



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, APRIL 14, 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 6:30 P.M.

FLAG SALUTE Commissioner Alex

ROLL CALL: Commissioners: Alex, 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.*

There was no one present who wished to comment.

CONSENT ITEMS:

- 1. Approval of Minutes of Planning Commission meeting of March 11, 2008 and March 10, 2009.**

Commissioner Alex made the motion to approve the minutes, as written, Commissioner Roberson seconded the motion and it was carried by a vote of 4-0-3-0.

PUBLIC HEARING ITEMS:

- 2. Development Permit Application No. 09-003
Applicant – William Schmidt**

This application is a request for a Use Permit to allow the establishment of a counseling office at 910 Ramona Avenue, Unit I (Assessor Parcel No. 060-231-046) in the Central Business District (C-B-D). The project planner is Janet Reese.

Recommended Action: Adopt the Resolution granting the Use Permit.

Planner Janet Reese presented the staff report with a PowerPoint presentation and indicated that staff is recommending approval of the use permit.

Commissioner Alex asked what kind of counseling would be offered at the location. William Schmidt, applicant, indicated that he did family, anger management and substance abuse counseling and also has a contract with the probation department.

Commissioner Nielsen made the motion to adopted the associated resolution approving the project, Commissioner Alex seconded the motion and it was carried with a vote of 4-0-3-0.

3. Development Permit Application No. 09-005

Applicant – Gary Ellsworth

This application is a request for a Use Permit to allow the establishment of a tattoo business at 951 West Grand Avenue (Assessor Parcel No. 060-231-044) in the Central Business District (C-B-D). The project planner is Janet Reese.

Recommended Action: Adopt the Resolution granting the Use Permit.

Planning Director Pat Beck indicated that in the time since the applicant applied for the use permit, another application for a tattoo parlor has also been applied for. Staff believes that it would be in the best interest of the Planning Commission to be able to have more information regarding what zones would be appropriate for a tattoo parlor. She stated that she has spoken with the property owner and applicant, and while they would like to move forward, they understand why a continuation might be necessary. Staff is recommending a continuance to give staff time to review the issues related to tattoo parlors, and previous City Council and Planning Commission actions related to them.

She recommended opening the hearing for the item and then continuing it to May 12, 2009.

City Attorney Koczanowicz indicated that they would also look into secondary effects that could be related to this type of use that may impact their decision.

Chair Blum opened the public hearing. Commissioner Nielsen made the motion to continue the item to May 12 2009. Commissioner Alex seconded the motion and it was carried by a vote of 4-0-3-0.

4. General Plan Finding of Consistency

Consideration and determination of a General Plan finding of consistency regarding proposed acquisition of property located at 920 10th Street (Assessor Parcel No. 060-352-018) by the City of Grover Beach Improvement Agency for future affordable housing development. The project planner is Pat Beck.

Recommended Action: Adopt the Resolution for a finding of consistency.

Director Pat Beck presented the staff report. She stated that the subject property is owned by the City and will be sold to the redevelopment agency so that it can be used to develop affordable housing.

She stated that staff believes that this is in accordance with the General Plan and that specific projects would be reviewed at a later date.

Chair Blum opened the public hearing. There was no one present who wished to comment on this item.

Chair Blum stated that this is a good thing, and supports it. Commissioner Alex indicated that this is a good location for affordable housing.

Commissioner Alex made the motion to accept staff's recommendation. Commissioner Nielsen seconded the motion and it was carried with a vote of 4-0-3-0.

COMMISSIONERS' COMMENTS:

Report from City Council Representatives

Commissioner Roberson reported on her attendance at the Planner's Institute, including the economic outlook for California. They also discussed the stimulus package and interest rates. She also attended a CEQA workshop.

Other Commissioners' Comments

Commissioner Nielsen asked about the status of Habitat for Humanity. Janet indicated that they are in the process of selecting a family at this time.

Commissioner Alex indicated that he will not be at the next meeting.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Interim Director Pat Beck spoke about the Housing Element progress. She indicated that they are in the process of reviewing the previously-adopted element and the progress of that plan. She hoped that the consultant will make a presentation to the City Council in May, and she hoped to have a draft by that time. She addressed the process of certification with HCD, and stated that she hopes to have something for the PC to review in May.

Regarding the Land Use Element, she indicated that she picked up the in-house administrative draft of the element. They will be asking the City Council to set a workshop date, and as of now, the preferred date is May 11, 2009. They hope to start the formal review period in July.

Regarding stimulus projects, she indicated that Grover Beach has put together a preliminary list of projects the City may pursue. The City provided the tentative list to the EVC, who were asked to compile the list for all of the Cities and the County, to identify to the State the overall approach for economic development.

STAFF COMMENTS

Minor Modification Report: July – December 2008

Minor Modification Report: January – March 2009

Minor Modification Log/Chart

ADJOURNMENT: 7:27 p.m.

/s/
CHAIR BLUM

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

(Approved at PC Meeting: May 12, 2009)