



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, MAY 11, 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 p.m.

FLAG SALUTE Commissioner Roberson.

PRESENT: Commissioners Alex, Blum, Evans, 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.

There was no one present who wished to comment.

CONSENT ITEMS:

1. Approval of Minutes of Planning Commission meeting for April 13, 2010.

Commissioner Marshall made the motion to adopt the minutes; Commissioner Blum seconded the motion, and it was carried with a vote of 7-0.

PUBLIC HEARING ITEMS:

**2. Development Permit Application No. 10-008
Applicant – 5th and Grand Productions**

This Development Permit Application is a request for approval of a Use Permit to allow live music in conjunction with a restaurant and bar and approval of Site and Architectural Plans to allow an approximately 1,100 square foot addition to an existing commercial building for storage, restrooms and covered patio. The property is located at 483 West Grand Avenue in the Visitor Services (C-V) District.

Recommended Action: Adopt the resolutions approving the Use Permit and Site and Architectural Plans.

Community Development Director Bruce Buckingham stated that there was a request from the applicant for a continuance until the June 8 Planning Commission meeting.

There was no one present to comment and Chair Coleman closed the hearing. Commissioner Blum made the motion to continue the item; Commissioner Evans seconded the motion, and it was carried.

3. Development Permit Application No. 10-006

Applicant – Terry Carter

This Development Permit Application is a request for approval of a Use Permit to allow a vehicle repossession storage yard and approval of Site and Architectural Plans to permit an existing 1,400 square foot storage building. The property is located at 1131 Highland Way in the Light Manufacturing (L-M) District.

Recommended Action: Adopt the resolutions approving the Use Permit and Site and Architectural Plans.

Community Development Director Buckingham presented the staff report. He described the location of the site, background and the existing conditions and improvements.

He described the fire access, and the proposed operations that will take place on the site. He indicated that there would be no employees on the site. He stated that this application originated from a code enforcement case, due to alterations made to the see-train. If this application is approved, the applicant must submit building plans for the alterations that have been done. The Building Official and a structural engineer believe that it can be brought into code compliance. If it cannot be done, the building would have to be removed.

Director Buckingham stated that the applicant intends to store his own vehicles on the site, which is a permitted use in an enclosed building. He stated that there is a condition to remove the existing bathroom and septic system, because future development will be required to connect to the sewer system. Since there are no habitable buildings and no employees, no bathroom is required for this project.

The site meets the minimum development standards. Plans indicate landscaping around the perimeter of the site. The common area landscaping can count toward the requirement. Condition modified to allow additional landscaping in the common area.

Commissioner Alex inquired about the fire resistance of the landscaping. Director Buckingham indicated that the plant type has not been determined, but drought tolerant landscaping is required. He stated that they can look into the fire resistance quality.

Commissioner Evans asked about the location of the landscaping. Director Buckingham reiterated that some of the landscaping is proposed to be in the common area; the rest is proposed around the interior perimeter of the site.

Commissioner Marshall asked if the other owners on the site approved of the landscaping in the common area. Director Buckingham stated that the applicant would be required to get approval from the association and staff can add language to that effect.

Commissioner Marshall asked if they could place a portable bathroom on the site. Director Buckingham stated that they do not intend to have bathrooms on the site.

Chair Coleman asked how the site would be maintained if there were no employees. Director Buckingham stated that there is a locked gate for access.

Commissioner Long asked if the bathroom could be grandfathered in rather than removed. Director Buckingham indicated that is not clear when it was installed, and it was decided to remove what had been installed.

Chair Coleman opened public hearing.

Applicant Terry Carter was present, and indicated that he had been in business since 1978. He described fire department access on the site. He stated that there are currently no weeds on the site and described the landscaping. He indicated that the bathroom existed when he bought the property.

Chair Coleman asked about the adjusters who would be bringing cars to the site. Mr. Carter stated that they drop off the cars and then leave. He stated that he intends to comply with the City's requests.

Greg Soto, architect, was also present and spoke regarding the plans to remove the bathroom fixtures and plumbing, but keep the structure for storage.

Mr. Carter asked if he would be able to obtain a business license prior to compliance with all of the conditions. Assistant City Attorney Donaldson stated that it would be a problem to issue a Business Tax Certificate before they are compliant with conditions.

Chair Coleman would be concerned that it would set a precedent.

Commissioner Marshall stated that he would like to modify a condition to require the association to agree to the landscape plans prior to landscaping in the common area.

Commissioner Blum suggested a condition that would require that all existing buildings are brought up to code.

Assistant City Attorney Donaldson stated that that would be fine.

Director Buckingham stated that there should be CDD-7 which reads: "If, for any reason, the roof and/or attached storage shed cannot meet the City's Building Code requirements, the roof and/or the attached storage shed shall be removed."

Donaldson recommended that the wording suggest that the bathroom become unusable.

Commissioner Marshall made the motion, with amendments noted; Commissioner Roberson seconded the motion, and it was carried with a vote of 7-0.

COMMISSIONERS' COMMENTS:

Other Commissioners' Comments

Chair Coleman commented on an article in Parade Magazine which indicated that outdoor seating areas increase foot traffic. Chair Coleman also indicated that she would not be present for the June meeting.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham detailed actions taken by the City Council, including hiring a consultant for the West Grand Avenue Master Plan, and described what comes next in that process.

A consultant was also hired for the Bicycle Master Plan and discussed possible dates for a joint Planning Commission and Recreation and Parks Commission meeting.

He stated that they issued a Request for Proposals for the Beach Front Lodge EIR; the proposals are currently under review; interviews and recommendations will follow in June.

STAFF COMMENTS

ASSIGNMENT TO ATTEND CITY COUNCIL MEETING(S)

ADJOURNMENT: 7:20 p.m.

/s/
CHAIR COLEMAN

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

(Approved at PC Meeting: July 13, 2010)