscaping can be installed in the caretaker’s private yard area in order to be consistent with the Development Code.
- Normally, there are four or less trailers on the street at any one time.
- A 500 gallon fuel tank is not stored on-site like the other similar businesses. Each ATV has a fuel capacity of 2.5 gallon.
- The site is unique with a wash pit. The other similar businesses are washing down their vehicles in the street. The wash pit has been maintained and complies with State regulations.

Cristi Fry added that, in response to the direction provided in June, the fence has been proposed to be relocated to outside of the front setback.

Chair Laferriere closed the public hearing.

Action: It was m/s by Vice Chair Blum/Commissioner Rodman to:

- 1) Add/amend a condition to limit the number of vehicles to nine large vehicles (i.e. truck/trailers, trams, command centers), 30 buggies, and 240 ATVs;
- 2) Add/amend a condition to require at least three of the required parking stalls to be non-tandem parking spaces. The remaining parking spaces may be provided in tandem, with no more than two per tandem space;
- 3) Add a condition to require the number of parking spaces for the caretaker’s unit as required by the Development Code (a total of 9 parking spaces for a one-bedroom unit, or a total of 11 parking spaces for a two-bedroom unit);
- 4) Add/amend a condition to require a minimum of 10 percent of the site to be landscaped;
- 5) Add/amend a condition to limit the number of vehicles on the street during the end-of-day operations to three;
- 6) Remove condition “The caretakers’ unit shall not be occupied by more than one employee at a time.”;
- 7) adopt Resolution 17-17.

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. 17-17: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 15-06 FOR A COASTAL DEVELOPMENT PERMIT, DEVELOPMENT PERMIT, USE PERMIT AND LOT MERGER (54 SARATOGA AVENUE)

COMMISSIONERS' COMMENTS

Commissioner Alex announced that this would be his last Commission meeting and thanked his fellow Commissioners and staff for the experience. Director Buckingham stated that technically there are two vacancies on the Commission, but Commissioners Alex and Rodman have continued to serve.

Chair Laferriere stated that he would be unavailable for the first two weeks of December.

Commissioner Rodman stated it seems code enforcement is an issue. Director Buckingham provided an update on the status of the Code Compliance Officer position.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham provided an update regarding potential changes in cannabis regulations and upcoming Commission meetings. Upon question by Vice Chair Blum, Director Buckingham provided an update on the lodge and El Camino Real hotel projects. He also stated that the Council directed staff to move forward with \$15 billion in K-14 street bond funds.

ADJOURNMENT 9:31 p.m.

/s/
CHAIR LAFERRIERE

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

(approved at PC meeting of November 8, 2017)