



**SPECIAL MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, NOVEMBER 16, 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 Laferriere, Roberson, Vice Chair Evans and Chair Long.

ABSENT: Commissioners Alex, Blum and Coleman.

PUBLIC COMMENTS:

There was no one present who wished to comment.

CONSENT ITEMS:

1. Approval of Minutes of Planning Commission meeting for October 12, 2010.

Commissioner Laferriere made the motion to approve the minutes, as written. Commissioner Evans seconded the motion, and it was carried.

PUBLIC HEARING ITEMS:

**2. Zoning Ordinance Amendment 10-004
Applicant – City of Grover Beach**

The Planning Commission will consider the creation of two new zoning districts and various revisions of the Zoning Map in a number of areas throughout the City in order to be consistent with the recently adopted Land Use Element. This item is only a portion of the required Zoning Map revisions.

Recommended Action: Adopt the resolution recommending the adoption of the amendment to the City Council.

Planner Reese presented the staff report. She described the previous General Plan Land Use amendments and the requirement to update the zoning accordingly. Planner Reese described the various changes being proposed.

Chair Long stated that essentially the proposal is bringing the zoning map into conformance with changes to the Land Use Element. Planner Reese added that they are also adding two new zones.

Commissioner Roberson asked about the changes on 4th Street and referenced letters from the public that had been received.

Planner Reese stated that the 100 block of North 4th Street is zoned Coastal Visitor Services and is not being recommended as Neighborhood Commercial (C-N). The 200 block is being proposed as C-N.

Chair Long asked if there were changes being proposed for the Municipal Code at this time.

Planner Reese stated that the only changes to the Municipal Code proposed are the removal of the Ag Combining overlay and Planned Manufacturing zone, and the addition of the new zones.

Chair Long opened the public hearing.

Max Frickey, resident at 1832 Atlantic City Avenue expressed concern regarding areas 19 and 20, related to traffic control, speed limits, exiting from the cul-de-sac and worsening traffic issues.

Community Development Director Buckingham stated that there are no proposed projects at this time and that this is simply a change in zoning. When a project is proposed, specific issues, including those related to traffic, would be addressed.

Loretta Doukas, Grover Beach resident, submitted a letter to the Commission. She requested that the changes proposed for North 4th Street be pulled from the current action and addressed at a later time. She stated that most of the properties in that area are rentals and it was difficult to make contact with home owners.

Ms. Doukas stated that it doesn't make sense for 360 Brighton to be changed. She objected to the zoning change because it would present a nuisance, adding light to the area, and that it is not conducive to the neighborhood or the entry to the City. She stated that the entry way to the city could be tree-lined and enhanced. She would be happy to do a fund raiser to add trees and beautify 4th Street. She stated that she doesn't understand the change because there are newer PUDs in the area.

Commissioner Laferriere asked for a description of noticing procedures.

Director Buckingham described the legal requirement for a 1/8 page newspaper ad, and described the outreach regarding the update to the Land Use Element. For this current action, people within 300 feet of the affected properties were notified, with the exception of City-owned properties.

Commissioner Laferriere asked if occupants were notified or just property owners. Director Buckingham stated that property owners, not occupants, were sent notices.

Ken Moss, 257 N. 4th St., stated that there aren't any businesses on 4th St, except the market and that parking would be a problem with more commercial uses. He asked if they would be tearing down houses to add commercial. He stated that the noticing for the hearing was not sufficient and that he received notification for this but not for the Land Use Element Update. He strongly opposes this change.

Chair Long stated that a lot of the changes being proposed were a part of the Grover Beach Visioning process that has been going on and presents long term changes that could happen in the area.

Mr. Moss stated that this would prevent development of new residential in the area.

Armita Robb, 443 Ramona, is adjacent to proposed adjacent commercial zoning. She questioned the environmental review of the changes and felt that the change could cause problems, including noise, traffic and financial impacts. She also stated that additional commercial properties are not needed because of current commercial vacancy rates in the City.

Terra Beacher, 1157 Bodega Ct., spoke regarding the Ron's Nursery site. She stated that she is not opposed to the zone change, but would like to be involved in the process of future development of the site. She requested that Bodega to be kept as a dead end street and expressed concern about traffic. She also suggested open space between the R-2 and R-1 zones.

Jennifer Mouzis, 4th Street resident, stated that she was involved in the visioning process and recalls that Grand Avenue was the commercial district. She does not think that 4th Street should change.

Mr. Moss stated that Grand Avenue is the business hub, and Front Street would be better suited for commercial.

Chair Long closed the public hearing and asked staff to address some of the comments.

Director Buckingham stated that the Visioning project looked at where the community wanted the City to go over the next 20 years. He stated that it is his understanding that as part of the visioning process, 4th Street would be a good area for additional commercial expansion. The block on North 4th was added as Neighborhood Commercial. The City Council will also hear this item and be able to give input. If the zone change is approved, any future development would require a public hearing that would address project specific issues.

Commissioner Laferriere expressed concern that properties that are currently multi-family are being changed to single-family zoning. He asked for clarification regarding this point. Director Buckingham stated if the majority of the area was low-density, they rezoned the whole area, which left one or two isolated higher density properties. If one of those developed properties were rezoned, it would be a legal non-conforming use.

Commissioner Laferriere stated that Cleaver Park and Trouville should be the same zoning. There is no recreation there.

Commissioner Laferriere stated that item #21 is missing the flood plain overlay that #16 has in the comments. The flood plain overlay is going to affect that area as well. Planner Reese stated that part of the shaded area is already open space flood plain.

Commissioner Laferriere questioned 16th Street Park. He asked if it had to be PF even if most of it is a park because it contains City water infrastructure.

Director Buckingham stated that in the LUE update, there was a fine line between the two designations. Since the Mentone basin is a dual use, they would follow the Council's lead for which designation to apply.

Vice Chair Evans stated that it seems that PR and PF are interchangeable. Director

Buckingham stated that it depended on what the majority of the use was.

Vice Chair Evans expressed appreciation for the public input.

Commissioner Roberson asked why the area on North 4th had irregular boundaries. Planner Reese indicated that the market on North 4th was existing Neighborhood Commercial and the rest of the area was updated as part of the Land Use Element map changes.

Director Buckingham stated that the origin for the change was part of the visioning project. The same firm that did the visioning started the work on the LUE update. Commissioner Roberson requested a delay to consider this area with one of the upcoming zone changes.

Director Buckingham stated that the City Council has to make the final decision. The Planning Commission comments would be passed along to the City Council. Commissioner Roberson stated that she can support the change for properties that are accessible to 4th Street, and those that do not access 4th Street would remain residential,

Mr. Moss stated that with a change to C-N they wouldn't be able to build a new home on a vacant lot. There are two vacant lots. Director Buckingham stated that is correct. The intent of the change requires that a project require that a project have a commercial component. Commissioner Roberson asked if an existing home would be able to be remodeled. Director Buckingham indicated yes, but there would be limitations to what could be done. Planner Reese stated that an addition over 150 sq. ft. would require Planning Commission approval.

Chair Long reopened the public hearing.

Loretta Doukas asked if new Planned Unit Developments would be allowed since there are some that exist in the area now. Director Buckingham stated that the density allowed would be the same as it is currently. Planner Reese stated that there would still be a commercial component required.

Ms. Doukas requested again to remove this issue before it goes before the City Council.

Jennifer Mouzis stated that she recalled that as part of the visioning project, residents did not want the second block on 4th to be incorporated to the commercial projects. She expressed concern about parking.

Kathy Peterson, 257 N 4th St., expressed concern because they had hoped to build a small home on their second lot, but that seems like it won't be possible now. The change limits what can be done in the future.

Armita Robb expressed concern about egress to 4th Street, and that possible signals or stop signs may be needed.

Chair Long closed public hearing.

Commissioner Laferriere stated that there are definitely issues, but this is the land use plan that was adopted, and the area is designated as mixed use. There are concerns raised by the residents. He asked staff about the approved land use diagram and the ability to diverge from the designations.

City Attorney Donaldson stated that the zoning has to conform to the LUE, but if it is recommended that particular areas not be rezoned, then they would have to go back and change the LUE to conform with the zoning. If the issue is the 4th St. changes, the Planning Commission can decline to include that in the recommendations to City Council.

Commissioner Roberson stated that the back side of her house is adjacent to 4th St, and it is noisy. It is possible that if there are businesses, it may slow traffic down. Most of the homes there are rentals because of that. Property values increase with higher density and she believes that that may be the case for this area. She has some concern about changing the designation for properties that do not face 4th St. She would support changing the designation for all the houses that face 4th Street, but leave the ones that do not face 4th.

Vice Chair Evans asked what was the impetus for changing the zoning. Commissioner Roberson believed that it would encourage more than just residential and increase the tax base.

Commissioner Laferriere made the motion to recommend approval of items 1-28 as recommended by staff (excluding items 8 and 25), except #13, Cleaver Park, which is recommended to be designated as PF instead of PR; the rest of 16th St. Park should be changed to PR instead of remaining PF; Mentone, leave zoning as PF and later change LU designation to PF.

Vice Chair Evans seconded the motion and it was carried with a vote of 4-0-3-0, with Commissioners Alex, Blum and Coleman absent.

Commissioner Roberson made a motion regarding items 8 and 25 to recommend the changes excluding those properties that do not face 4th Street. Commissioner Laferriere seconded the motion. The motion failed with a vote of 1-3-3-0, with Commissioners Laferriere, Vice Chair Evans and Chair Long voting no.

Chair Long stated that there is sufficient concern and the area should be looked at in more detail. Commissioner Laferriere stated that what they are doing is consistent with the LUE, and people might not like that. He does not see why it has to be approved now.

Commissioner Laferriere made the motion to have the area further reviewed and would prefer that the City Council direct staff and then bring it back to Planning Commission.

Chair Long stated that it would be good to get more input and that it merits additional review.

Commissioner Roberson made the motion regarding items 8 and 25 to recommend to City Council to refer the item back to the Planning Commission after more research is done.

Commissioner Evans seconded the motion and it was carried with a vote of 4-0-3-0.

Director Buckingham told those in attendance that this is the Planning Commission's recommendation to the City Council, which has the latitude to not agree with the Commission. He encouraged those in attendance to also come to the City Council hearing, which will be in January, at the soonest.

COMMISSIONERS' COMMENTS:

Report from City Council Representatives

Other Commissioners' Comments

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham stated that at the December 6 City Council meeting, they will be seating the newest Council Member. Following that, there will be a joint Planning Commission and City Council meeting to discuss the Grand Avenue Master Plan. Final action could be taken or revisions requested.

He stated that there would not be a regular Planning Commission meeting in December, but instead there will be a joint City Council/Planning Commission meeting to receive a status report for the Grover Beach Lodge project. About that same time, the Draft Environmental Impact Report (EIR) should be released. There will be no regular Planning Commission Public Hearings in December.

STAFF COMMENTS

City Manager Bob Perrault expanded on the information regarding the meeting regarding the Grand Avenue Master Plan.

ADJOURNMENT: 8:19 p.m.

/s/
CHAIR LONG

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

(Approved at PC Meeting: February 15, 2011)