



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

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

ABSENT: 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.

PUBLIC HEARING ITEMS:

1. Development Permit Application No. 10-008 (continued from May 11, 2010 meeting)

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 (APNs 060-214-004, 8, and 9) in the Visitor Services (C-V) District.

Recommended Action: Continue this item to the July 13, 2010 meeting.

Director Buckingham noted that the applicant requested a continuance to the regular meeting of July 13, 2010.

Vice Chair Long opened the public hearing, and closed it.

Commissioner Marshall made the motion to continue the item to the regular Planning Commission meeting on July 13, 2010; Commissioner Blum seconded the motion, and it carried with a voice vote of 6-0.

2. Development Permit Application No. 10-013

Applicant – Beach Place, LLC

This Development Permit Application is a request for approval of Site and Architectural Plans

and Coastal Development Permit to construct an outdoor dining area. The property is located at 228 West Grand Avenue (APN 060-206-028) in the Coastal Visitor Services (C-C-V) District.

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

Community Development Director Bruce Buckingham presented the staff report. He noted the location, zoning, and current development of the subject site.

He described the applicant's request to create an outdoor patio seating area at the current Café Vostro. He stated that the proposal meets all landscaping and parking requirements. He also noted that there is a small portion of the property which belongs to the City and any easement for that portion would require Council approval.

Director Buckingham stated that the project also requires a Coastal Development Permit (CDP). Staff believes this proposal is consistent with the coastal zone and is visitor serving. He stated that Staff is recommending approval of the project.

Commissioner Roberson expressed concern about the landscaping that would be lost due to the project. Director Buckingham stated that the loss of the landscaping is the trade off for having visible activity. He also indicated that there was additional landscaping proposed that allows it to meet the 15% requirement.

Vice Chair Long asked if the project required City Council approval. City Attorney Koczanowicz stated that the City Council will only act on the easement that is required for the project to move forward.

Commissioner Marshall asked if any consideration was given to making a lot line adjustment instead of an easement. City Attorney Koczanowicz stated that issues related to the easement would be discussed at the City Council.

Vice Chair Long opened public hearing.

John Koepf, applicant, stated that this improvement is related to the improvements on Grand Avenue. They scaled the proposal down from the original idea to keep existing sidewalks and lower the cost.

Commissioner Alex asked if any comments had been received from the residents of the building. Director Buckingham indicated that no public comments had been received.

Commissioner Long closed public hearing.

Commissioner Alex made the motion to adopt the resolution approving the use. Commissioner Evans seconded the motion, and it was carried, with a vote of 6-0-1-0, with Chair Coleman absent.

3. Development Permit Application No. 10-014

Applicant – Rick and Teri Gambriel

This Development Permit Application is a request for a Use Permit to allow an attached garage with non-conforming setbacks to be converted to living space and construct a two car detached garage. The property is located at 1307 Saratoga Avenue (APN 060-115-012) in the Single

Family Residential (R-1) District.

Recommended Action: Adopt the resolution approving the Use Permit.

Director Buckingham presented the staff report. He described the vicinity of the project and the existing site. He stated that the residence has non-conforming setbacks. The applicant is proposing to convert the garage to living area, and build a new garage on the back of the site. Non-conforming uses can remain, but if the change in use has a valuation increase of 50% or greater, then a Use Permit would be required. On the east side of the house, there are no windows or door, and the building code would not allow that.

Conversion of the garage requires the addition of a 2-car garage. There is a condition to build that garage concurrently. Staff recommends approval of the use permit.

Commission Questions:

Commissioner Blum asked why the garage is not included in the proposal. Director Buckingham stated that it was not included due to time constraints. Staff felt confident it could be accommodated on the site.

City Attorney Koczanowicz indicated that the garage structure would have to meet all Municipal Code requirements.

Rick Gambriel, applicant, addressed the Commission. He stated that where the new garage is proposed, there is an existing approach. He stated that the existing driveway would be removed and landscaping added.

Commissioner Marshall asked if the approach would be removed. Mr. Gambriel indicated that that was the intent.

Vice-Chair Long closed the Public Hearing.

Commissioner Roberson made the motion to adopt the resolution approving the project. Commissioner Blum seconded the motion, and it passed with a vote of 6-0-1-0, with Chair Coleman absent.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham gave an update on City Council actions, including the first reading of an ordinance that the Planning Commission had reviewed previously. The City Council tabled discussion of the parking issue that had been discussed until there is a larger discussion of Part 40. The City Council awarded the EIR contract for the Grover Beach Lodge. Planning Commission interviews are tentatively scheduled for the end of June.

STAFF COMMENTS

ASSIGNMENT TO ATTEND CITY COUNCIL MEETING(S)

ADJOURNMENT: 7:15 p.m.

/s/
CHAIR LONG

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

(Approved at PC Meeting: October 12, 2010)