



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, FEBRUARY 13, 2008
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 6:30 p.m.

FLAG SALUTE: Commissioner Nielsen.

PRESENT: Commissioners: Blum, Coleman, Long, Marshall, Nielsen.

ABSENT: Commissioner Coleman, Vice Chair Snow and Chair Peterson.

Due to the absence of the Chair and Vice Chair, Commissioner Blum nominated Commissioner Marshall to act as Chair for this meeting; Commissioner Nielsen seconded the motion and it was carried.

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.*

There was no one present who wished to comment.

PUBLIC HEARING ITEMS:

1. Development Permit Application No. 07-011

Applicant – Eric Briggs

This Application is a request for approval of Site and Architectural Plans, Use Permit, and Tentative Parcel Map to allow the construction of a three-unit, three-story residential condominium project. The subject property is located at 1210 Nice Avenue (Assessor Parcel No. 060-357-007) and is zoned Multiple Residential (R-3). The project planner is Planning Manager Diana Gould-Wells.

Staff will request that the Public Hearing is opened, no testimony is taken and that the item is continued to the meeting of March 4, 2008 at 6:30 p.m.

Motion: Commissioner Long.

Second: Commissioner Blum.

Ayes: Commissioners Blum, Coleman, Long, Nielsen and Acting Chair Marshall.

Noes: None.

Absent: Vice Chair Snow and Chair Peterson.

Abstained: None.

Planning Manager Diana Gould-Wells stated that staff is requesting that this item be continued

to allow time for staff to review the recent submittals of the project. They are asking for the item to be continued to the Special Meeting of March 4, 2008. Acting Chair Marshall opened the public hearing, and the item was continued, by voice vote, as noted.

At this point, City Attorney Koczanowicz stated that staff is requesting a change to the order of items on the agenda, asking that Item 3 be heard next, followed by Item 2. The Commission concurred with this request.

2. Development Permit Application No. 07-040

Applicant – Shouts of Grace Church

This Application is a request for approval of a Use Permit to allow a church use at 675 West Grand Avenue (Assessor Parcel No. 060-221-019) in the Visitor Services (C-V) District. The project planner is Planning Manager Diana Gould-Wells.

Motion: Commissioner Long.

Second: Commissioner Blum.

Ayes: Commissioners Blum, Long, Nielsen and Acting Chair Marshall.

Noes: None.

Absent: Commissioner Coleman, Vice Chair Snow and Chair Peterson.

Abstained: N/A

Planning Manager Gould-Wells presented the staff report.

Commissioner Long asked if the church wanted to apply for a new use permit upon expiration, would fire sprinklers be required. Planning Manager Gould-Wells indicated that it would depend on the occupancy rating and the Fire Code that was in effect at the time.

Patrick Sparrow, project applicant, was available for questions, and appreciated working with staff getting the use permit before the Planning Commission.

The Public Hearing was closed and the Planning Commission took action, as noted.

3. Development Permit Application No. 07-038

Applicant – Engen Enterprises

This Application is a request for approval of Site and Architectural Plans for the construction of a restaurant with a drive-thru. The subject property is located at 1500 West Grand Avenue (Assessor Parcel No. 060-252-007) and is zoned Shopping Center (C-S). The project planner is Janet Reese.

Motion: Commissioner Nielsen.

Second: Commissioner Long.

Ayes: Commissioners Blum, Long, Nielsen, and Acting Chair Marshall.

Noes: None.

Absent: Commissioner Coleman, Chair Peterson and Vice Chair Snow.

Abstained: None.

Cassandra Mesa presented the staff report for the proposal to construct a new Taco Bell restaurant with a drive thru.

City Attorney Koczanowicz stated that staff would recommend that CDD-17 be removed from the

resolution.

Commissioner Blum asked about how the reduction of parking would impact the other businesses in the center. Planning Manager Gould-Wells indicated that the parking, as proposed, meets requirements and added that since it has a drive-thru, there could be less need for parking as well.

Commissioner Marshall asked about the finding related to the East Grand Avenue Shopping District. Planning Manager Gould-Wells indicated that it is at the discretion of the Planning Commission to determine if the project is consistent. Staff feels that it would be an improvement over the existing building, and supports the design.

Brent Flynn, project applicant, addressed the Commission and hoped the Commission would support the project. He stated that this will be a good improvement over the old building and design. He brought up FD-10, regarding installation of a fire hydrant.

Commissioner Marshall asked about the site plan, as it relates to the parking spaces on the westerly property line. John Zoranovich, project associate, stated that there were inconsistencies in their documentation, between the landscape plan and site plans. After conversation with staff, they changed the orientation of the spaces, but did not update the landscape plan.

Commissioner Marshall commented on the location of the menu board, and indicated that it only allows two cars before it starts conflicting with the parking lot. He expressed concern about cars backing out into the main shopping center aisle.

The project representative indicated that this is not expected to be a high volume restaurant, and they don't expect any conflicts. He indicated that their parking configuration is similar to the adjacent McDonalds parking and drive-thru.

Commissioner Marshall commented on the corners of curbs and suggested rounding them. The applicant stated that it was a good suggestion and they would look into implementing that.

Commissioner Marshall expressed concern about sight distance issues near the trash enclosure. The applicant stated that there are a number of steps that they can take to address this, either adding a small planter, painted stripes or a stop sign to increase visibility.

The applicant requested that CDD-15 be amended to specify a "professional" engineer rather than a structural engineer. Staff agreed to this change.

The applicant also questioned FD-10, requiring the installation of a fire hydrant.

Regarding street trees, the applicant is asking for some flexibility in the placement of the trees, so as not to obstruct signage.

Planning Manager Gould-Wells indicated that they can work with the applicant to meet the intent of the requirements. Regarding FD-10, she stated that they will not require the installation if it is not necessary, but if the Fire Department requires the hydrant, it will have to be completed.

City Attorney Koczanowicz stated that the Planning Commission's motion includes the changes discussed, including the removal of CDD-17.

4. Residential Development Standards

Applicant – City of Grover Beach Staff

The Planning Commission will consider a recommendation to the City Council of the City of Grover Beach to amend several sections of Article IX, Zoning Ordinance, of the Municipal Code. The project planner is Planning Manager Diana Gould-Wells.

Motion: Commissioner Blum.

Second: Commissioner Long.

Ayes: Commissioners Blum, Long, Nielsen, and Acting Chair Marshall.

Noes: None.

Absent: Commissioner Coleman, Chair Peterson and Vice Chair Snow.

Abstained: None.

Planning Manager Diana Gould-Wells presented the staff report. She stated that the Planning Commission is being asked to consider some proposed zoning changes that would affect the Residential Development Standards, as outlined in Article IX, Planning and Zoning regulations of the City of Grover Beach Municipal Code.

She stated that over the past several months, the Council has held three separate sessions to discuss the Residential Development Standards. During those sessions, the Council has directed staff to investigate how changes to the development standards could afford some greater flexibility in projects in the R-1, R-2 and R-3 zoning districts.

Some of the proposed R-3 development standards to be considered include increasing density while reducing negative impacts to the surrounding properties, increasing lot coverage, lowering of building heights, and providing larger footprints or building envelopes.

Additional direction from the Council focused on single family residential areas, the R-1 and R-2 districts. The Council also asked staff to look at the Residential Common Development standards that are contained in Part 40 of the zoning code.

There are proposed revisions to the base zoning districts in the R-1, R-2 and R-3 zones. These primarily address setbacks, lot coverage and building height. They are also being asked to look at revisions to Part 40, Development and Design Standards. These specifically address development standards for common area developments, pertaining to condominiums and planned unit developments. All of these proposed standards are outlined in the staff report, and are contained in the attached draft ordinance.

Ms. Gould-Wells clarified that these revisions do not apply to the Coastal designations of CR-1, CR-2 and CR-3 because it would require additional Local Coastal Plan amendments, and it is not staff's recommendation to move forward in that direction at this time.

Staff recommends that the Planning Commission adopt the resolution recommending to the City Council amendments to Article IX, collectively referred to as the Development Standards.

Commissioner Long asked for clarification regarding the difference between yard easements and private yard areas, as referred to in Item 2D of the staff report. Planning Manager Gould-Wells stated that the section states that yard easements cannot be considered as part of the private yard area. There were a number of alternatives at the various workshops that were explored to provide developers the ability to maximize lot coverage. One of the directions from the Council was to provide some sort of a buffer between areas of higher density development and lower

density development. At this time, it is staff's recommendation to keep that yard easement in addition to the private open space areas that are required for residential developments that will help serve as a buffer. City Attorney Koczanowicz stated that the main point of the discussion is that if there is going to be a private area that is open space, would there be an easement allowed across that private area. Currently, the Code does not permit that. One of the items discussed during the workshops was whether or not to continue that prohibition, however that was not the direction or the intent expressed by the City Council.

Acting Chair Marshall asked if staff is still considering a complete revision to the Part 40 at some point. He asked if that is something that the Planning Commission should make a motion to direct staff to look into. City Attorney Koczanowicz stated that staff is in the process of looking at that issue. He doesn't think that a motion is necessary. Staff is looking at all of the aspects that are raised, and a lot of them have unintended consequences. Making small changes in one area may affect things that they aren't considering at this time and create issues in the future. The intent is to move this item forward and follow the Council's direction on these points, but they also want the Planning Commission know that staff will be looking at the entire Part 40 and bringing forward workshops to cover the entire section.

Planning Manager Gould-Wells concurred with the City Attorney, that they will be moving ahead at some point with revisions to Part 40, and it will be done through a series of workshops, so that input from the Planning Commission can be on the record prior to it moving forward to City Council. For tonight's action, it isn't action to go any further than the recommendations already presented.

Acting Chair Marshall opened the public hearing. There was no one present who wished to comment, and the public hearing was closed.

City Attorney Koczanowicz clarified that there are several items in the recommended action that are related to Part 40 for the Planning Commission's consideration. Staff has made certain recommendations to those items. It is within the purview and authority of the Planning Commission to disagree with staff's recommendation, and do something different. If the recommended action is taken, there will be some changes to Part 40 instituted by that action.

Director Hansen stated that with respect to Part 40, the recommendations by staff clean up a lot of the issues in Part 40, and make it more effective.

Commissioner Nielsen asked if the revisions will be rewritten and presented to the Planning Commission and City Council. City Attorney Koczanowicz stated that the draft ordinance is already attached to the resolution, and it shows the Code changes that would be proposed if the Planning Commission made that recommendation to the City Council. The next step in the process is to present that ordinance for a first reading to the City Council, and if it agrees with the recommendation of the Planning Commission and staff, it will be scheduled for a second reading of the ordinance that sets out these changes. The action for the Planning Commission at this time is to act on a resolution that provides the City Council a record of what the Planning Commission recommended.

Commissioner Blum made the motion to adopt Resolution 08-007, as recommended, Commissioner Long seconded the motion, and it was carried with a vote of 4-0-3-0, with Chair Peterson, Vice Chair Snow and Commissioner Coleman absent.

WORKSHOP/DISCUSSION ITEMS:

5. FY08 Community Goals and Related Work Program

Planning Manager Gould-Wells presented the staff report. The City Council has directed staff to provide input and recommendations related to items that come before the Planning Commission. She described the items that were related to the Planning Commission and asked for input from the Commission.

Regarding Planning and Land Use, Commissioner Long brought up the issue of clarifying definitions related to building space calculations.

Commissioner Blum brought up a Senate Bill related to Green House gasses. City Attorney Koczanowicz clarified the Senate bill, and described some of the issues related to it.

Commissioner Blum asked if they should be adding incentives and variances for projects that are using Green Building techniques. City Attorney Koczanowicz stated that part of that has been incorporated into the PD Overlay that was just approved.

Commissioner Marshall suggested having design standards for the Grand Avenue Streetscape similar to portions of Grand Avenue.

Regarding Housing, Commissioner Marshall asked if it was one of the goals to locate and purchase additional property for affordable housing development. City Attorney Koczanowicz stated that it can be proposed. Commissioner Nielsen also suggested looking for areas for apartment buildings.

Regarding transportation and parking, Planning Manager Gould-Wells stated that a lot of problems are in residential areas where people use their garages for storage and park on the streets. There may be options to look at parking districts or other ways to address those impacts.

Robert Perrault, City Manager, addressed the Commission, pointed out some work programs that are in progress, pointing out the Ramona Transit Hub, the train station and the Meadow Creek Bridge.

Commissioner Marshall stated that they might want to look at changing Grand Avenue to angled parking. Commissioner Long stated that the City Council should consider the recommendations of the Parking Committee Report, including in-lieu fees for parking. City Attorney Koczanowicz addressed the idea of parking districts.

City Manager Perrault stated that the parking issues are not all in one area of the City. He stated that the areas that are impacted could change related to demographic changes in the neighborhood.

Regarding Parks, Commissioner Long suggested possibly increasing signage or other education directing people to the various recreational opportunities in Grover Beach. Commissioner Nielsen noted that there is no signing or anything pointing to the Boardwalk at the beach.

City Manager Perrault indicated that the issue is in the budget and is on the to-do list.

Commissioner Long suggested the possibility of securing the public tennis courts on Mentone.

Commissioner Blum suggested the possibility of establishing a more formal path near the proposed Hilton Hotel project.

City Manager Perrault suggested that the Commission may want to consider a statement that would encourage the further development of trails, since there isn't a defined trail system.

Commissioner Niel

COMMISSIONERS' COMMENTS:

Report from City Council Representatives

Commissioner Nielsen addressed what had occurred at the previous City Council meeting.

Other Commissioners' Comments

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Hansen brought up the upcoming Planners Institute in March, and asked for the Commissioners to let staff know of their interest in attending.

STAFF COMMENTS Planning Manager Gould-Wells reminded the Commission that there was a special meeting scheduled for March 4, 2008.

ADJOURNMENT: 8:40 p.m.

/s/

CHAIR BLUM

/s/

SECRETARY TO THE PLANNING COMMISSION
PAT BECK, INTERIM COMMUNITY DEVELOPMENT DIRECTOR

(Approved at PC Meeting: January 13, 2009)