



**SPECIAL MEETING MINUTES  
PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
154 SOUTH EIGHTH STREET  
GROVER BEACH, CALIFORNIA  
TUESDAY, APRIL 15, 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 Long.

**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 08-003**

**Applicant - Cameron Realty Partners, LLC**

This application is a request for a time extension to file a Final Parcel Map for a three-unit airspace condominium project (Previous Development Permit Application No. 05-072). The project is located in the Multiple Residential (R-3) District. The subject property is located at 524 Longbranch (Assessor Parcel No. 060-271-017). The project planner is Planning Manager Diana Gould-Wells.

Planning Manager Gould-Wells indicated that this item will be rescheduled for the Planning Commission meeting due to an error in the public notice. It will be re-noticed and scheduled for the May 13, 2008, meeting. No action was required.

**2. Development Permit Application 08-002**

**Applicant - Joseph McNeil**

This application is a request for approval of a Use Permit to allow an addition greater than 150 sq. ft. to a dwelling with a non-conforming setback. The subject property is located at 554 Trouville Avenue (Assessor Parcel No. 060-327-008) and is zoned Coastal Residential (C-R-2). The project planner is Janet Reese.

City Attorney Koczanowicz indicated that the applicant was not present and that the Commissioners could either move forward and hear the item, or change the order of items on the agenda to hear other items first, and hope that the applicant arrives. They can also continue the item. He indicated that there is no requirement in the Code that the applicant be present. The consensus was to

reorder the items and hear Item 3 first.

After hearing all of the other items on the agenda, the applicant had not arrived. City Attorney Koczanowicz restated their options, and pointed out that the next month's agenda is heavier than this one.

Diana Gould-Wells presented the staff report. They will be required to provide on-site parking. Part of the garage will contain parking, and there will also be a carport.

Diana Gould-Wells indicated that the project will not be required to underground the utilities. She also indicated that they are not required to install curb, gutter and sidewalks.

It is staff's recommendation that the Commission grant the use permit and Coastal Development Permit subject to the conditions of approval.

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

Commissioner Long made a motion to accept staff's recommendations; Commissioner Marshall seconded the motion, and it was carried with a vote of 6-0-1-0 (Vice Chair Snow was absent).

**3. Master Fee Schedule Revisions  
Applicant - City of Grover Beach**

Staff recommends that the Planning Commission review the proposed changes to the Master Fee Schedule and provide Staff with any comments for City Council's consideration. Presented by Administrative Services Director Gayla R. Chapman and Planning Manager Diana Gould-Wells.

Gayla Chapman, Administrative Services Director, presented the staff report. After Planning Commission review, their comments will be forwarded to the City Council, where the item will be presented on May 5, 2008. The fees listed on the schedule are to cover specific items which would benefit the individuals paying for the fees and should not be subsidized by the general tax payers.

Commissioner Marshall stated that he doesn't recall voting on this in previous years. City Attorney Koczanowicz indicated that it was the desire of the City Manager to have the Commission review and provide comments.

Commissioner Nielsen asked what other cities charge for a parking in-lieu fee. Ms. Chapman indicated the item he is looking at is a Park in-lieu fee, rather than parking. She stated that the fees were based on a previous study and are updated annually.

Commissioner Nielsen suggested that maybe the City should have an in-lieu fee for projects that can't accommodate their parking on-site. City Attorney Koczanowicz indicated that previously, there was a Parking Commission that prepared a parking study and review of the conditions in Grover Beach. One of the things that they looked at was in-lieu fees. Those fees vary in different jurisdictions. Chair Peterson asked if it would be helpful in moving that forward for the Planning Commission to communicate that desire to the City Council. Mr. Koczanowicz stated that if there is consensus, staff will communicate that to the City Council. The Commission expressed the desire to have this communicated.

Commissioner Long stated that the increases seem reasonable, and asked if all of the increases are based on the CPI report. Ms. Chapman indicated that most of the fees are based on that report, with

the exception of a few fees that were raised higher to make sure that the City recoups the costs of providing the service. The Master Fee schedule is updated annually.

City Attorney Koczanowicz indicated that there is no formal action required for the item.

**COMMISSIONERS' COMMENTS:**

**Other Commissioners' Comments**

Commissioner Blum stated that he had a lot of information that he received at the Planner's Institute, but wanted to present it at the next meeting, with a PowerPoint presentation.

Commissioner Long expressed that he learned a lot at the Planner's Institute and recommended that Commissioners attend if they can.

Planning Manager Gould-Wells stated that they could hold a special meeting to discuss the Planner's Institute, or present the information at the end of a future meeting. City Attorney Koczanowicz stated that it can be presented as part of Commissioner's Comments after a meeting where there is time, or where the Commission wants to stay later.

Commissioner Blum expressed an idea of using one of the elementary schools as a Cuesta Junior College campus.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

1. Minor Modification Report for January – February 2008

Planning Manger Gould Wells presented the report containing information about Minor Modifications that occurred in the first quarter of 2008.

Community Development Director Hansen shared information about the Planner's Institute that he and two Commissioners attended.

Planning Manager Gould-Wells indicated that the City Manager is coordinating setting up a joint meeting between the City Council and Planning Commission. The Commissioners will be contacted to find out their availability.

**ADJOURNMENT** : The meeting was adjourned at 7:10 p.m.

/s/  
CHAIR BLUM

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

(Approved at PC Meeting: July 14, 2009)