



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY OCTOBER 13, 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 Roberson

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

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.*

CONSENT ITEMS:

1. Approval of Minutes of Planning Commission meeting of September 9, 2009.

Commissioner Marshall made the motion to approve the minutes as presented; Commissioner Blum seconded the motion, and it was carried with a vote of 6-0.

PUBLIC HEARING ITEMS:

2. Development Permit Application No. 09-016 (continued from September 9, 2009)

Applicant – Medina's Tire

This application is a request to amend a Use Permit to allow the existing automotive business to work outside the building at 792 West Grand Avenue (Assessor Parcel No. 060-225-011) in the Visitor Serving District (C-V). The project planner is Janet Reese.

Recommended Action: Adopt the Resolution granting the revised Use Permit.

Planner Janet Reese presented the staff report. She described the background of the project and the previous discussion at the Planning Commission.

She indicated that there were two proposed scenarios, and two sets of resolutions were prepared to address either option. The applicants agreed to either of the options.

She stated that Condition CDD-6 should be modified, changing "Non flat tire repairs" to "any other tire service other than flat tire repair."

Commissioner Marshall requested that the exhibits for each proposal be attached to the appropriate resolution.

Commissioner Long asked what kind of cords CDD-7 was referencing. Planner Reese clarified that it referred to electrical extension cords. Commissioner Marshall asked that that be clarified in the condition.

Commissioner Blum stated that he appreciated the efforts that have been made by staff, but does not think this use is appropriate for the downtown area. He expressed concern about the impacts on future redevelopment on Grand Avenue. He suggested that the permit be limited to 6-12 months.

Commissioner Marshall stated that he would rather see this business continue than have a vacant property and he preferred Layout B.

Chair Coleman expressed mixed feelings about the project.

Commissioner Roberson felt that it would be unfair to limit the permit to one year; she stated she could support a five-year limit.

Interim Director Beck described the Code Enforcement issues that led up to this coming before the Planning Commission.

Commissioner Alex stated that in both of the options, there is allowed tire repair in the front, beyond what the initial use permit allowed.

Roman Enriquez, applicant, stated that he agrees understands that the downtown area is changing, and they wouldn't be opposed to a time limit and agreed to making the requested improvements. He asked if they could put in a raised planter, rather than removing concrete for landscaping.. He stated that they agree to either of the presented layouts, but would prefer Plan A, which would better serve the public.

Commissioner Coleman asked if they were the business owners owned the property. Mr. Enriquez indicated that they have a yearly lease.

There was no one else who wished to comment, and the Public Hearing was closed.

Commissioner Marshall indicated that he could accept a 5-year limit. He also feels that above-ground landscaping is acceptable.

Vice Chair Long indicated that Layout B would be closer to complying with the original permit. He expressed that he did not want tire repairs outside.

Commissioner Blum also preferred Layout B and suggested a four-year time limit. He is not opposed to the flat tire repair in the front.

Commissioner Alex stated both layouts would allow tire repair in front of the building, and he doesn't support that.

Commissioner Roberson stated that she also likes Plan B, and also supports tire repair in the front.

Chair Coleman stated that the planters should not look temporary.

City Attorney Koczanowicz suggested changes to the resolutions: "does hereby revoke Use Permit 82-14 and grant Use Permit 09-016" and change CDD 3 by adding the following to the end: "as

depicted in sketch form on Exhibit A attached hereto.”

He also suggested an additional condition, CDD-15, which would read “The use permit is valid for a period of 4 years from the date of approval and is subject to a renewal application with the Planning Commission.

Commissioner Marshall made a motion to adopt resolution 09-026, with the revisions and amendments, as presented by staff and the City Attorney, and clarifying the electrical extension cords; Commissioner Blum seconded the motion and it carried with a vote of 5-1-0-0, with Commissioner Alex voting no.

3. Development Permit Application No. 09-019

Applicant – Rosa & David Soto

This application is a request for approval of Use Permit to allow the sale of alcoholic beverages for off-site consumption at 1400 West Grand Avenue, Unit D (Assessor Parcel No. 060-247-007) in the Shopping Center (C-S) zoning district. The project planner is Janet Reese.

Recommended Action: Adopt the Resolution granting the Use Permit.

Planner Reese presented the staff report. She stated that staff believes that the necessary findings can be made to approve the use permit; and indicated that it will also be processed through ABC. Due to the County moratorium on new licenses, a finding of Public Convenience and Necessity needs to be made and staff feels that it can be.

Roberson asked about the moratorium. Reese stated that the County, as a whole, has too many permits even though there are available licenses available in Grover Beach, which is why the finding of Public Convenience and Necessity must be made.

The applicant was present, but did not wish to speak. No one from the public wished to comment and the Public Hearing was closed.

Commissioner Alex made the motion to accept staff’s recommendation; Vice Chair Long seconded the motion, and it carried with a vote of 6-0-0-0.

4. Development Permit Application No. 09-020

Applicant – Day Construction

This application is a request for approval of Site and Architectural Plans to enclose a roof deck on one unit of a three-unit Planned Unit Development at 557 South 12th Street (Assessor Parcel No. 060-295-043) in the Multiple Residential (R-3) zoning district. The project planner is Janet Reese.

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

Planner Reese presented the staff report. She outlined the background of the project which was initially approved in 2005, and now the current owners want to enclose the roof deck which required Planning Commission approval.

There were no comments from the public. The applicant, John Larson and the property owner, Jim Katen, were present. Mr. Katen stated that they agree with staff’s recommendation and the conditions.

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

5. 2009 Update of the Housing Element of the City's General Plan

The Planning Commission will conduct a public hearing and consider the 2009 update to the City's Housing Element and the associated Negative Declaration prepared for the project. The intent of the Housing Element is to identify existing and projected housing needs within the City. In addition, the Housing Element outlines goals, policies, quantified objectives and programs designed to demonstrate the accommodation of new residential units within the City of Grover Beach in order to meet the adopted City Regional Housing Needs per State Government Code Section 65583. The Planning Commission will forward its recommendation to the City Council.

Recommended Action: Adopt the Resolution recommending to the City Council approval of the Housing Element of the General Plan and the associated Negative Declaration prepared for the project.

Interim Director Pat Beck presented the staff report. She described the background of the Housing Element to this point. She described the Housing Element requirements and indicated that there are new requirements that were not required in previous Housing Elements.

She stated that the document being reviewed represents the changes made from previous meetings and comments from the State. She stated that they have not received written comment on the latest draft from the State.

She stated that both the public and the Planning Commission can share comments, concerns and suggestions, which would be presented to the City Council.

She stated that some of the comments received for the Housing Element were more related to the Land Use Element; specifically, the issues related to density on the Farroll Road site. She indicated that this is not part of the Housing Element.

Lisa Wise, Lisa Wise Consulting, addressed the Commission and described the background of the Housing Element with HCD and indicated that changes were submitted in August of 2009 followed by comments via telephone in September. One of the issues discussed was provision of an opportunity site for extremely low income housing. She described the opportunity site, and indicated that the property owner expressed interest in providing housing on the site.

Chair Coleman opened the Public Hearing.

Cathy Gildea spoke regarding Farroll Road density. She expressed opposition to increasing the density on that site.

Nancy Bergstad commented regarding Farroll Road and indicated that components of the Housing Element could impact Farroll Road. She stated that there are other areas in the City that would be more appropriate for higher densities that would help achieve the RHNA (Regional Housing Needs Assessment) numbers. She suggested expediting permits for lower income properties to encourage rezoning to higher densities. She stated that the opportunity site on Atlantic City seems more appropriate for higher densities.

Cindy Cleveland spoke related to Farroll Road and stated that the process should be clarified. She stated that as a biologist, she was surprised at the push for higher density. She expressed concern about property values.

Susan Pidaway, Arroyo Grande resident, lives about one block from the Farroll Road property and expressed concern about existing noise issues and asked for consideration of measures to mitigate future noise and light impacts. She was also concerned about higher densities and affordable housing proposals.

Ann McDowell stated that she would prefer that the affordable housing area be on Atlantic City rather than Farroll Road.

Jason Spears appreciated notification efforts that had been made, and expressed concern about traffic, and opposed the extension of 16th Street as part of any Farroll Road rezoning.

Richard Vierra expressed concern about Farroll Road property and opposed higher density in that area, stating that it would not be compatible with the existing low density areas.

John Carpenzano opposed higher density in the Farroll Road area due to traffic and noise concerns.

Susan Kleeg opposes higher density at the Farroll Road site due to traffic concerns. She stated that the Atlantic City property would be more appropriate for higher density.

Joseph Dass expressed concern about higher density zoning on Farroll Road and resulting traffic impacts.

Wayne Allen concurred with previous speakers about Farroll Road and stated that higher density areas need more of a transition to lower density areas.

John Mack, architect, land planner; stated that there isn't a project proposed for Farroll Road at this point. He stated that Farroll Road is made up of more than just R-1 densities and stated that they have to look at providing all housing types to the community. He stated that the Farroll Road site is ideal for providing housing and that 16th Street needs to be extended to provide emergency access. He stated that Table 5-5 isn't accurate and that school fees should be included in the calculations. He also stated that percentages should be based on construction cost, not selling price.

There were no further comments from the public, and Chair Coleman closed the public hearing.

Chair Coleman encouraged parties interested in the Farroll Road issue to come back when the Land Use Element comes before the Commission in November.

Commissioner Marshall asked for clarification about the differences between the Housing and Land Use Elements.

Interim Director Beck explained that the Land Use Element determines where different types of development take place; the Housing Element is a policy document that outlines programs to meet the State-required housing numbers. She stated that in the last Housing Element cycle, Farroll road was identified as an opportunity site for high density, but that it is not being proposed in either the Housing or Land Use Elements as high density.

Vice Chair Long asked about compliance with the Housing Element if the zoning of Atlantic City was

not done.

Ms. Wise stated that if that site isn't rezoned, another site would have to be found and it could be an issue for the next Housing Element cycle.

Commissioner Alex stated that he would like more time for review. He asked about the funding resources related to the Housing Element. Interim Director Beck stated that with an adopted, certified Housing Element, the City would be eligible to apply for grant funds.

City Attorney Koczanowicz stated that the programs goals and policies to allow certification do not mandate that the City build on those sites, it just has to show the ability to allow that development to occur.

Commissioners Blum, Roberson and Vice Chair Long expressed the desire to move forward with the Housing Element at this meeting.

Commissioner Marshall suggested a change in Policy 1.1 to read: "This will include exploring opportunities to meet or exceed the RHNA...", replacing the "and" with "or". In Program 6.1, he suggested changing "100 feet to 60 feet" to "60 feet to 100 feet."

Commissioner Roberson made the motion to adopt the recommended resolutions, making recommendations to the City Council; Commissioner Long seconded the motion and it was carried with a vote of 6-0-0.

COMMISSIONERS' COMMENTS:

Report from City Council Representatives

Other Commissioners' Comments

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

- Safe routes to school funding
- Bicycle Master Plan public hearing
- Land Use Element in November; possible second meeting in November.

ADJOURNMENT: 9:26 p.m.

/s/
CHAIR COLEMAN

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

(Approved at PC Meeting: December 8, 2009)