



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, APRIL 12, 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 Coleman.

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

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 March 15, 2011.

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

PUBLIC HEARING ITEMS:

2. Development Permit Application No. 10-032

Applicant – Zeb and Lena Graves

This Development Permit Application is a request for a time extension for Development Permit Application No. 06-036, previously approved by the Planning Commission, to construct a four unit, two-story residential apartment building located at 1263 Mentone Avenue (APN 060-344-007) in the Multiple Residential (R-3) District.

Recommended Action: Adopt the resolution approving the time extension.

Planner Reese presented the staff report and indicated that Page 2 was omitted. A copy of the page was provided. She gave the background of the project and stated that a time extension was requested in October. Staff is recommending a 2 year time extension from November 2010. Staff reviewed changes in applicable ordinances and did not find any that would affect the project.

Commissioner Long opened the public hearing; there was no one present who wished to comment and the public hearing was closed. Commissioner Blum made the motion to approve the time extension; Vice Chair Evans seconded the motion and it was carried with a vote of 6-0-

1-0, with Commissioner Alex absent.

3. Development Permit Application No. 11-004

Applicant – Daryl Johnson Inc

This Development Permit Application is a request for approval of a Coastal Development Permit and Site and Architectural Plans to construct a second story roof deck on a proposed two story single family residence located at 862 North 2nd Street (APN 060-491-005) in the Coastal Single Family Residential (C-R-1) District.

Recommended Action: Adopt the resolution approving the Site and Architectural Plans. Planner Janet Reese presented the staff report. She indicated that if the proposed structure is no more than 15 feet from highest natural grade then architectural approval is not required. The roof deck does require Planning Commission approval. Because the site is in the Coastal Zone, a Coastal Development Permit (CDP) is required. The Coastal Commission has been notified but no comments have been received. Staff believes that findings can be made for the CDP because the roof deck exceeds setback requirements. Staff is recommending approval.

Chair Long opened the public hearing.

Applicant Russell Plank stated that this will be a viable project and an asset to the area.

Anita Shower, Grover Beach resident, cautioned the Commission to advise applicants to look at CC & R rules.

Chair Long asked if there were any for this area. City Attorney Koczanowicz stated that compliance with CC&R regulations is between the applicant and homeowner's association.

Chair Long closed the Public Hearing.

Commissioner Coleman made the motion to approve the project; Commissioner Blum seconded the motion and it was carried with a vote of 6-0-1-0 with Commissioner Alex absent.

4. Development Permit Application No. 11-005

Applicant – Daryl Johnson Inc

This Development Permit Application is a request for approval of a Coastal Development Permit and Site and Architectural Plans to construct a second story roof deck on a proposed two story single family residence located at 857 North 3rd Street (APN 060-491-021) in the Coastal Single Family Residential (C-R-1) District.

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

Planner Reese presented the staff report. This roof deck is proposed with a setback of 6 feet; and like the previous item, requires a Coastal Development Permit. Staff is recommending approval.

Chair Long opened the Public Hearing.

Vick Hammer, 857 N. 3rd St. asked if story poles were required for the new home.

Planner Reese stated that if the home is no more than 15 feet from highest point of natural grade and 25 feet from lowest, then story poles aren't required and architectural approval is not required.

Marcia Stewart, 853 N. 3rd asked if the roof deck exceeds those dimensions. Planner Reese indicated that it does not.

Ms. Stewart expressed concern about privacy. Planner Reese indicated that because of the setback and the angles, the adjacent yard and home would not be visible from the roof deck.

Chair Long closed the Public Hearing.

Commissioner Blum made the motion to approve the project; Commissioner Coleman seconded the motion and it was carried with a vote of 6-0-1-0, with Commissioner Alex absent.

5. Development Permit Application No. 08-018

Applicant – Michael & Jennifer Poelking

This Development Permit Application is a request for approval of Site and Architectural Plans to construct a two story addition on an existing single family residence located at 828 North 5th Street (APN 060-491-045) in the Single Family Residential (R-1) District.

Recommended Action: Continue this item to the May 10, 2011 Planning Commission meeting.

This item was moved to #2 on the agenda. Commissioner Roberson was recused since she resides within 500 feet of the proposed project and left the hearing chambers.

Planner Reese presented the staff report and indicated that a view analysis was required for the project which entails the installation of story poles. Initially, only two poles were installed. Staff is recommending a continuation to the May 10, 2011 meeting so that a view assessment could be completed now that there are four poles installed.

Chair Long opened the public hearing; Commissioner Coleman made the motion to continue the public hearing; Commissioner Laferriere seconded the motion, and it was carried.

COMMISSIONERS' COMMENTS:

Report from City Council Representatives

Commissioner Roberson reported on the previous City Council meetings, including action on the Vacation Rental ordinance.

ADJOURNMENT: 7:12 p.m.

/s/
CHAIR LONG

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

(Approved at PC Meeting: May 10, 2011)