



**SPECIAL MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, MARCH 4, 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 PM

FLAG SALUTE Commissioner Marshall.

PRESENT: Commissioners: Blum, Coleman, Long, Marshall, Nielsen, and Chair Peterson.

ABSENT: Vice Chair Snow.

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 (continued from February 13, 2008)

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 11, 2008 at 6:30 p.m.

Planning Manager Gould-Wells indicated that staff recommends that the item be continued to the meeting of March 11, 2008, to allow the applicant time to submit requested items to staff.

Chair Peterson opened the public hearing. Commissioner Marshall made the motion to accept staff's recommendation, Commissioner Coleman seconded the motion, and it was carried.

2. 2008 Update to Adopted 2003 Housing Element

The Planning Commission will conduct a public hearing and consider the 2008 revisions to the City's Housing Element, adopted by the City Council in 2003. The intent of the Housing Element is to identify existing and projected housing needs within the City. In addition, the Housing Element outlines goals, policies, quantified objectives and programs designed to demonstrate the accommodation of new residential units within the City of Grover Beach in

order to meet the adopted City Regional Housing Needs per State Government Code Section 65583. The Planning Commission will forward its recommendation to the City Council. The project planner is Planning Manager Diana Gould-Wells.

Planning Manager Gould-Wells presented the staff report. She indicated that there were parts of the document that are required, so there is not a lot of leeway for what is contained within the document but staff would like input on areas that may require clarification.

She described what the required aspects of the Housing Element were, and the different components of the Housing Element. She described the background of this Housing Element Update.

Ms. Gould-Wells gave a brief overview of the Housing Element to illustrate the five mandatory requirements have been met. If there are clarifications required, staff will take that direction.

The City Council will hold a public hearing on this item, and staff will forward any Planning Commission recommendations to the City Council as part of that staff report. Once the City Council has adopted the Housing Element, it will be sent to HCD for certification. Part of the adoption of the Housing Element will be approval of the Negative Declaration that was prepared for the Housing Element.

Staff recommends that the Planning Commission make recommendations to the City Council adoption of the Negative Declaration and adopt the 2007 revision to the adopted 2003 Housing Element.

Chair Peterson indicated that she had found some typographical errors that she would submit to staff. She asked about time frames for when they are supposed to achieve the additional homes.

City Attorney Koczanowicz indicated that the state requires the City to have programs and policies in place that will provide the ability to achieve those numbers, through zoning and other means. There is no time frame, and new numbers will be released.

Chair Peterson asked about the 2nd unit regulations which require that the unit be owner-occupied or be a low income unit. She asked if they should consider removing those restraints.

City Attorney Koczanowicz stated that the Planning Commission can make that recommendation to the City Council if they desire. He stated that the City's ordinance is based on State Law, which provides for some flexibility for local governments to have some requirements on second dwelling units. They can communicate to City Council the review of the ordinance. He stated that this is not something that is directly in the Housing Element, but does impact the availability of units.

Commissioner Blum asked if they have any idea what the numbers for the next cycle's allocation would be. Planning Manager Gould-Wells indicated that the numbers would be lower.

Commissioner Long asked if overall density was considered when the numbers were being calculated. Planning Manager Gould-Wells indicated that the County bases the numbers on population density.

Chair Peterson indicated that she doesn't think that this idea needs to be recommended to City Council at this point, but requested that the item be agendaized at a later date for further discussion.

Chair Peterson asked about the concept of consolidating lots, and how it could be achieved. City

Attorney Koczanowicz stated that it's something that would occur when the opportunity was presented and something that the City is open to. It is driven by private enterprise.

Commissioner Marshall commented on Part A, page 9, Goal 1. He asked if it was an obtainable goal. City Attorney Koczanowicz indicated that it was a goal from the adopted 2003 Housing Element. Planning Manager Gould-Wells added that one of the reasons to adopt this revision is to get closer to attaining the goals that were established in 2003.

Commissioner Marshall asked about Program 1.1.5, if the referenced funds could be used for purchasing land. City Attorney Koczanowicz stated that the program includes that provision. Planning Manager Gould-Wells indicated that they could clarify and state it directly.

Commissioner Marshall asked for clarification on Program 4.1.2. City Attorney Koczanowicz indicated that it is in response to the requirement to address ADA housing and it deals with providing ramps and other access for disabled persons.

Commissioner Marshall expressed concern about 6.1.2, that it should apply to smaller right of ways. City Attorney Koczanowicz stated that it is meant to describe all right of ways, and staff can revise it to clarify.

Commissioner Coleman asked for clarification of "coastal character". Planning Manager Gould-Wells indicated that there is nothing written that defines coastal character. There are some statements in the zoning codes that address the compatibility within the neighborhood.

Commissioner Coleman asked about 4.2.1, regarding parking standards for senior developments. Planning Manager Gould-Wells stated that senior developments would have lower parking requirements.

Commissioner Long asked about Goal 6.1.2, dealing with Right of Ways. City Attorney Koczanowicz indicated that the City Council has already taken steps to move forward on abandoning right of ways.

Commissioner Marshall asked why a 50 foot right of way wasn't considered, rather than 60 feet. City Attorney Koczanowicz indicated that staff would look into that and bring information back to the Planning Commission.

Commissioner Long asked if the Senior Housing is a realistic goal. City Attorney Koczanowicz indicated that it is a goal that needs to be addressed and have programs and policies in place to make it possible.

Commissioner Blum asked if there are parcels that have been identified that could be consolidated. City Attorney Koczanowicz indicated that there have been sites identified that can be subject to consolidation. City Manager Robert Perrault indicated that that issue has been identified as a goal for the city, so the City will begin to emphasize that.

Commissioner Nielsen asked if staff could identify where low income and senior housing should go. Mr. Perrault didn't think that was something the City could do. What they need to do is to look at where the opportunities are.

Commissioner Marshall suggested adding a time frame to the requirement to program 5.2.1. City Attorney Koczanowicz stated that he has some legal concerns and would have to research that before making a recommendation to the City Council.

Chair Peterson asked if there are development incentives for large families. Mr. Perrault indicated that it is a policy statement, and it is a list of things that they would like to implement, not things that are necessarily in existence now.

Commissioner Blum made the motion to adopt Resolutions 08-010 and 08-011, according to staff's recommendations and the revisions presented. Commissioner Coleman seconded the motion, and it was carried with a vote of 6-0-1-0 with Vice Chair Snow absent.

COMMISSIONERS' COMMENTS:

Report from City Council Representatives

Commissioner Blum indicated that the City Council discussed the Meadow Creek Bridge. They also discussed the Community Goals and the PD Overlay.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Planning Manager Gould-Wells indicated that the April meeting had been rescheduled to April 17, 2008.

STAFF COMMENTS

ASSIGNMENT TO ATTEND CITY COUNCIL MEETING(S)

Commissioner Blum is assigned to attend in March.

ADJOURNMENT: 7:36 p.m.

/s/
CHAIR BLUM

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

(Approved at PC Meeting: February 10, 2009)