



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, JUNE 9, 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 Nielsen lead the flag salute.

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

ABSENT: Commissioner Roberson

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 May 12, 2009.

Commissioner Marshall pointed out corrections to the bottom of Page 2 and top of Page 3, and Page 7, second paragraph of Item 7. Commissioner Marshall made the motion to adopt the minutes as amended; Vice Chair Coleman seconded the motion, and it was carried on a vote of 6-0-1-0, via voice vote.

PUBLIC HEARING ITEMS:

2. Development Permit Application No. 09-007

Applicant – Manuel Costa

This application is a request for approval of Site and Architectural Plans to allow the construction of a two story single family residence with a roof deck at 321 North 8th Street (Assessor Parcel No. 060-153-033) in the Single Family Residential District (R-1). The project planner is Janet Reese.

Recommended Action: Adopt the Resolution approving the Site and Architectural Plans.

Planner Reese presented the staff report. She described the existing condition of the site. She also described the non-conforming regulations.

Planner Reese indicated that a view analysis had been completed, and it was determined that this

proposal would not substantially or needlessly impact the views. Chair Blum asked by how much the building exceeds 15 feet on the higher side of the site. Planner Reese indicated that it is 22 feet above the highest point of the slope.

Chair Blum opened the public hearing. The applicant, Manual Costa, was present. Commissioner Marshall asked the applicant what color they intended to paint the home. Mr. Costa indicated that they were intending to paint something in a neutral tan color.

Devon Newton, project engineer clarified the height of the building by stating that it is 22.5 at the back of the building and 20 feet at the front.

Commissioner Marshall asked about the scored concrete that was shown on the plans. Robert Cocagne, project designer, indicated that they are considering the use of colored and textured concrete to break up the look of the concrete.

Vice Chair Coleman made the motion to accept staff's recommendation; Commissioner Long seconded the motion, and it was carried with a vote of 6-0-1-0, with Commissioner Roberson absent.

3. Development Permit Application No. 09-002

Applicant – Patrick Sparrow

This application is a request for a Use Permit to allow the establishment of a church, including meal distribution, at 675 West Grand Avenue (Assessor Parcel No. 060-221-019) in the Visitor Services District (C-V). The project planner is Janet Reese.

Recommended Action: Adopt the Resolution granting the Use Permit.

Planner Reese presented the staff report. She described the previous temporary use permits, and explained that they are now applying for a permanent use permit. According to a previous determination, the soup kitchen meal service fits into the general purpose of the church, and is acceptable. She stated that fire sprinklers would be required to be installed.

Planner Reese outlined revisions to two Fire Department conditions: FD-3 is revised to read "Fire Department connection must be located at a place to be determined by the Fire Chief." FD-14 is revised to add a sentence to the end that reads "Failure to comply with any part of this condition, including timelines, will void the Use Permit."

She indicated that there was also one condition added, and it reads as follows: "G-5. Applicant, as part of its church purpose and mission, shall be allowed under this Use Permit to have People's Kitchen serve free meals to the needy on the premises. That activity shall be conducted in compliance with all applicable State laws, as well as County and other local regulations. The activity may be conducted between the hours of 11:00 a.m. and 1:30 p.m., within an area designated on an exhibit submitted by the Applicant and approved by the Community Development Director. The activity will be limited to service of 100 meals per day."

Interim Director Pat Beck stated that the applicant had been made aware of the conditions related to a time line for completion of the sprinkler system, and didn't have a problem with it. She stated that they had not been previously been informed of the revised conditions and additional condition, because the changes were made after the staff report had been sent.

Commissioner Marshall asked if the Fire Chief was satisfied with the project and requirements. Fire Chief Hubert indicated that the conditions and timeline were appropriate.

Interim Director Beck described the background of the sprinkler issue, which started with the previous temporary use permits.

Commissioner Alex asked for clarification about previous temporary permits. City Attorney Koczanowicz gave him the background, and indicated that the fire sprinkler issue had been resolved for the temporary permit, but the permanent permit required that the sprinkler system be installed.

Commissioner Marshall asked about the sprinkler timeline. Interim Director Beck indicated that they wanted to allow some flexibility for the applicants, but also ensure that the improvements were made in a timely manner.

Chair Blum opened the public hearing. Patrick Sparrow, applicant, stated that this has been a long process. He indicated that the timeline is fair, but asked that the last sentence of the condition be changed so that the permit isn't voided, but change it to amend the occupancy allowed to below the fire sprinkler threshold. They indicated that on Sundays, meal service goes until 2:00 and asked that G-5 be amended to reflect that.

Interim Director Beck asked how many meals were served daily at the soup kitchen. Mr. Sparrow indicated that the number was approximately 50-80 per day at different times of the month.

Chair Blum closed the public hearing.

Commissioner Marshall asked for clarification regarding the occupancy issue brought up by Mr. Sparrow.

Fire Chief Hubert indicated that the Building Official determines occupancy level and the fire Department determines the safety protection level, which is based on potential occupancy.

Interim Director Beck suggested a change in the condition to voiding the occupancy, rather than the permit, so the applicants would not have to start the process over again. City Attorney Koczanowicz suggested suspending the use permit and requiring them to vacate the premises until the requirement is met. The applicant agreed to this stipulation.

Commissioner Marshall made the motion to accept staff's recommendation, including the changes to the conditions, as discussed; Commissioner Nielsen seconded the motion, and it was carried with a vote of 6-0-1-0, with Commissioner Roberson absent.

COMMISSIONERS' COMMENTS:

Report from City Council Representatives

Commissioner Marshall attended the City Council meeting and informed the commission of some of the issues discussed at the meeting. Interim Director Beck supplemented his comments with information about different ideas that were shared that are meant to stimulate the local economy.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Interim Director Beck presented the PowerPoint presentation that was shown at a City Council

meeting regarding the Housing Element. She also related where the City is in the process of updating the Housing Element.

Interim Director Beck also took input on possible dates for a joint City Council and Planning Commission meeting, and asked the Commissioners to email staff with their availability for said meeting.

ADJOURNMENT: 8:18 p.m.

/s/
CHAIR BLUM

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

(Approved at PC Meeting: July 14, 2009)