



**MEETING MINUTES  
PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
154 SOUTH EIGHTH STREET  
GROVER BEACH, CALIFORNIA  
TUESDAY, FEBRUARY 10, 2009  
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: Chair Blum**

**FLAG SALUTE: Commissioner Coleman**

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

**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.*

None.

**CONSENT ITEMS:** No comments. The Consent agenda was approved by voice vote following a motion by Commissioner Marshall with Commissioner Coleman seconding.

**1. Approval of Minutes of Planning Commission meeting of March 4, 2008.**

**PUBLIC HEARING ITEMS:**

**2. DEVELOPMENT PERMIT APPLICATION NO. 08-010  
APPLICANT - S & S HOMES OF THE CENTRAL COAST**

This Application is a request for approval to amend Site and Architectural Approval Plans and Use Permit and adopt a Mitigated Negative Declaration for the Grover Gardens Business Park. The project site is zoned Light Manufacturing (L-M). The Amendment would allow the addition of three properties (APN 060-546-001, 060-546-004, 060-546-005) to the project area and make revisions and/or deletions to existing conditions related to the installation and maintenance of public improvements, project entry features, and other minor modifications. The project consists of 15 lots on approximately 11.4 acres and would allow for the development of light industrial uses within the project area including grading, construction of on-site facilities (buildings, parking, landscaping, etc.) and installation of sidewalks and landscaping within the public right of way. The project is located on Huston Street from Farroll Road, approximately 900 feet south of Farroll Road and includes Assessor Property Nos. 060-545-029, 060-545-030, 060-545-031, 060-545-034, 060-545-035, 060-546-001, 060-546-003, 060-546-004, 060-546-005, 060-546-006, 060-546-019, 060-546-020. The project manager is Bruce Buckingham, Economic Development Specialist.

Bruce Buckingham, project manager makes a presentation concerning the project through a PowerPoint highlighting the purpose of project and a summary of the modifications reflected in the

staff report and resolutions. The Project was originally approved in 1998 as a Design Plan to allow these properties to go forward with no further discretionary approval if they meet the design requirements in the approval. The applicants were trying to raise the bar for design standards. The approval also limited the range of uses allowed under the approval, with uses more oriented to a business park and types that provide for employment generation. Mr. Buckingham highlights the relationship to the city's adopted Economic Strategy. Further, he reviews specific conditions of approval relative to elimination of the owner's association, entry features, and full public improvements outside the property owner's current ownership and the drainage basin capability. He also speaks to several changes proposed in response to comments from Commissioner Marshall, specifically #26, #43, #104, #113 (deleted). He summarizes staff recommendations on the project and environmental determination.

Commissioner Roberson inquires whether the use of CC&R's is an effective tool for ensuring that the sidewalks and landscaping will be maintained and staff responds. Further she inquires whether the City will get the public improvements completed as they are required by these conditions. Mr. Buckingham speaks to what staff hopes will occur in bringing the property into compliance and allow future projects to occur.

Commissioner Long asks about the limitations of types of use and staff indicates that since this was not an area proposed for modification he did not highlight this condition. He refers the Commission to Condition #123 and points to discussions he has had with Mr. Anderson from Central Coastal Printing that this was his understanding in purchasing his lot and expected that others would follow this list of allowable uses.

Commissioner Long speaks to plant list reflected in the exhibits and how it might relate to future projects. Staff would be looking to achieve similar streetscape requirements but that the on-site front setback landscaping may include other materials that were individual to the project design. Commissioner Long speaks to conditions of approval # 79. Staff speaks the requirement coming directly from the Municipal Code. Commissioner Long asks whether "green build" methods would meet this requirement and staff indicates that it could reflect excellence in design and would be reviewed on a case-by-case basis. The City Attorney also speaks to this condition and how it applies to projects based on the 1000 square feet/net acre.

Commissioner Long asks about how the elimination of the block wall along Farroll Road and the property directly to the east of the project apply. Staff cites the Municipal Code requirements and discusses how this applies. Commissioner Long speaks to the non-conforming residence on the property adjoining on Farroll and whether the walls are required for that use. Staff speaks to the requirement being along residentially zoned properties and that the existing residence will likely transition into industrial use as the property is developed to its full potential.

Chair Blum asks about Condition 2 concerning substantial compliance and how staff would interpret this. Specifically, staff is looking at clarifying this as part of the streamlining approach. Mr. Buckingham indicated that it would allow staff some flexibility to deal with small changes in projects.

Commissioner Marshall speaks to his comments previously sent by e-mail and distributed. Bruce clarifies that some are just quick typos or clarification that staff would make and that staff had identified in the staff report specific ones that we proposed to incorporate.

Commissioner Marshall speaks to Condition #94 and how would this be addressed. And further Conditions #97. Staff responds that there is flexibility in the landscape materials and design, as it relates to the use of rocks and plants.

Commissioner Marshall requests information on Conditions #105 – regarding driveway distance from Farroll Road. Staff explains how this relates to stacking distance from the corner. Jim Garing, City Engineer speaks to this requirement and pulling the traffic off of Farroll Road, which is a relatively fast road.

Chair Blum calls for public comments.

John Mack, applicant representative, presents the background on this project. He speaks to the amendment and that after the first building was completed, they saw the need for some changes for conditions that were not really working. He also speaks to the need of potential industrial building owners to be able to move forward efficiently and cites that there had been several potential clients who moved on because the conditions were not able to be resolved in a timely fashion and that led to the request for this amendment to the application.

He speaks to landscape parkway and why this can be addressed with the individual applicants and do it as a part of the landscaping and on-going irrigation systems for the project. He also speaks relative to the block wall on Farroll Road, indicating that they hope these will be attractive buildings and an entry feature so why hide them with the block wall. He notes that the previous design plan did not take into the consideration the buildings that already existed, particularly the mini-storage and two buildings at the two corners at Highland. The original design was not surveyed at the time of the plan and those property owners were not interested in participating and sharing in the costs. Finally, he indicates that the applicant wants to get the public improvements squared away and they want to be able to move forward with future developers. The original request for amendment were for only a couple of changes; however, after reviewing all the things that had changed like fire codes, insulation requirements, etc that more changes were required as reflected in the conditions of approval.

Commissioner Marshall asks if the applicant is in agreement with the conditions or any requested changes to make this more marketable and easy to go forward with development. John Mack speaks to wanting a quality high-tech, high-end uses and strong design elements with the project and that the existing conditions will ensure that will occur. He supported the condition to allow the applicants to work with the Director to address minor changes.

No further questions for applicant.

No one else speaks on this matter.

Chair Blum closed the public hearing.

Commissioner Marshall agrees that they should only have to put in their improvements fronting their properties and that future development outside of the design plan can be handled with individual permits and that he is fine with the landscaping be maintained by individual property owners rather than the owners association.

Commissioners Nielsen, Coleman and Roberson support the project.

Chair Blum indicates that he supports this streamlining approach and getting this project moving along and indicates that it will be an improvement.

Commissioner Coleman to adopt Resolutions 09-003 and 09-004, with the various amendments discussed by staff. Commissioner Long seconded the motion. Vote: 6-0

**Motion:** Vice Chair Coleman.

**Second:** Commissioner Long

**Ayes:** Commissioners Long, Marshall, Nielsen, Roberson, Vice Chair Coleman, and Chair Blum.

**Noes:** None.

**Absent:** N/A

**Abstained:** N/A

### **COMMISSIONERS' COMMENTS:**

#### Report from City Council Representatives

Janet Roberson – summarizes the City Council meeting that she attended including PC Quarterly report, 10-year Plan to End Homelessness, discussion of tree standards, Police department's proposed graffiti abatement program, and plans to remodel of city hall. .

Commissioner Blum spoke to PC Quarterly report, and Janet Roberson indicates that the mayor asks for votes and basis for votes of the PC.

Commissioner Nielsen discusses the January meeting and the appeal on the Shollanbarger project. Commissioners discuss the issues that were raised during the hearing. City Attorney highlights the basis for the appeal. The vote of the City Council was summarized. Other items included: curb, gutter and sidewalk requirements that needed to be included in the ordinance.

### **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Community Development Director thanks Chair Blum for the report to the City Council. Also, thanks for comments on ideas for streamlining city ordinances and processes and that staff is preparing to take this to City Council in March.

Next month we will be bring the Capps Grant project and hope to incorporate the center medians into the Coastal Development Permit, to anticipate future funding.

Chair Blum asks about the status of the Hilton hotel project and staff fills in the status. He also inquires about the Beachfront Lodge and the City Attorney speaks to this project.

Future projects being worked on include the Land Use Element, Housing Element, and the Longbranch Demonstration project.

Commissioner Blum asks about the appointment of a new Commissioner and Director will check on this and get back to them. Commissioner Nielson asks about a joint meeting of the Planning Commission/City Council and Director will check further with the City Manager.

### **STAFF COMMENTS**

**None.**

**ADJOURNMENT at 7:48.**

/s/  
CHAIR BLUM

/s/

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

(Approved at PC Meeting: March 10, 2009)