



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBER
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, SEPTEMBER 12, 2018**

CALL TO ORDER 6:31 p.m.

FLAG SALUTE Commissioner McLaughlin

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

City Staff: Community Development Director Bruce Buckingham, Senior Planner Rafael Castillo, and Building/Planning Technician Mesa.

AGENDA REVIEW:

Action: It was m/s by Commissioner Rodman / Commissioner McLaughlin to accept the agenda as presented, with the exception of moving item #2 to item #4 to accommodate a time conflict. The motion passed unanimously.

PUBLIC COMMENTS:

Kayla Rutland of Healthy Communities Work Group, a subcommittee of HEAL SLO, advertised an upcoming free community workshop on October 4, 2018 from 1:00-6:00 p.m. at the Vets Hall in San Luis Obispo.

CONSENT ITEMS:

1. Meeting Minutes of the August 14, 2018 Special Planning Commission Meeting

Action: It was m/s by Commissioner Halverson / Chair Laferriere to approve the meeting minutes from August 14, 2018 Special Planning Commission Meeting as presented, and the motion passed unanimously.

PUBLIC HEARING ITEMS:

2. Development Application 18-29

Applicant – Jerry Shaw

The Planning Commission will consider a Development Permit to construct a two-story, 3,169 square foot single family residence with a three car garage with a maximum height of 25 feet. Story poles have been erected to demonstrate the proposed building envelope that would be located above 15 feet. The property is located at 1628 Laguna Court (APN 060-031-028) 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 reiterated that an additional finding (Finding #4) for approval of Development Permit has been added by Staff regarding the proposed project not substantially obstructing views from adjacent properties.

Commissioner Rodman asked for clarification on the height of the residence from the grade on the southern portion of the lot and who was responsible for the many arborist requirements.

Building/Planning Technician Mesa addressed Commissioner Rodman’s questions.

Chair Laferriere noted that Tree #12 was to be preserved, but not included in the arborist report, so he would like clarification from either Staff or the applicant.

Chair Laferriere opened the public hearing, and invited the applicant to the podium.

Jerry Shaw, project designer, spoke as the project representative and noted that he is available for any questions from the planning commission.

Thomas DaRosa, property owner, clarified the proposed tree removal of #11 and #12.

Richard Veen, adjacent property owner, mentioned his concern with the proposed patio being close to his front door and if there will be screening. He also mentioned his support of the project.

Eugene Ghiglia, president of the HOA for Laguna Court, indicated that he was in support of the project. He also mentioned his support of tree #12 being removed and that the replacement trees be at least 15 gallon. He would also like to see sidewalk installed as part of this project.

Chair Laferriere and Staff responded to the questions and concerns by the neighbors and brought it back to the Commission for comments.

Commissioner Rodman indicated that his only concern would have been regarding views. However, he did not see any view that would be blocked.

Chair Laferriere gave suggestions regarding tree mitigations with replacement of 6 trees.

Director Buckingham suggested that only trees listed in the arborist report as being in fair or good condition be mitigated, which would equate to the replacement of 10 trees.

The applicant spoke and was favorable to the proposed change in tree mitigation.

Action: It was m/s Commissioner Halverson / Commissioner Rodman to adopt the resolution approving Development Application 18-29, with modification to condition CDD-7 to include 10 replacement trees at 15 gallons, and add a 4th finding in for view sheds. The motion carried on the following roll call vote:

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

3. Draft Citywide Industrial Design Guidelines

Applicant –City of Grover Beach

The Planning Commission will make a recommendation to the City Council to adopt “Industrial Design Guidelines” that would create design parameters for new and redeveloped buildings and properties in the Industrial (I), Coastal Industrial (CI), and Coastal Industrial Commercial (CIC) zones.

Senior Planner Castillo presented the staff report.

The Planning Commission recommended the following modifications to the draft Guidelines:

- Site Planning Section – Add a guideline indicating that adequacy of parking for the proposed use be considered early in the design process;
- Site Planning Section – Add a guideline that hazardous waste (primarily related to cannabis uses) be stored inside the building or in a secured outdoor location;
- Site Planning Section #9 – Commented that providing building entries along existing street frontages may not always be practical;
- Site Planning Section #10 – Commented that it would be beneficial to define “pedestrian environments”;
- Off-Site Parking and Loading Section - Add a guideline indicating that adequacy of parking for the proposed use be considered early in the design process; and
- Add a Section prior to the Glossary Terms listing all the design issues to be “avoided” for ease of use.

Action: It was m/s Vice Commissioner Rodman / Commissioner McLaughlin to adopt the resolution approving Development Application 18-40, with modification to condition CDD-7 to ensure secure storage within the building. The motion carried on the following roll call vote:

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

4. Development Application 18-35

Applicant – Bischoff Homes

The Planning Commission will consider a Development Permit and Tentative Parcel Map (G18-0055) to construct a three unit, two-story Planned Unit Development. The property is located at 267 North 14th Street (APN 060-174-024) in the High Density Residential (R3) Zone. The project is categorically exempt from the California Environmental Quality Act.

Action: It was m/s Commissioner Rodman / Chair Laferriere to continue the Public Hearing Item to the Planning Commission meeting of Wednesday, October 10, 2018 at 6:30 p.m. The motion carried on the following roll call vote:

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

COMMISSIONERS' COMMENTS None.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham stated that the six (6) lot industrial development on Huston Street will be on the October 10th Planning Commission Agenda in addition to Development Application 18-35. Parking regulations may also be on the October agenda; if not the November agenda. A Draft Sign Ordinance may be pushed to the December Planning Commission meeting and go to the City Council in January. Director Buckingham also mentioned that the City received proposals to update the Conservation and Open Space Elements. However, they wouldn't be ready for the Planning Commission until spring or summer of next year.

ADJOURNMENT 8:46 p.m.

/s/
CHAIR LAFERRIERE

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

(approved at PC meeting of October 10, 2018)