



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

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

ABSENT: Commissioner Alex.

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 May 11, 2010.

Vice Chair Long made the motion to approve the minutes, as written, from May 11, 2010; Commissioner Evans seconded the motion, and it was carried.

PUBLIC HEARING ITEMS:

**2. Development Permit Application No. 10-008 (continued from June 8, 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 September 14, 2010 meeting.

Director Buckingham recommended that the item be continued to the next Planning Commission meeting. Chair Coleman opened the public hearing. Commissioner Blum made the motion to continue to the meeting of September 14, 2010; Commissioner Evans seconded the motion, and it was carried.

3. Development Permit Application No. 10-017

Applicant – Grover Beach Inn-Vestment LLC

This Development Permit Application is a request for approval of a one year time extension for an approved Specific Development Plan, Site and Architectural Plans and Coastal Development Permit to develop a 134 room hotel. The property is located at 950 El Camino Real (APN 060-011-036) in the Coastal Planned Commercial (C-P-C) District.

Recommended Action: Adopt the resolution approving the time extension.

Planner Reese presented the staff report, including the background of the project. She indicated that Staff reviewed current code for any changes and determined that there were none that would impact the project.

Director Bruce Buckingham explained that the request is for economic reasons, but the applicants still intend to move forward with the project.

Commissioner Marshall asked how many time extensions would be allowed. Director Buckingham indicated that this would be the first of three allowed extensions.

Commissioner Marshall made the motion to adopt the resolution approving the time extension; Commissioner Long seconded the motion, and it carried with a vote of 6-0-1-0, with Commissioner Alex absent.

4. Development Permit Application No. 10-016

Applicant – The Well Foursquare Church

This Development Permit Application is a request for approval of a Use Permit to establish a 2,400 square foot meeting facility within an existing commercial/industrial building. The property is located at 750 Farroll Road, Unit C (APN 060-548-003) in the Light Manufacturing (L-M) District.

Recommended Action: Adopt the resolutions approving the Use Permit.

Planner Reese presented the staff report and described the current uses in the existing building and the proposed use. Rather than limiting the use permit to a church use, Staff is recommending that it be approved for public assembly uses. She stated that any subsequent uses would be required to adhere to the conditions.

She stated that the proposal meets the parking requirements, and all other requirements.

Staff recommends approval.

Commissioner Evans asked where the parking was located. Planner Reese indicated that the spaces are behind the building, and there is access to the building on that side.

Vice Chair Long asked if live music would be allowed. City Attorney Koczanowicz stated that the use permit requires that they comply with the noise standards in the Municipal Code.

Chair Coleman opened public hearing. No one present wished to comment.

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

5. Development Permit Application No. 10-009

Applicant – Steve Garcia

This Development Permit Application is a request for approval of Site and Architectural Plans to construct a second story addition consisting of a 481 square foot hobby room and a 120 square foot balcony above the existing detached garage. The property is located at 356 North 7th Street (APN 060-153-003) in the Single Family Residential (R-1) District.

Recommended Action: Adopt the resolution approving the Site and Architectural Plans.

Planner Reese presented the staff report. She described the request for the addition of a 481 sq. ft. hobby room with bathroom and a balcony above the detached garage. It will be considered non-habitable area. It could be converted to habitable space if other requirements were met.

She stated that a view study was completed, including the installation of story poles. Based on the review of the plans, the proposed addition will potentially obstruct views from some of the homes. She indicated that story poles were only visible from a few locations.

The lot is currently improved; any utility lines serving the addition will be required to be underground. Fire sprinklers are not required. Staff recommends approval of the project subject to the proposed conditions.

Commissioner Roberson doesn't see a reason for a full bath, unless it was being planned as a second residence.

Chair Coleman opened the hearing. The applicant, Steve Garcia, 356 N. 7th St., stated that the purpose of the addition is to provide a studio for painting for personal use. He stated that they can do without the full bath; a half bath would be fine.

Commissioner Roberson stated that she would feel comfortable approving with a full bath after hearing the applicant's statement.

Commissioner Marshall asked if a second unit could be accommodated. Director Bruce Buckingham stated that if the parking requirements could be met, a second unit could be allowed. He also stated that there is significant expense involved with building a second unit.

Public comments:

William Ridge and Angie Maldonado, who live in an adjacent property, presented a letter to the Planning Commission along with a letter from a realtor regarding property value impacts and photos of what the addition would look like. He stated that their home was built specifically to take advantage of the views. The windows in the living room and dining room would be impacted, which would affect the value and resale opportunities. The window facing the property would look into the back yard and noise would be closer to their homes.

Commissioner Roberson stated that she understands it is a difficult situation. She asked if Mr. Ridge or Ms. Maldonado had any suggestions, other than not building it at all. Mr. Ridge stated that if it were built next to the garage rather than on top of it, there would be fewer impacts.

Chair Coleman asked if that would be possible. Planner Reese indicated that there is a possible location.

Commissioner Marshall stated that there would not be any sunlight impacts with this addition. He stated that views are not protected and that the proposal meets the setback requirements and was designed with a flat roof. Regarding the privacy concern, he stated that there is only a small, high window, and it seemed that the applicant had done a lot to minimize the impact to adjacent properties.

Chair Coleman reiterated that views are not protected. The applicant has made consideration to reduce the impact. She stated that they would still have some remaining views.

Commissioner Blum stated that from what can be seen of the pictures, Ms. Maldonado and Mr. Ridge have close to a 180 degree view of the coast, and he believes that they will still have a good amount of view remaining. The applicant has done a good job of designing a flat roof addition. He doesn't see a reason for the commission to request a re-design.

Chair Coleman closed the public hearing.

Commissioner Marshall made the motion to adopt the resolution approving the project. Commissioner Blum seconded the motion, and it was carried with a vote of 6-0-1-0, with Commissioner Alex absent.

6. Development Permit Application No. 10-010

Applicant – Bruce and Kelley Williams

This Development Permit Application is a request for approval of Site and Architectural Plans and Use Permit to construct a 1,442 square foot two-story addition and new 710 square foot garage to an existing single family residence. The property is located at 631 Newport Avenue (APN 060-096-014) in the Single Family Residential (R-1) District.

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

Planner Janet Reese presented the staff report describing the proposal and the existing conditions on the site. She stated that a view study was done, including the installation of story poles. She stated that the addition is on a block that is predominantly single-story homes. Some views would be impacted by the new second story addition, and removal of the existing second story would preserve other views. The addition does not appear to significantly impact views.

The area of the proposed addition is greater than 40% and fire sprinklers will be required on the whole structure. There are existing curb, gutters and sidewalks.

A use permit is required because the existing residence is non-conforming. Staff supports approval of the use permit.

Commissioner Marshall asked if upgrading of curb, gutter and sidewalk to current city standards could be required. City Attorney Koczanowicz recommended that staff looked into the issue. He stated that the condition requires installation but not upgrade of existing improvements. He recommended that staff confirm how the code is written and impose that condition if appropriate.

Chair Coleman opened the public hearing.

Bruce Williams, applicant, stated that he did not believe that upgrading of improvements is required, and that a neighbor was not required to upgrade.

There was no one else present who wished to comment. Chair Coleman closed the public hearing.

The Commission supported the amended condition to require an upgrade if staff determined it would be required.

Commissioner Marshall made the motion to adopt the resolution approving the project, including the additional condition. Commissioner Evans seconded the motion, and it was carried with a vote of 6-0-1-0, with Commissioner Alex absent.

COMMISSIONERS' COMMENTS:

Report from City Council Representatives

Commissioner Roberson provided an account of the previous City Council meeting, including the water rate increase, report from Recreation and Parks, and the budget, which was approved.

Other Commissioners' Comments

Commissioner Blum thanked Commissioner Marshall for his commitment to the Planning Commission, and that he brought a lot of technical vision to the Commission. Commissioner Marshall stated that he enjoyed his time on the Planning Commission.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham stated that there would be no August meeting and that the Commission would reconvene in September. He reported on the Planning Commission interviews and stated that recommendations had been forwarded to the City Council.

STAFF COMMENTS

7. Minor Modification Report: January – June 2010

Planner Reese presented the Minor Modifications for the previous two quarters.

ADJOURNMENT: 7:27 p.m.

/s/
CHAIR LONG

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

(Approved at PC Meeting: October 12, 2010)