



**MEETING AGENDA
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, JULY 14, 2009
6:30 P.M.**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting, please contact the City Clerk's Office (473-4568) at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

CALL TO ORDER

FLAG SALUTE

ROLL CALL: Commissioners: Alex, Long, Marshall, Nielsen, Roberson, Vice Chair Coleman, and Chair Blum.

PUBLIC COMMENTS: *At this point of the meeting, members of the public may bring up any items within the jurisdiction of the Planning Commission that are not on the agenda. Please limit your comments to three (3) minutes. The Planning Commission will listen to all comments; however, in compliance with the Brown Act, the Commission cannot act on items not on the agenda.*

1. Election of Planning Commission Officers

CONSENT ITEMS:

- 2. Approval of Minutes of Planning Commission meetings of April 15, 2008 and June 9, 2009.**

PUBLIC HEARING ITEMS:

3. Development Permit Application No. 09-008

Applicant – Richard Holley III

This application is a request for a Use Permit to allow a motorcycle and ATV sales establishment at 971 Griffin Street, Unit E (Assessor Parcel No. 060-545-037) in the Light Manufacturing District (L-M). The project planner is Janet Reese.

Recommended Action: Adopt the Resolution granting the Use Permit.

4. Development Permit Application No. 09-011

Applicant – Mike Bergantz

This application is a request for approval of Site and Architectural Plans and Coastal Development Permit to add an outdoor dining area at 295 West Grand Avenue (Assessor Parcel No. 060-205-018) in the Coastal Visitor Services District (C-C-V). The project planner is Janet Reese.

Recommended Action: Adopt the Resolutions approving the Site and Architectural Plans and granting the Coastal Development Permit.

5. Development Permit Application No. 09-013

Applicant – AutoZone

This application is a request for a time extension for an approved retail commercial development at 1401 West Grand Avenue (Assessor Parcel Nos. 060-246-006, 007, 008, and portion of 013) in the Shopping Center District (C-S). The project planner is Janet Reese.

Recommended Action: Adopt the Resolution granting the time extension.

6. Development Permit Application No. 09-015

Applicant – City of Grover Beach

This application is a request to review a proposed amendment to the Grover Beach Municipal Code which would add a Mobilehome Park Conversion Process Section. The section would provide for a process that must be followed by owners/developers that are proposing a conversion of an existing Mobilehome Park for other uses. Staff Report presented by City Attorney Martin D. Koczanowicz.

Recommended Action: Adopt the Resolution recommending adoption of the new section by the City Council.

COMMISSIONERS' COMMENTS:

Report from City Council Representatives

Other Commissioners' Comments

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

STAFF COMMENTS

ASSIGNMENT TO ATTEND CITY COUNCIL MEETING(S)

ADJOURNMENT

PLANNING COMMISSION MEETING PROCEDURES:

Planning Commission Meetings are conducted under the authority of the Chair. The Chair will announce each item which will be read into the record by the Secretary; thereafter, the hearing will be conducted as follows:

1. The planning staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair will invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and

limit further discussion to the Commission and Staff prior to the commission taking a decision.

Per Resolution No. 06-077, Planning Commission meetings are scheduled to start at 6:30 p.m. and conclude no later than 11:00 p.m. Any public items remaining on the agenda at 11:00 p.m. that have not been discussed or considered by the Planning Commission will be continued to either an adjourned special meeting of the Planning Commission (scheduled before the next regular meeting) or to the next regular meeting. However, the Planning Commission may choose to continue the meeting past 11:00 p.m. upon a proper motion and a super majority vote in favor of such an action.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place of residence. Commission meetings are tape recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience or staff is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 – 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. However, letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Community Development Department, to the attention of the Community Development Director.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the City of Grover Beach City Council up to 5 working days after the date of action, in writing, to the City Clerk. Fees must accompany the appeal form. The appeal will not be considered complete if a fee is required, but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Commission decisions may be appealed to the California Coastal Commission pursuant to Coastal Act Section 30603 and the City of Grover Beach Municipal Code, Article IX, Part 45, Section 9145 (Coastal Development Permit Procedures) and Part 48 Definitions, Section 9148.2. Exhaustion of appeals at the City of Grover Beach is required prior to appealing the matter to the California Coastal Commission. Parties interested in filing an appeal with the Coastal Commission should consult with the Community Development Director prior to the expiration of the five (5) day appeal period with the City. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the City Council appeal period to appeal the decision. This means that no construction permits can be issued until both the City appeal period and the additional Coastal Commission

appeal period have expired without an appeal being filed. Contact the California Coastal Commission's Santa Cruz office at (831) 427-4863 for further information on California Coastal Commission appeal procedures.