



**MEETING MINUTES
SPECIAL MEETING AGENDA
PLANNING COMMISSION
RAMONA GARDEN PARK CENTER
993 RAMONA AVENUE
GROVER BEACH, CALIFORNIA
TUESDAY, DECEMBER 19, 2017**

CALL TO ORDER 6:31 p.m.

FLAG SALUTE Commissioner McLaughlin.

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

City Staff: Community Development Director Buckingham, City Attorney David Hale, Senior Planner A. Rafael Castillo, Planner II Janet Reese, Building/Planning Technician Mesa.

AGENDA REVIEW:

Action: It was m/s by Commission Rodman/Vice Chair Blum 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 November 8, 2017

Action: It was m/s by Vice Chair Blum/Commissioner McLaughlin to approve the meeting minutes of November 8, 2017 as presented, and the motion passed unanimously.

PUBLIC HEARING ITEMS:

2. Development Application 17-28

Applicant – Jerry Shaw

The Planning Commission will consider a Development Permit for a remodel and 495 square foot addition to the existing single family residence with a maximum height of approximately 17 feet. Story poles have been erected to demonstrate the proposed building envelope that would be located above 15 feet. The property is located at 647 Atlantic City Avenue (APN 060-094-004) 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.

Jerry Shaw, applicant, Arroyo Grande resident, introduced himself and made himself available for questions.

Chair Laferriere closed the public hearing.

Action: It was m/s Commissioner Rodman /Commissioner McLaughlin to adopt Resolution 17-19. The motion carried on the following roll call vote:

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

Resolution No. 17-19: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 17-28 FOR A DEVELOPMENT PERMIT (647 ATLANTIC CITY AVENUE)

3. Development Application 17-43

Applicant – Craig Smith, CRSA

The Planning Commission will consider an Amendment to Development Application 16-21 for a previously approved Coastal Development Permit and Development Permit to the second story addition. The revised project would increase the approved addition by adding 600 square feet of living space on the second floor, 200 square feet of second floor balcony area, and 170 square to the roof deck of the single family residence that is under construction and part of an approved 2-unit planned development. The property is located within the Coastal Zone at 165 Saratoga Avenue (APN 060-076-008) in the Coastal Medium Residential (CR2) Zone. The project is categorically exempt from the Environmental Quality Act.

Building/Planning Technician Mesa presented the staff report.

Chair Laferriere indicated that the original resolution erroneously indicated that the original public hearing occurred in January 2016 versus January 2017. He opened the public hearing.

Craig Smith, applicant, Grover Beach resident, made a brief comment in regards to the project before the Planning Commission.

Chair Laferriere closed the public hearing.

Action: It was m/s by Vice Chair Blum/Commissioner Rodman to adopt Resolution 17-20. The motion carried on the following roll call vote:

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

Resolution No. 17-20: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING AN AMENDMENT TO DEVELOPMENT APPLICATION 16-21 FOR A PREVIOUSLY APPROVED COASTAL DEVELOPMENT PERMIT AND DEVELOPMENT PERMIT FOR DEVELOPMENT APPLICATION 17-43 (165 SARATOGA AVENUE)

Commissioner McLaughlin declared a conflict of interest regarding Public Hearing Item Number 4 due to being the project architect. He left the room.

**4. Development Application 17-07
Applicant – Bischoff Homes, Inc**

The Planning Commission will consider a Development Permit and Tentative Parcel Map for a two-story, three-unit Planned Unit Development. Two units, each 1,326 square feet in size with a 504 square foot garage and roof deck, would be accessed from South Oak Park Boulevard, and one unit, 1,922 square feet in size with a 434 square foot garage and roof deck would be accessed from Cranberry Street. The property is located at 391 South Oak Park Boulevard (APN 060-309-005) 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. Ms. Reese stated staff was withdrawing condition PW/CE-1 because the City would undertake the traffic study and implement the recommendations versus the developer.

Upon question by Chair Laferriere, Director Buckingham stated that the city does not have a legal requirement to comply with the City of Arroyo Grande's requirements or conditions.

Upon question by Commissioner Rodman, City Attorney Hale responded that the Berry Gardens tract map granted the subject site access and parking easement rights on the Brambles site, however it is not clear if the Brambles development has rights to park on the subject site.

Vice Chair Blum commented that that the City should not go down the road of enforcing private parking and private property issues.

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

Paul Bischoff, project applicant, Grover Beach resident, spoke about the project and requested that the sidewalk be eliminated that connects the Berry Gardens development to Oak Park Boulevard. In reference to draft condition number PW/CE-2, regarding the maintenance of the Oak Park/Brambles driveway, the applicant suggested providing a one-time payment for maintenance and the Brambles HOA would maintain the driveway.

Linda Drummy, Arroyo Grande resident, spoke in favor of the proposed project and stated that she would prefer the elimination of the sidewalk that connects Oak Park Boulevard to the Berry Gardens development. She also stated concerns with construction hours and construction vehicle access and parking.

Sandy Sathrum, Arroyo Grande resident, spoke in favor of the proposed project and commented that the existing sidewalk does not connect to a safe point on Oak Park Boulevard and would not mind if the sidewalk is removed by the proposed development.

Chair Laferriere closed the public hearing.

In response to questions raised during the public hearing, Director Buckingham stated that construction hours are codified in the Municipal Code and included in the resolution as follows: 7:00 a.m. to 7 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. Saturdays, Sundays, and Holidays. In addition, the streets are public and anyone can park in any legal space.

Chair Laferriere re-opened the public hearing specifically for the topic of the pedestrian sidewalk located between Oak Park Boulevard and Berry Gardens.

Upon question by Vice Chair Blum, Mr. Bischoff stated should the City of Arroyo Grande challenge the removal of the pedestrian sidewalk, he would indicate that the pedestrian easement is located to the south and that he is not affecting that easement.

John Levitz, Arroyo Grande resident, stated that the benefits of the sidewalk does not outweigh the negatives of closing the sidewalk.

Linda Drummy, Arroyo Grande resident, re-iterated that the sidewalk should be eliminated because there are additional access points to Oak Park Boulevard.

Chair Laferriere closed the public hearing.

Discussion ensued regarding the improved project design and the traffic impact.

Action: It was m/s by Vice Chair Blum/Commissioner Rodman to 1) remove draft condition PW/CE-1 and PW/CE-2 and 2) adopt Resolution 17-21. The motion carried on the following roll call vote:

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

Resolution No. 17-21: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 17-07 FOR A DEVELOPMENT PERMIT AND TENTATIVE PARCEL MAP (391 SOUTH OAK PARK BOULEVARD)

Commissioner McLaughlin returned to the room.

COMMISSIONERS' COMMENTS

Chair Laferriere stated that interviews for the vacant planning commission seats had occurred and the committee made a recommendation to the City Council which will be heard on January 8, 2018. The sub-committee is making a recommendation for David Halverson, and Commissioner Rodman was recommended to serve the shorten term. Karen Bright is being recommended to serve as an alternate in the event of an unscheduled vacancy.

Vice Chair Blum requested an update on the Grover Beach Lodge.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Buckingham introduced new Senior Planner Rafael Castillo. He stated that the Council provided rankings for the first four retailers, and the Commission meeting in January will involve the first two applications for use permits for medical cannabis retail uses. He also provided an update on the hotel project located at 950 El Camino Real, stating that it continues to move forward, but no building permit has been issued for the building. Regarding the lodge, Pacifica Companies remains committed.

In addition, the City is in continued discussion with the new property owner on 1598 El Camino Real for potential hotel development. Additionally Director Buckingham provided a brief update on the Grover Beach roadway re-construction bonds project.

ADJOURNMENT 8:10 p.m.

/s/

CHAIR LAFERRIERE

/s/

SECRETARY TO THE PLANNING COMMISSION
BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR

(approved at PC meeting of January 10, 2018)