



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, MAY 12, 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

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

ABSENT: Commissioner Alex 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 April 14, 2009.

Chair Marshall made motion to adopt the minutes, as written, Commissioner Nielsen seconded the motion, and it was carried.

PUBLIC HEARING ITEMS:

2. **Development Permit Application No. 09-005 (continued from April 14, 2009)**
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.

Planner Janet Reese presented the staff report.

Interim Director Beck spoke of the previous Planning Commission meeting and discussed the research into how various local communities handle tattoo parlors. Many allow them in downtown and commercial areas. She indicated the Planning Commission has the General Plan and economic development policies to guide them, as well as the visioning process to determine what they are looking for in the downtown area.

She discussed the uses allowed in the commercial zone. She indicated that the Planning Commission has to make findings that it will not be detrimental to properties in the area. She described what local cities allow and where they allow tattoo parlors. She described national guidelines that exist for tattoo parlors.

Staff believes that the use is similar to and no more objectionable than massage parlors, tanning salons, and hair salons. Staff is recommending approval of the project.

Commissioner Nielsen stated that the property owner contacted him before the meeting and basically read him the same letter that was submitted at this meeting.

Commissioner Long asked how many tattoo shops there currently are in Grover Beach. Interim Director Beck stated that there is only one, located on the second floor of Nan's Book Store.

Vice Chair Coleman opened the Public Hearing.

Gary Ellsworth, applicant, described opening his shop in Arroyo Grande, and the type of environment he tries to foster. He stated that they have passed all of the health inspections. He stated that he has outgrown the location in Arroyo Grande and wants to relocate to Grover Beach.

He stated that the lighting would be similar to the adjacent sushi restaurant and it seemed to be more of a welcoming and light environment.

Commissioner Long asked about the current location. Mr. Ellsworth described their current location. Commissioner Long asked if the only service offered was tattoos, and Mr. Ellsworth indicated that they only do tattoos, and do not do other things, such as piercings.

Commissioner Roberson asked if he will be closing the shop in Arroyo Grande. He stated that his current partner may keep the shop open without him.

Commissioner Nielsen stated that there is sometimes a loitering issue at other tattoo parlors. Mr. Ellsworth stated that they discourage that kind of atmosphere, and that he is at his shop to work. They intend to continue that policy.

There was no one further who wished to comment and Vice Chair Coleman closed the public hearing.

Commissioner Roberson asked about the four block radius that was discussed in the letter from the property owner. Interim Director Beck stated that if this is a limit that they would like to pursue in the future, they should have that conversation after this item is completed. at a further meeting. City Attorney Koczanowicz stated that the item before the Commission is outlined in the staff report. The issue of whether this use should be placed on the allowed uses could come before them at another meeting and then go before the City Council.

Commissioner Marshall stated that Condition CDD 3 mentions an annual inspection, and stated that the condition was subjective. City Attorney Koczanowicz stated that it is meant to be that way, and violations would be handled on a case by case basis depending on the violation.

Commissioner Marshall indicated that he is ok with the project.

Commissioner Marshall made the motion, long seconded, and it was carried by a vote of 5-0-2-0.

3. Development Permit Application No. 08-024

Applicant – MetroPCS

This application is a request for a Use Permit to allow the installation of antennas on an existing building and related equipment on the ground at 1081 Highland Way (Assessor Parcel No. 060-546-034) in the Light Manufacturing (L-M). The project planner is Janet Reese.

Recommended Action: Adopt the Resolution granting the Use Permit.

Planner Reese presented the staff report. She described the current property and the proposed project and improvements that will be made.

The use tables don't list this as a use and the Planning Commission needs to make findings to approve the project. Staff recommends approval.

Vice Chair Coleman asked if there are specific codes regulating the size of antennas. Planner Reese indicated that there are some federal guidelines, but not local.

Planner Reese presented color renditions of Attachment 4.

Coleman opened public hearing and asked app to come forward.

Tricia Knight spoke representing Metro PCS. She stated that the company's goal is to target people that do not currently have cell phones by offering a reasonable priced alternative. She described the appearance of the antennas. She stated that they are proposing three panels which will be concealed.

No one further wished to comment.

Vice Chair Coleman closed the public hearing. Commissioner Long made motion, Commissioner Nielsen seconded, and the motion carried with a vote of 5-0-2-0.

4. Development Permit Application No. 08-023

Applicant – MetroPCS

This application is a request for a Use Permit to allow the installation of antennas on a previously approved, but not yet built pole and related equipment on the ground at 1541 Hillcrest Drive (Assessor Parcel No. 060-581-032) in the Single Family Residential District (R-1). The project planner is Janet Reese.

Recommended Action: Adopt the Resolution granting the Use Permit.

Planner Reese presented staff report. She described the current condition of the property, and the proposed project. She indicated that the pole that the panels will be installed on has not yet been constructed. The applicants will be installing a pole that was originally approved in 2005.

Staff is recommending that PC approve project.

Commissioner Roberson asked about the previously approved pole. Planner Reese indicated that the pole will be installed as approved in 2005.

Commissioner Marshall asked if the previous approval had expired. City Attorney

Koczanowicz indicated that the pole was a joint project with Pismo Beach and Grover Beach. All permits have been completed and are not under consideration.

Vice Chair Coleman opened hearing. Tricia Knight spoke on behalf of applicant and gave history of the project. She stated that there weren't funds at the time of approval for construction. They have been working with both jurisdictions to move forward.

There was no one further who wished to comment. No one further wished to comment. Vice Chair Coleman closed the public hearing.

Commissioner Long made motion to approve the project; Commissioner Nielsen seconded the motion and it carried with a vote of 5-0-2-0.

5. Development Permit Application No. 09-004

Applicants – Paul Bischoff, Gary Pack

This application is a request for Coastal Development Permit, Site and Architectural Plans, Use Permit, and Tentative Parcel Map for the removal of the existing church and to allow the construction of a two-unit Planned Unit Development at 240 Saratoga Avenue (Assessor Parcel No. 060-083-009) in the Coastal Residential District (C-R-2). The project planner is Janet Reese.

Recommended Action: Adopt the Resolutions approving the Coastal Development Permit, Site and Architectural Plans, Use Permit, and Tentative Parcel Map.

Planner Reese presented the staff report. She described the location and current condition of the site. She stated that the existing church will be demolished and the church is aware. She described drainage and access. She described the proposed development and elevations of the units.

Staff believes the project will not be detrimental to the neighborhood. She described the tentative parcel map and discussed the Coastal Development Permit. She indicated that it is outside the appeals jurisdiction and Coastal Commission has been notified. The project is consistent with the Local Coastal Plan.

Staff recommends approval of the resolutions associated with the staff report. She also distributed color renditions of the project.

Vice Chair Coleman opened the public hearing.

Cody McLachlan, designer, spoke on behalf of the project. He stated that he is available to answer any questions.

Commissioner Marshall asked about the tentative map, and asked about the lot line between 1 and 2, because the line jogs over. The applicant indicated that this was done for lot coverage purposed. He also indicated that the owner will be occupying unit 2.

Gary Pack, property owner, was available for questions. He described the current use.

Marshall asked if they could use colored concrete. Mr. Pack indicated that he would need to talk to his developers.

Barry Rogers, 280 Saratoga, has concerns about the accuracy of the height of the building, compared to the picture and the slope of the grade. He stated that it does block the view, but realizes that that can't be considered. He does not have any objections to the project.

Nielsen asked if height limits have to be certified. Reese indicated that those are certified during framing inspection and that the elevation is based on natural grade.

Mr. Rogers asked about grade height. Planner Reese indicated it is calculated on the natural average grade for the footprint of the building.

Vice Chair Coleman closed the Public Hearing. Commissioner Long indicated that he is conflicted with the CR-2 wording. He stated that there are existing 2 story buildings in the area. Vice Chair Coleman stated it is nice project.

Commissioner Marshall stated that he would like the applicant to minimize the amount of concrete, but doesn't want to place a condition on the project.

Commissioner Roberson made the motion and Commissioner Marshall seconded. The motion carried with a vote of 5-0-2-0.

6. Development Permit Application No. 09-006

Applicant – Paul Bischoff

This application is a request for a tentative parcel map to subdivide a parcel located at 1547 Brighton Avenue (Assessor Parcel No. 060-175-047) in the Duplex Residential (R-2). The project planner is Janet Reese.

Recommended Action: Adopt the Resolution approving the Tentative Parcel Map.

Planner Reese presented the staff report. She described the project, which is currently under construction. While under construction, the Tentative Map expired. No changes are proposed from the original design and there have been no changes to the Municipal Code in the interim. The conditions are the same as originally approved in 2006. An extension was not applied for, so a new map is required.

Vice Chair Coleman opened public hearing. Paul Bischoff, applicant, was available to answer any questions.

Commissioner Roberson asked if any units have been sold. Mr. Bischoff indicated that the map has to be recorded before any units can be sold.

Interim Director Beck indicated that he should make sure that the permits are kept current.

No one further wished to comment. Vice Chair Coleman closed hearing.

Commissioner Long made motion, Commissioner Nielsen seconded, and it was carried with a vote of 5-0-2-0.

7. Capital Improvement Project No. 288

Applicant – City of Grover Beach

This application is a request for a Coastal Development Permit to allow the installation pedestrian bulb-outs and landscaped medians along Grand Avenue between Highway 1 and 4th Street. The project area is located in the Coastal Visitor Services District (C-C-V). The project planner is Janet Reese.

Recommended Action: Adopt the Resolution granting the Coastal Development Permit.

Planner Reese presented the staff report. She indicated that the City has received additional funds. A public workshop was held in April to discuss the project with concerned parties.

She described the proposal. The medians will slow vehicle traffic and beautify the area. She indicated that since the project is considered a major public works project, it is appealable to the Coastal Commission. The Coastal Commission has been informed of the project and the resolutions incorporate their comments.

Commissioner Nielsen asked about the bulb-outs. Planner Reese indicated that there will be bulbouts on all four corners, and no u-turns will be allowed.

Bruce Buckingham indicated that this project will be going before the City Council at their next meeting. He described how they came up with having no u-turns. He indicated that they want to present a pedestrian friendly corridor. He stated that the consensus at the workshop, it seemed that they didn't want a u-turn at 4th. They will address this at the City Council.

Commissioner Nielsen expressed concern about traffic to and from the beach. Mr. Buckingham indicated that the improvements wouldn't happen until the fall. Commissioner Nielsen stated that they should have signage about the ending lanes that are right turn only.

Commissioner Long asked about the right hand lane and asked if it could be made to go through. Mr. Buckingham indicated that this would have to be worked out with Caltrans.

Mr. Buckingham gave the background of the concept. Omni means was looking at circulation and turn pockets and overall circulation. This is all in the conceptual plan.

Commissioner Marshall expressed concern about the design not allowing for street sweeping. He indicated on 4th Street the stacking distance needs to be longer to accommodate the larger vehicles that access the beach.

Mr. Buckingham described the CAPPs grant process.

Interim Director Beck stated that they are looking at the possibility of moving more money to continue the project

Commissioner Nielsen asked about the entrance to Beach Place and Station Grill.

Vice Chair Coleman opened public hearing.

Tom Rehder, owner of Mongoes, stated he likes the way it is going. He expressed concern about the larger vehicles. He asked if the median will be solid from 3rd to 4th. He expressed concern due to high traffic volumes at various times at his business and also delivery trucks

that service his business. He stated that at times, large delivery trucks utilize the turn lanes to make deliveries. He stated that he does not want a solid median from 3rd to 4th.

Commissioner Marshall asked when they take deliveries. He indicated that it varies but they get deliveries almost every day.

Interim Director Beck indicated that it will be coming up again at the City Council on the June 18, 2009. She stated that the item before the Planning Commission is only the median treatment, but the specifics won't be decided at this point.

Mr. Buckingham indicated that the consultant recognized that it is a truck route which is why there were no bulb-outs on 4th Street. He stated that there will be additional lighting to light the pedestrian areas.

Vice Chair Coleman indicated that Mr. Rehder made good points.

Vice Chair Coleman closed hearing.

Commissioner Long asked how they can make their desires known to the City Council. City Attorney Koczanowicz stated that it will be part of the record.

Commissioner Roberson stated that one of the goals is to be business friendly. Another goal is to make the City attractive and traffic safety. She stated that the trucks are an issue, and may not present a beautiful entrance to the city.

Commissioner Marshall made the motion to accept staff's recommendation. Commissioner Long seconded the motion, and it carried with a vote of 5-0-2-0.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Interim Director Beck gave an update on the Housing Element.

She indicated that in June, they will present the power point along with the draft Housing Element. She stated that there is a very tight timeline to get this prepared. She described the process of getting the Housing Element adopted. She indicated that this will be a little easier than last year, due to the RHNA numbers being lower, and the levels of affordability have changed. She indicated that there is a possible site that they are reviewing for affordable housing. There is also some City owned property that may be sold to the improvement agency to accommodate affordable housing.

She distributed the land use diagram that was distributed at the Land Use Element workshop. She discussed the issues addressed on that diagram. She stated that the draft Land Use Element and draft EIR completed by July.

STAFF COMMENTS

Planner Reese indicated that the affordable housing project is still in the process of selecting the family for the project. It should be approved in June. Once that is done, it can move forward.

ASSIGNMENT TO ATTEND CITY COUNCIL MEETING(S)

ADJOURNMENT: 830 p.m.

/s/
CHAIR BLUM

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

(Approved at PC Meeting: June 9, 2009)