



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, MARCH 9, 2010
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

FLAG SALUTE: Commissioner Roberson

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

ABSENT: None.

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 October 14, 2008, December 8, 2009, and January 12, 2010.**

Commissioner Blum made the motion to approve the minutes of October 4, 2008, December 8, 2009, and January 12, 2010; Commissioner Marshall seconded the motion, and it was carried with a voice vote of 6-0.

PUBLIC HEARING ITEMS:

City Attorney Koczanowicz suggested Item 4 be heard first since it will be continued, in case there is anyone present for that item. The Planning Commission concurred.

- 2. Capital Improvement Program: General Plan Finding of Consistency**

The Capital Improvement Program (CIP) is a funding mechanism that provides for implementation of the Land Use and Circulation Elements of the City's General Plan. It identifies capital construction and repair activities of public facilities (primarily infrastructure) essential to the growth and maintenance of the community. Projects identified in the CIP relate City funding sources to capital construction, repair, or improvement projects with an estimated cost of \$50,000.00 or greater and an estimated life of twenty years or greater within the framework of the City's General Plan. As part of the implementation process of the City's General Plan, the Planning Commission annually reviews and makes a recommendation to the City Council of a finding of consistency between the Five Year Capital Improvement Program and the City's General Plan. Staff Report presented by Administrative Services Director Gayla

R. Chapman.

Recommended Action: Staff recommends that the Planning Commission adopt the attached resolution of a finding of consistency between the City's proposed Five-Year Capital Improvement Program (CIP) and the City's adopted General Plan.

Administrative Services Director Gayla Chapman presented the staff report. She explained the purpose of a Capital Improvement Program (CIP) and the types of projects that were part of that program. She stated that environmental review was not needed at this point and that Staff recommends that the Planning Commission adopt the resolution.

Commissioner Marshall referenced email comments that he had sent, and City Attorney Koczanowicz clarified that the comments from Commissioner Marshall were clerical in nature.

Commissioner Roberson asked if any other streets will be resurfaced other than the ones referenced in the CIP. Ms. Chapman stated that unless those jobs come in lower than budgeted, other streets would not be resurfaced. She indicated that the funds from the sales tax increase are allotted for Longbranch and South 4th Street for this year. Commissioner Roberson stated that Longbranch doesn't seem to need repaving at this point, and Farroll doesn't have a lot of residential and the condition is not as severe as other projects. She stated that other areas are worse, and even Grand Avenue has some issues.

City Manager Bob Perrault addressed Commissioner Roberson's comments. He stated that the City Council will ultimately decide which streets will be repaired. He stated that they have tried to focus most of the recommended repairs on streets that would have the greatest value to the most residents. He stated that 4th Street between Farroll and Highland is very deteriorated. He stated that there is also a sewer line that will be done in that area, and it made sense to do the street at the same time. He stated that 4th Street is also a connector street and is heavily used from Oceano through the City.

Regarding Longbranch, the focus is right around the Grover Beach Elementary School, which has had some issues. He stated that they were able to get Safe Routes to School (SR2S) grants that will help install sidewalks, bulb outs and crosswalks in the area. He stated that the paving directly in front of the school is good, but is much worse to the east and west. Because of the arterial cross traffic, they get a lot more use than some other residential streets.

Chair Coleman asked about the sales tax. City Manager Perrault stated that they have been very vigilant about dedicating that money for street repairs. This would focus that money on those particular streets. The ½ cent sales tax increase didn't specifically identify what the money should be spent on, but it has been policy to use the money for street repairs.

Commissioner Roberson stated that she has issues with not spending any money on any other streets and asked if there was a way to spread those two projects out over two years. Ms. Chapman stated that because of the associated projects in those two areas, it makes sense to work on those areas.

Chair Coleman opened the public hearing; there was no one present who wished to comment and the hearing was closed. Commissioner Marshall made the motion to accept staff's recommendation and adopt the resolution; Commissioner Blum seconded the motion, and it was carried with a vote of 6-0.

3. Development Permit Application No. 10-002

Applicant – Linden Mackaoui

This is a request for approval of a time extension for Site and Architectural Plans for a new single family residential unit at 1041A Ritchie Road (APN 060-014-061) in the Single Family Residential (R-1) District. The project planner is Janet Reese.

Recommended Action: Adopt the Resolution granting the time extension.

Planner Reese presented the staff report. She described the background of the project and the desire by the applicant for a time extension. There were no Municipal Code changes that would impact the project, and staff recommends approval of time extension.

Chair Coleman opened the public hearing. Linden Mackaoui, owner, was present to answer any questions. There was no one further who wished to comment and Chair Coleman closed the hearing.

Commissioner Marshall made the motion to approve the time extension; Vice Chair Long seconded the motion, and it was carried with a vote of 6-0.

4. Development Permit Application No. 09-012

Applicant – Loren Pritchard

This is a request for a Use Permit and approval of Site and Architectural Plans for an addition to a single family residential unit at 944 Brighton Avenue (APN 060-162-019) in the Public Facilities (P-F) District. The project planner is Janet Reese.

Recommended Action: Table this item.

Community Development Director Bruce Buckingham explained that there was an additional component needed for this item so staff was recommending that the item be tabled. Vice Chair Long made the motion to accept staff's recommendation; Commissioner Roberson seconded the motion and it was carried with a vote of 6-0.

5. Development Permit Application No. 10-001

Applicant – Terry Joy

This is a request for approval of Site and Architectural Plans for a new two-story single family residential unit at 1100 Atlantic City Avenue (APN 060-111-014) in the Single Family Residential (R-1) 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 the background of the project and current condition of the site. She stated that the site is nonconforming due to lot depth. Staff finds that the project can be approved with the nonconformance. Ms. Reese stated that a view study was completed and story poles were installed. She stated that two letters were received because the individuals were not able to be present. Staff determined that views would not substantially or needlessly impacted. There are other existing two-story structures and mature vegetation that impact views already. Staff is recommending approval.

Commissioner Roberson asked about the height issue. Ms. Reese stated that in the R-1 district north of Grand Avenue, if a structure is proposed to be greater than 15 ft., then it requires Site

and Architectural Plan approval from the Planning Commission. Commissioner Marshall asked if another project on the same site had been heard at the Planning Commission previously. Ms. Reese indicated that it had, but the project had expired. Marshall asked what action the commission had taken when it was presented before. Planner Reese stated that that on the previous plan, there was a roof deck proposed on the side above the garage. She indicated that here is no roof deck proposed on this design. Also, regarding privacy, in the previous design, the upper windows were lower; for the current plan, the windows were raised and made smaller to help with privacy issues for the adjacent home.

She stated that there is a deck proposed on the south side overlooking the back yard. On the Atlantic City side, it is basically the same, without a roof deck.

Chair Coleman asked what part of the project would obstruct the view according to the letters that were submitted. Planner Reese stated that she believes it is the roof area. City Attorney Koczanowicz stated that the objecting parties did not have properties adjacent to the project.

Chair Coleman opened the public hearing.

Terry Joy, property owner and applicant, was present to answer questions. He stated that they have decided to build and occupy the home, rather than to sell, as was the case with the previous project in 2007. He stated that they tried to address the concerns of the neighbors. Joel Snyder, project designer, was also present and described the issues that were brought up previously regarding views.

Kermit Seehawer 1134 Atlantic City, is east of the subject property. He objects to the height of the building. He stated that to satisfy the previous neighbors, the proposed structure was moved closer to 11th Street, moving it closer to his backyard. His objections are the same as the letters submitted and concern the blockage of the views.

Trish Wilson, property owner, stated that they contacted the owners of the home that Mr. Seehawer is occupying, and the owners didn't express any objection to the proposal.

Mr. Seehawer stated that the owners of the property are his sons in law and he is representing them at this meeting.

Commissioner Marshall stated that Mr. Seehawer was objecting to the height, but that it is in line with the zoning for the area.

There was no further public comment.

Commissioners Alex and Marshall had no questions and support the project. Chair Coleman stated that it is unfortunate, but the homes in the area of the complainants are surrounded by two-story buildings, and she felt that this one was well laid out, and that consideration had been given to the neighbors as much as possible. Vice Chair Long stated that the neighborhood is transitioning, the view shed is always an issue. He stated that it is consistent with what is there. Commissioner Blum stated that the project matches the area and he supports the project. Commissioner Blum made the motion to approve the Site and Architectural Plans; Commissioner Roberson seconded the motion, and it was carried with a vote of 6-0.

REGULAR BUSINESS ITEMS:

6. Annual Report on the General Plan

Section 65400 of the Government Code requires the City Council be provided with an Annual Report on the status of the General Plan and progress in its implementation, including progress in meeting its share of regional housing needs. The 2009 Annual Report is due to the Office of Planning and Research and Department of Housing and Community Development in April, 2010.

Recommended Action: Staff recommends that the Planning Commission receive and file the report.

Director Buckingham presented the Annual Report of the General Plan. He stated that it is a requirement of the Government Code to give the Planning Commission a status on the implementation of the General Plan. The report gives a breakdown of the policies and what has been done to address those. The state requires more detail for the Housing Element. Because they just adopted the Housing Element, they haven't implemented most of the policies yet.

Commissioner Blum asked if the scenic route element is ever going to be updated. Director Buckingham stated that some of the older elements should be updated. Some policies of the Land Use Element address open space and conservation and would be incorporated in to any updates. It depends on staff resources. Commissioner Blum stated that the Bike Path seems that it would be incorporated into the Open Space Element. Director Buckingham stated that it could be addressed in both the Recreation and Parks and Circulations elements. He stated that at the next City Council meeting, the proposed trail system will be presented by the consultant.

Commissioner Long asked if there is a regular update period. Director Buckingham stated that the housing element is required every 5 years, others are recommended at every 10 years, but it is a staff resources issue. These things are on the work program as well as the zoning code.

Chair Coleman asked about the Noise Element. Director Buckingham stated that it sets noise thresholds with the most common concern being related to buildings in close proximity to major roads. On 105 W. Grand, outdoor balconies had to be designed for noise issues.

COMMISSIONERS' COMMENTS:

Report from City Council Representatives

Alex: Public Employee appointment; shop and dine; R&P on 2nd quarter rpt. Presentation on green building; 2010 reg. trans plan overview; smart growth. Waiver request for underground utilities; Council asked for more financial information. Look at criteria to determine "hardship". Denied waiver but granting deferral. MDK clarified that cc directed staff to defer; did not grant waiver; 5 years, map recording or ownership transfer. The next council meeting will have that agreement.

Other Commissioners' Comments

Blum asked if the City has investigated photovoltaic on City Hall. Buckingham stated that Pacific West was a consultant that reviewed city hall, but there was not enough grant money, so council will have to decide if it goes forward.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham informed the Planning Commission of an award given for the MEIR prepared for the Land Use Element Update. He also indicated that three of the current Planning Commissioner's terms are expiring. Those Commissioners would need to file a new application.

STAFF COMMENTS

ASSIGNMENT TO ATTEND CITY COUNCIL MEETING(S)

ADJOURNMENT: 7:38

/s/
CHAIR COLEMAN

/s/
SECRETARY TO THE PLANNING COMMISSION
BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR

(Approved at PC Meeting: April 13, 2010)