



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, JUNE 10, 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 Coleman.

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

ABSENT: Commissioner Long.

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.*

Gene Gates, Grover Beach resident, asked about the Farroll Road project and asked how many a project can be continued. He stated that something should be done to notify the public that an item won't be on the agenda. Martin Koczanowicz stated that the continuance of an item by an applicant or the Planning Commission can occur as many times as the Planning Commission allows it to occur. He stated that since this item is on the agenda, further discussion should occur when the agenda item is presented.

REGULAR BUSINESS:

1. Election of Planning Commission Vice Chair

Commissioner Nielsen nominated Commissioner Blum to be Vice Chair; Commissioner Coleman seconded the motion. There were no further nominations and the motion was carried with a vote of 5-0.

CONSENT ITEMS:

2. Approval of Minutes of Planning Commission meeting of September 11, 2007.

Commissioner Marshall made the motion to approve the minutes, as written; Commissioner Blum seconded the motion, and it was carried with a 5-0-1-0 vote.

Recommended Action: Staff recommends the Planning Commission approve the minutes as submitted.

PUBLIC HEARING ITEMS:

3. Development Permit Application 07-041 (continued from May 13, 2008)

Applicant – Byron Grant

This application is a request for a General Development Plan for a 64-lot, 62-unit residential development. The subject property is located at 1601 Farroll Road (Assessor Parcel No. 060-572-002) in the Residential Agriculture (R-A) Zoning District. The project planner is Planning Manager Diana Gould-Wells.

Recommended Action: Table this item until such time that the applicant requests that the General Development Plan be agendized.

Planning Manager Diana Gould-Wells stated that there was a request from the applicant to table the item without a future date set.

Chair Peterson asked if there will be public testimony, since there were people present regarding that item. City Attorney Koczanowicz indicated that the item is being tabled, and there is no date in which this item will be coming back to the Planning Commission. He recommended that the Planning Commission table the item with the understanding that when it comes back before the Commission, there will be full notification mailed, published in the paper, and noticed.

Planning Manager Gould-Wells indicated that before the project comes back there will be an initial study completed to assess environmental impacts; at that time, the developer wants to proceed with the other components of the project concurrently. All components will be ultimately decided by the Planning Commission.

Commissioner Marshall made motion for staff's recommendation; Commissioner Coleman seconded the motion, and it was carried with a vote of 5-0-1-0.

4. Development Permit Application 08-001

Applicant – Luke Anthony

This application is a request for Site and Architectural Plans and Use Permit to construct a two-story addition to a dwelling with non-conforming setbacks. The subject property is located at 560 North 7th Street (Assessor Parcel No. 060-097-016) in the Single Family Residential (R-1) Zoning District. The project planner is Janet Reese.

Recommended Action: Adopt the Resolutions which a.) Grant the Use Permit to allow an addition to a residential structure which has non-conforming setbacks; and b.) Approve site and architectural plans for the residential addition.

Commissioner Marshall recused himself due to the fact that he lives within 300 feet of the proposed project.

Planner Janet Reese presented the staff report. She described the current state of the site. She stated that the use permit is required because the site has existing non-conforming setbacks on the front and the north side of the existing house. The addition is proposed at the rear of the existing dwelling. She described the on-site drainage, and stated that it will be handled with permeable paving in the driveway and an above-ground retention system in the rear yard area. Due to the size of the addition, fire sprinklers will be required for the entire structure. They will also be remodeling the existing garage to living space. There will be a 2-car garage in the back, and an upstairs game room with a ¾ bath that is only accessible from the exterior. Staff is

recommending the addition of a condition prohibiting the game room area being used as a separate dwelling unit, unless regulations, permits and fees in effect at the time of the conversion be met, obtained and paid. Staff determined while some views may be affected, the proposed addition will not needlessly or substantially impact views from adjacent properties because the existing dwelling is already two-stories, and other homes in the area being two-stories. Staff recommends that the Planning Commission grant the use permit and approve the Site and Architectural Plans.

Vice Chair Blum asked if there was direct access from the existing home to the proposed recreation room above the garage and asked if there was potential for it to become a rental unit. Planner Reese stated that the condition mentioned before addresses that issue. Chair Peterson asked if it could potentially be a legal second unit. Planner Reese stated that she is unsure if it could meet the requirements, and they would also have to pay permit and impact fees and add a legal kitchen.

Chair Peterson opened the public hearing. Katie Steinberger spoke representing the applicant and stated that they tried to keep the design similar to the existing structure.

Chair Peterson closed the public hearing. Vice Chair Blum made the motion to approve the project according to staff's recommendation. Commissioner Coleman seconded the motion and it was carried, with a vote of 4-0-1-0.

Note: Commissioner Marshall returned to the dais at this point.

5. Development Permit Application 08-006

Applicant – Kevin Walsh

This application is a request for a Use Permit and Coastal Development Permit to construct a single-story addition to a dwelling with a non-conforming setback. The subject property is located at 267 Atlantic City Avenue (Assessor Parcel No. 060-081-008) in the Coastal Single Family Residential (C-R-1) Zoning District. The project planner is Janet Reese.

Recommended Action: Adopt the Resolutions which a.) Grant the Use Permit to allow an addition to a residential structure which has non-conforming setbacks; and b.) Grant the Coastal Development Permit for the residential addition.

Planner Janet Reese presented the staff report. She indicated that this building addition was originally submitted and reviewed during the building permit process and was permitted in February. After beginning the foundation work, the applicant realized that the easterly side setback was less than the required 5 feet and notified the City.

She stated that the proposed remodel and addition would expand the existing 2-bedroom/1 bath to a 4 bedroom/2 bath dwelling. The addition is proposed to continue the line of the wall of the existing structure, resulting in a setback that is less than the required 5 feet. Because the house is not parallel to the property line, the setback will be smaller at the rear of the addition than the front of the existing structure. At the front, it is short of the 5 feet by about 1 inch. At the rear, it will be 4.6 feet. Because of the nonconforming setback, the addition must be approved by the Planning Commission, and requires a Coastal Development Permit. Staff believes that findings can be made for both permits and recommend that the resolutions be adopted.

Commissioner Nielsen asked if fire sprinklers would be required. Planner Reese stated that there is a requirement for it to be sprinklered.

Chair Peterson opened the public hearing. Kevin Walsh, owner, was present and stated that he was doing the addition himself.

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

Commissioner Coleman made the motion to adopt the appropriate resolutions, per staff's recommendation; Commissioner Nielsen seconded the motion and it was carried with a vote of 5-0-1-0.

6. Development Permit Application 07-016

Applicant – Kautz Chevron

This application is a request for a Use Permit and Variance. The Use Permit is to allow a freestanding sign to exceed 12 feet in height and 25 sq. ft. in size. The Variance is to allow additional signage not permitted by the Municipal Code. The subject property is located at 1284 West Grand Avenue (Assessor Parcel No. 060-242-055) in the Shopping Center (C-S) Zoning District. The project planner is Planning Manager Diana Gould-Wells.

Recommended Action: Adopt the Resolutions which a.) Grant the Use Permit for a freestanding sign, and b.) Grant a Variance to allow additional signage in excess of that which is permitted by the Municipal Code.

Planning Manager Gould-Wells presented the staff report. She gave the background of the project and discussed the reason for Planning Commission review of the sign plan. She stated that the only signs that the Planning Commission is reviewing are the ones requiring Planning Commission action. She described each of the signs, one requiring a use permit and the others requiring a variance. She described requirements by Chevron Corporation for certain signs and indicated that staff believes the findings can be made for a variance and indicated that the requested signs are similar to those existing at other gas stations. Staff recommends that the Planning Commission grant the Use Permit for Sign 1, and grant the variance for the additional signage (signs 2, 3 6 and 10) in excess of that allowable by the Municipal Code.

Commissioner Marshall asked if the lighting would be dim. Planning Manager Gould-Wells stated that some of the signs are not illuminated and when the project was originally approved, the lighting had certain limits and conditions, and these signs are subject to those limitations and conditions.

Mark Rodriguez, applicant representative indicated that this is a large project with complicated marketing.

Commissioner Blum asked how the new signs compare to the existing signs on the site. Mr. Rodriguez stated that the pole sign is the same height as exists now, but there will be additional square footage.

Mr. Rodriguez described the Chevron signing requirements and stated that with the approval of these items by the Planning Commission, they will be able to meet Chevron's requirements.

There was no one else present who wanted to speak and Chair Peterson closed the public hearing.

Commissioner Blum made the motion to adopt the resolutions granting the use permit and variance, per staff's recommendation; Commissioner Nielsen seconded the motion, and it was carried with a vote of 5-0-1-0.

COMMISSIONERS' COMMENTS:

Report from City Council Representatives

STAFF COMMENTS

Planning Manager Gould-Wells updated the Planning Commission on the Land Use Element update and also announced that Commissioner Snow had formally resigned from the Planning Commission.

ADJOURNMENT: 7:40 p.m.

/s/

CHAIR COLEMAN

/s/

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

(Approved at PC Meeting: December 08, 2009)