



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, MARCH 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 Janet Roberson

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

ABSENT: Commissioner Long.

INTRODUCTION OF NEW PLANNING COMMISSIONER

Pat Beck, Interim Community Development Director introduces Commissioner Alex and he discusses why he was interested in joining the Commission and participating with the City and his background with CDF and GIS interest.

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.

CONSENT ITEMS: The consent items were approved by voice vote following a motion by Commissioner Marshall and seconded by Commissioner Roberson Roberson.

- 1. Approval of Minutes of Planning Commission meeting of January 13, and February 10, 2009.**

PUBLIC HEARING ITEMS:

- 2. Capital Improvement Project No. 288**

Applicant – City of Grover Beach

The project will include street tree planting and irrigation, decorative tree grates, street lights, benches and trash receptacles along Grand Avenue between 4th Street and the railroad tracks. The project area is within the local Coastal Zone. The project planner is Janet Reese.

Janet Reese, project planner introduces the project before the Commission through a PowerPoint presentation that provides a background on the project, funding source, and possible future aspects of the improvements

Pat Beck, Interim Community Development Director, summarizes the basis for a special Coastal Development Permit for this project because it constitutes a “major public works” under the coastal regulations that will allow this project to be appealable to the Coastal Commission and for that reason requires a public hearing be held. Also answers questions concerning the Coastal Zone boundary and the appealable areas within the City.

Commissioner Marshall asks questions regarding the tree selection for this area. Bruce Buckingham, Economic Development Specialist, summarizes the City Council process that has occurred to date to make the tree selection for this area. He discusses the criteria for tree selection in windy coastal areas and indicates that they are also looking to have the tree create a statement at the entrance to the City. He also discusses the potential future project, including medians and the possible use of palm trees in the center medians if the issues of impacts to the sewer line can be resolved.

Commissioner Coleman asks about the possibility of the use of eucalyptus. Staff speaks to this issue and indicates that only one variety of eucalyptus is being considered.

The matter is opened for Public Comment.

Chris Rivas speaks to location of specific features directly in front of the Station Grill, specifically the bench location opposite the door to the existing building. Staff discusses that the final plan development can address these issues.

Staff Recommendation: Adopt Resolution No. 09-005, which grants the Coastal Development Permit.

Vice Chair Coleman made the motion to accept staff’s recommendation, Chair Blum seconds the motion, and it was carried with a vote of 5-1-1-0, with Commissioner Nielsen voting no and Commissioner Long absent.

Motion: Vice Chair Coleman.

Second: Chair Blum.

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

Noes: Commissioner Nielsen.

Absent: Commissioner Long.

Abstained: N/A

COMMISSIONERS' COMMENTS:

Report from City Council Representatives

Commissioner Blum discusses the City Council meeting he attended and the discussions about the selection of trees for the Grand Avenue project. Also discusses his experience in visiting the Tempe, Arizona area and the various approaches to traffic management. He indicates that he sees some application for the City of Grover Beach. They also use a trolley system that might be appropriate.

Other Commissioners' Comments

Commissioner Roberson discusses the City Council meeting she attended that addressed:
1) Curb, gutter and sidewalk requirements discussion, 2) stormwater management program and City cost on unfunded State mandates, and 3) restoration paving on the 4th street repairs.

Bob Perrault, City Manager also summarizes the stormwater management project that was discussed with City Council, including groundwater management aspects.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Review of City of goals and work planning:

Bob Perrault, City Manager provides an overview on how these were originally developed and how we are using them and updating them as part of the two-year budget cycle.

Pat Beck, Interim Community Development Director, walks the Commissioner through the goals and work program, highlighting those that directly and indirectly relate to the Commission responsibility and the Community Development Department responsibilities. Martin Koczanowicz City Attorney speaks to the item related to development of a Mobile Home Park Conversion.

Vice Chair Coleman asks about whether and how the city assesses whether the Ramona Transit Center was a good use of public dollars.

Bob Perrault, City Manager, speaks to the purpose of the project, including linking the community to transit, biking, park improvements, and also bringing people back into the downtown area. He also speaks to the types of funds that allowed this to happen and what was required to get the funding.

Bruce Buckingham speaks to economic development issues including: Beachfront Lodge project and schedule; business attraction and retention; marketing strategy for commercial/industrial zones; development of West Grand Avenue Specific Plan; coordination with the Chamber; and the wayfinding program.

Commissioner comments were received as follows:

Commissioner Roberson asks about whether the city has a theme for future building and how is this developed.

Commissioner Coleman speaks to the previous design discussions work and how it will be considered in development of the various products. Staff responds.

Commissioner Blum identifies that he has seen products presented at planning conferences such as form based codes, but that may not be appropriate for the city.

Commissioner Blum also supports the bike and trails plan and sees this as a way to link part of the surrounding communities and the two hotels projects. Also seeks possible link between the development of the Farmer's Market, entertainment, local bands playing at events as a way to draw people into the downtown.

Commissioner Marshall indicates that he doesn't agree with City Council on the need for four lanes, on Grand Avenue and we shouldn't design for highest peak use. This approach is not pedestrian friendly.

Commissioner Blum comments on this for traffic going through the city.

Commissioner Alex identifies that the RV'ers line up along Grand Avenue and it makes it almost only 2 lanes anyway. If the design is conducive to RV's, it will bring in more business to the City.

Chair Blum suggests that we can create little parking areas that are RV friendly and still have a quaint downtown.

Commissioner Marshall indicates that he doesn't like the downtown traffic and that it is too busy and not pedestrian oriented.

Commissioner Coleman expresses concern that if Grand Avenue can't accommodate the traffic it will spill over into residential areas.

Bob Perrault, City Manager, speaks to the Omni Means evaluation of traffic study, including traffic speeds and counts. He summarizes what the study found now with the inclusion of the signals and the existing medians, the traffic has slowed in this segment to 25 mph. The final Downtown treatment along Grand Avenue could be addressed through the Specific Plan.

Commissioner Blum indicates that businesses that come in will draw in tourists, maybe it will slow down the traffic in the beachfront areas and that they have strong possibility for redevelopment. These areas may be able to reduce to only two lanes.

Bruce Buckingham refers the Commission to the website for the Omni Means traffic study which addresses these issues along with others. He states that there will have to be a traffic consultant as part of the Specific Plan Development looking at median designs and bulb outs, and other traffic considerations.

City Manager Perrault suggests that if the Commission has further comments to send them to the Interim Community Development Director.

Commissioner Nielson asks about the property on the south side of Grand at Highway 1. City Manager speaks to this being state park property, subject to a General Development Plan and we will discuss this with them as part of the discussions on the Beachfront Lodge.

Interim Director Beck outlines the progress on the Housing and Land Use Elements, noting that consultants were selected for both and gave some background on the selected firms that will be working on the Elements.

Pat Beck speaks to one additional issue, the Kautz Chevron project and the requests for minor modifications issues concerning stormwater management requirements and removal of the tanks outside of the approved hours in the permits.

ADJOURNMENT

There being no further comments, the Commission adjourned at 8:00.

/s/
CHAIR BLUM

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

(Approved at PC Meeting: April 14, 2009)

