



**MEETING MINUTES  
PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
154 SOUTH EIGHTH STREET  
GROVER BEACH, CALIFORNIA  
TUESDAY, DECEMBER 8, 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

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

**ABSENT:** Commissioner Marshall.

**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 meetings of May 13, June 10, and July 8, 2008; October 13, and November 10, 2009.**

Commissioner Long made the motion to approve the minutes as written; Commissioner Roberson seconded the motion, and it was carried with a vote of 6-0-1-0.

**PUBLIC HEARING ITEMS:**

- 2. Development Permit Application No. 09-024**

**Applicant – People's Kitchen of South County**

This application is a request for Site and Architectural Plans to construct a patio cover at 675 W. Grand Ave. (APN 060-221-019) in the Visitor Serving (C-V) district. The Project Planner is Janet Reese.

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

Planner Janet Reese presented the staff report. She described previous approvals and the current proposal. She described a condition that requires the proposed structure to be of a complementary color to the existing structure and be designed for maintenance, so that someone could be on top of the structure. There is also a condition requiring its removal if the use ceases at the site. Staff is recommending approval.

Vice Chair Long asked if there was sufficient drainage. Planner Reese indicated that the area is currently paved and currently handles the runoff; the runoff would not increase with this addition.

Vice Chair Long asked if the fence on the north side is on this property. Planner Reese indicated that it belongs to the property to the north.

Commissioner Blum stated that it is nice idea, especially for the winter.

Chair Coleman opened public hearing.

Bernie Gordon, director of People's Kitchen, addressed the drainage issue. He stated that the drainage will be channeled into the existing drainage system. He stated that he has spoken with all of the business owners in the area to find out if there were any concerns. They need the cover to shelter those who serve and are served at the establishment.

Chair Coleman closed the public hearing. Vice Chair Long made motion to accept Staff's recommendation, Commissioner Roberson seconded, and it was carried, 5-0-1-0.

### **3. Zoning Code Amendment No. 09-001**

#### **Applicant – City of Grover Beach**

The Planning Commission will consider a recommendation to the City Council to amend several sections of the Grover Beach Zoning Code:

- Revise the Commercial Use Table to streamline application process for certain types of uses.
- Eliminate the requirement for General Development Plans in the Coastal Planned Single Family Residential (CP-R1), Mixed Use Development (M-U), Planned Commercial (P-C), Coastal Planned Commercial (C-P-C), Planned Manufacturing (P-M) and Planned Community Development (P-D) Zoning Districts.
- Revise the Sign Ordinance to streamline application process for certain types of signs, propose revisions to the number, size and height of signs and general clean-up of the ordinance.
- Establish requirements for changes to approved projects and incorporate into the Zoning Code.
- Change the project appeal period to be consistent with the Coastal Development Permit appeal period.

**Recommended Action:** Adopt a Resolution recommending that the City Council make amendments to the City of Grover Beach Zoning Code.

Pat Beck, Interim Director, described the background of the proposed zoning amendments. She stated that staff is still in discussions with the City Attorney regarding the specific language and changes, and there may be changes before it is presented to the City Council.

Economic Development Specialist Bruce Buckingham presented the staff report. He stated that the Economic Development Strategy addressed streamlining to facilitate development for businesses. This would include streamlining the application process, and changing permitted uses and conditional uses for different areas to eliminate a lot of review time. They need to consider and ensure that the uses being allowed will not negatively impact residences or existing businesses.

There are five areas with proposed changes at this time, which were also discussed at the joint Planning Commission and City Council meeting.

Mr. Buckingham described changes to the Commercial Use tables, that primarily address the more common types of projects that are submitted and were based on previous approvals granted by the Planning Commission and received no public opposition.

The General Development Plan requirement was essentially eliminated. Projects will be before the Planning Commission as part of the regular process. He described the zones it applies to, but stated that most of the areas are already built out or have proposed projects for them. Removing this requirement helps streamline the process by removing an extra set of hearings.

He described changes to the sign ordinance and indicated that there were no significant changes. The ordinance was updated to reflect current zoning areas, and they did a general clean-up. The definition of Roof Signs was changed, as were allowances for wall signs. There is not an overall increase in the allowable number of signs.

The changes also include reformatted use tables and changes to the Minor Modification process to allow certain modifications to be approved at the staff level and also allow minor modifications for commercial buildings.

He stated that they are also proposing a change to the appeal period to match with the Coastal Act.

Commissioner Alex was glad to see the process being streamlined and is comfortable with Staff's recommendations.

Vice Chair Long asked about the difference between an Administrative Use Permit (AUP) and a Use Permit. Ms. Beck stated that the AUP does not require a Planning Commission Public Hearing, instead involves a hearing administered by the Community Development Director or designee.

Vice Chair Long asked if anything is being lost if the General Development Permit (GDP) is no longer required. Mr. Buckingham stated that all of the issues that would have been addressed in the GDP would be handled during the standard application process, except the economic impact. City would still have the ability to ask for additional information.

Ms. Beck stated that most of the areas that the GDP relates to are developed and if anything new were proposed, it would be something smaller, not a whole subdivision.

Ms. Beck stated that staff is recommending that the GDP is not needed, but if the Planning Commission does not concur, the changes should be reworked and clarified.

Vice Chair Long asked about the changes to the Minor Modifications process. City Attorney Koczanowicz stated that this change basically codifies the present policy and incorporates it into the Municipal Code.

Vice Chair Long asked if a minor modification decision could be appealed to the Planning Commission or if it would require a new application.

Mr. Koczanowicz stated that he would recommend that a new permit be required, rather than appeal.

Chair Coleman concurred with that recommendation.

Commissioner Blum stated that most of the changes look great and asked how often the Commercial Use Tables could be amended. Mr. Buckingham stated that the code can be amended as needed.

Chair Coleman stated this is a great idea and Staff is on the right track regarding streamlining. She stated that wherever possible, fees should be reduced fees in order to promote more development in the downtown area. She supported the new use tables and also indicated that the changes to the signing were needed.

Roberson asked about some apparently conflicting and redundant wording. She also indicated that she would like to see exceptions to the sign area for businesses on Grand to come to the Planning Commission. She also stated that smaller signs are needed for the pedestrian oriented area that they are trying to create on Grand Avenue. She also felt that the allowable free-standing signs were too large.

Ms. Beck stated that it is good to give the City Council input on bigger changes so when substantive changes go forward, they can be addressed.

Chair Coleman asked about the redundancy on Page 13, because nos. 3 and 6 are redundant. Mr. Koczanowicz stated that she was correct, one should have been a use permit.

Chair Coleman stated that they should keep in mind that some franchises have certain requirements for their businesses.

Blum discussed signing as it relates to the City's Vision and questioned what the architectural look they were trying to create.

Ms. Beck asked if there was concurrence about Roberson's suggestions regarding sign projection above 24 ft.

Commissioner Roberson indicated that her comments do not need to be made at this point, but possibly at a later time.

Commissioner Alex wants to hear from businesses before making any changes to the signs.

Chair Coleman stated that they should be handled on a case by case basis.

Chair Coleman opened the public hearing, and there was no one present wished to comment, and hearing was closed.

Chair Long asked if they needed to adopt a resolution to make the recommendations to the City Council. City Attorney Koczanowicz stated that at this point, they do not need to make that recommendation.

### **COMMISSIONERS' COMMENTS:**

#### **Report from City Council Representatives**

Commissioner Long talked about the December 7, 2009, City Council meeting, including information about Shop and Dine, the Grand Avenue Improvement progress; and the West Grand

Master Plan.

**Other Commissioners' Comments**

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Ms. Beck presented information regarding two referral topics from the City Council that will be presented for discussion at the January 12, 2010, meeting. One was related to parking issues and the other involves vacation rentals.

**ADJOURNMENT:** 8:58

/s/

CHAIR COLEMAN

/s/

SECRETARY TO THE PLANNING COMMISSION  
BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR

(Approved at PC Meeting: March 09, 2010)