



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, JULY 8, 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

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

ABSENT: Commissioner Long and Chair Peterson.

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.*

Linda McClure, American Property Services, addressed the Planning Commission and thanked City staff for the work that they have done with businesses in the area.

CONSENT ITEMS:

1. Approval of Minutes of Planning Commission meeting of October 23, 2007.

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

Commissioner Coleman made the motion to approve the minutes, as written, Commissioner Marshall second the motion, and it was carried, with a vote of 4-0-2-0.

PUBLIC HEARING ITEMS:

2. Development Permit Application 05-073

Applicant – Together We Can

This application is a request for a Use Permit to allow meeting facilities for recovery groups. The subject property is located at 750C Farroll Road (Assessor Parcel No. 060-548-003) in the Light Manufacturing (L-M) Zoning District. The project planner is Janet Reese.

Recommended Action: Adopt the Resolution granting the Use Permit to allow meeting facilities for recovery groups.

Planner Diana Gould-Wells presented the staff report, and described the request for a Use Permit for a community recovery center in the light manufacturing district. The center is used primarily for 12-step meetings, other types of group recovery meetings, and related activities.

She outlined the hours of operation and days, and capacity. She indicated that the center has been operating at the site for four years and have not had a use permit during that time.

She stated that there was a letter submitted expressing concerns about trash and noise, and recommended the addition of Condition G-5 stating: “The applicant will need to provide a maintenance plan in order to ensure that property and surrounding areas are maintained in clean condition and free of any nuisance. Such maintenance Plan is subject to approval by the Community Development Director or designee.” Staff recommends that the Planning Commission grant the Use Permit. She also indicated that there had been previous complaints from other tenants and the Police Department.

Commissioner Marshall stated that the request in the submitted letter regarding insurance was not addressed. City Attorney Koczanowicz indicated that this is not something that the City usually mandates, and he does not recommend that as part of the conditions of approval.

Commissioner Coleman asked about the history of complaints and asked about the applicant's response to those complaints. Planning Manager Gould-Wells stated that there have not been any recent complaints, though there were problems early on in the business which were addressed.

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

Commissioner Nielsen made the motion adopt the resolution granting the use permit, including the amended resolution that includes Condition G-5; Commissioner Coleman seconded the motion and it was carried with a vote of 4-0-2-0.

3. Development Permit Application 08-007

Applicant – Richard Halvorson

This application is a request for a time extension to file a Final Parcel Map for a four-unit airspace condominium project (previous Development Permit Application No. 06-006). The subject property is located at 172 North 13th Street (Assessor Parcel No. 060-243-014) in the Professional Office (C-P) District. The project planner is Janet Reese.

Recommended Action: Adopt the Resolution granting a one-year time extension.

Planning Manager Gould-Wells presented the staff report and described the background of the project. She stated that building plans have been approved for the project, but the final permits have not been issued and the final map has not been submitted for review. It is staff's recommendation that the Planning Commission approve the 1-year time extension.

Vice Chair Blum opened the public hearing. Rich Halvorson, applicant, stated that he is asking for the extension due to the decreased valuation in the area and needs time for the values to increase to make development possible.

There was no one else who wished to comment. Vice Chair Blum closed the public hearing.

Commissioner Marshall made the motion to accept staff's recommendation to grant a 1-year time extension; Commissioner Nielsen seconded the motion, and it was carried with a vote of 4-0-2-0.

COMMISSIONERS' COMMENTS:

Report from City Council Representatives

Commissioner Nielsen reported on the City Council meeting.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

1. Minor Modification Report

Planning Manager Gould-Wells presented the report of the previous quarter's Minor Modifications.

STAFF COMMENTS

Planning Manger Gould-Wells requested the cancellation of the August meeting, due to a lack of items. The Planning Commission concurred, and the next meeting would be September 9, 2008.

ADJOURNMENT: 7:20 p.m.

/s/
CHAIR COLEMAN

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

(Approved at PC Meeting: December 8, 2009)