



**SPECIAL MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, MARCH 15, 2011
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 Laferriere.

PRESENT: Commissioners Alex, Blum, Coleman, Laferriere, Vice Chair Evans and Chair Long.

ABSENT: Commissioner Roberson.

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 February 15, 2011.

Commissioner Coleman made the motion to approve the minutes; Commissioner Laferriere seconded, and the motion was carried.

PUBLIC HEARING ITEMS:

2. Development Permit Application No. 10-029

Applicant – Filipino Community of San Luis Obispo Inc.

This Development Permit Application is a request for approval of Site and Architectural Plans to construct an attached storage room and approve an existing detached storage building and existing detached patio structure located at 885 South 13th Street (APNs 060-348-011 & 013) in the Multiple Residential (R-3) District.

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

Planner Reese presented the staff report. She stated that it is not clear from the file if the existing storage and patio had a permit, so that is also included with the application for the proposed storage room.

The addition of the storage does not require additional parking. She stated that staff is recommending an additional condition, CDD 7, requiring a lot merger prior to issuance of a building permit. With that, staff is recommending approval.

Chair Long asked if this was a non-conforming use within a residential zone. Planner Reese indicated that it was.

Commissioners Laferriere, Coleman and Chair Long discussed the undergrounding requirement. Planner Reese stated that the applicant is aware of the requirement and how to request a waiver from the City Council.

Chair Long opened public hearing.

The applicants were present but did not wish to speak.

Mike Orfant, 1351 Baden, spoke in opposition to the project. He expressed concern regarding ongoing issues related to frequent noise and BBQ smoke that comes into his house. He referenced a letter that he submitted to the Planning Commission. He stated that the architectural drawing was not accurate. He stated that the site continues to develop and his house takes the brunt of the impact from the use.

Chair Long asked if they had talked to the people at the center. Mr. Orfant indicated that it was an ongoing battle and they have tried every way possible to find a solution.

Chair Long appreciates the concerns expressed, but indicated that the Planning Commission is only reviewing the architecture and can't really address the other issues.

Chair Long asked what can be done regarding the issues raised by Mr. Orfant. Director Buckingham stated that he met with Police Chief Cosey who indicated that previously, there had been a lot of issues and the Filipino center has worked to mitigate a lot of that. Chief Cosey believed that the noise complaints had gone down as a result of work that has been done. He stated that they do cite people for noise violations and the Police Department is aware and respond accordingly. Regarding the barbecue smoke, the city does not regulate that.

Bill Senna, associated with the Filipino community spoke in support of the project and indicated that they have tried to mitigate issues.

Jimmy Flores, Applicant, spoke in support of the project. He stated that they have gotten required permits for work that has been done. The barbecues are only once a month on the last week of the month and last until about 10:30 a.m. This is the first time he's heard about complaints about the smoke.

Chair Long closed public hearing.

Commissioners Alex and Laferriere and Vice Chair Evans indicated that they would support the proposal, though the situation with the neighbors is unfortunate.

Commissioner Coleman agreed with the other commissioners, and suggested that the two parties should try to find some kind of compromise.

Commissioner Blum asked for clarification with regard to the lot merger requirement. Planner Reese stated that there are currently two separate lots, and there is additional paperwork to do to merge the lots to create one. Commissioner Blum stated that the plans look great and it blends into the rest of the building.

Chair Long stated that there are findings to approve the site and architectural plans. He agrees that the two parties should get together to work something out.

Commissioner Blum made the motion to approve the project with the addition of CDD-7; Commissioner Laferriere seconded the motion and it was carried with a vote of 6-0-1-0, with Commissioner Roberson absent.

REGULAR BUSINESS ITEMS:

3. 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 Annual Report is due to the Office of Planning and Research and Department of Housing and Community Development in April.

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

Planner Reese presented staff report stated that the notable accomplishments for 2010 are the adoption of Land Use Element, mobile home park conversion, and revisions to commercial use table.

There was discussion about Housing Element implementation and RHNA numbers.

Commissioner Laferriere asked about the likelihood of updates to the Open Space and Conservation elements.

Director Buckingham stated that they are optional elements that are not required. It would be at the Council's discretion to update or remove them.

Commissioner Laferriere suggested possibly incorporating the Scenic Element into the Circulation Element the next time it was updated.

Director Buckingham stated that the Commissioner comments could be given to the City Council.

COMMISSIONERS' COMMENTS:

Report from City Council Representatives

Chair Long updated the Commission on the recent City Council meetings including the Zoning Map updates, emergency shelters and consolidation of fire and dispatch services.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham updated the Commission on the Grover Beach lodge progress and zoning code updates.

ADJOURNMENT: 7:29 p.m.

/s/
CHAIR LONG

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

(Approved at PC Meeting: April 12, 2011)