



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, MARCH 13, 2012
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 Long.

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

1. Election of Planning Commission Chair and Vice Chair.

Commissioner Evans nominated Vice Chair Laferriere for Planning Commission Chair; Commissioner Coleman seconded the nomination. There were no further nominations. Vice Chair Laferriere abstained from the vote, and the motion was carried.

Commissioner Long nominated Commissioner Blum for Planning Commission Vice Chair. Commissioner Coleman seconded the motion. There were no further nominations and the motion carried.

AGENDA REVIEW

At this time the Planning Commission will review the order of business to be conducted and receive requests for, or make announcements regarding, any change(s) in the order of the day. The Commission should by motion adopt the agenda as presented or as revised.

Director Buckingham stated that staff would like to pull the minutes from February 15, 2012, from this agenda.

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:

2. Approval of Minutes of Planning Commission meetings for November 8, 2011, January 10, 2012 and February 15, 2012.

Commissioner Long made the motion to approve the minutes from November 8, 2011 and January 10, 2012. Commissioner Alex seconded the motion, and it was carried.

PUBLIC HEARING ITEMS:**3. Development Permit Application No. 12-01****Applicant – City of Grover Beach**

This is a request to amend the General Plan, Zoning Code, and Ramona Specific Plan for five lots (APNs 060-162-006, 018, 019, 021, and 022) that would 1) amend the land use designation from Parks and Recreation to Medium Density Residential; 2) amend the Zoning Map from Public Facilities (P-F) to Duplex Residential (R-2); and 3) amend the Ramona Specific Plan to reflect the proposed General Plan and Zoning Code Amendments. The amendment area is generally bounded by Ramona Avenue, North 9th Street, Brighton Avenue and North 10th Street. Four of the five lots are currently developed with single family residences and one lot is used as a community garden. A Negative Declaration has been prepared for the project consistent with the California Environmental Quality Act. The action of the Planning Commission is a recommendation to the City Council.

Director Bruce Buckingham presented the staff report described surrounding uses and current site. The proposed amendment would change the parcels from Parks and Recreation to Medium Density Residential and the zoning from Public Facilities (PF) to Duplex Residential (R-2), and amending the Ramona Specific Plan to match those designations.

Currently, the existing residences are non-conforming uses, and require use permits for any additions to those residences; the amendment would make those uses conforming.

Regarding the Community Gardens parcel, Mr. Buckingham stated that it was purchased for the potential future expansion of Ramona Park, and it was rezoned with that expansion in mind. He discussed the allowable density of the proposed zone, and indicated that the Zone Change would permit a net increase of two residential units.

He stated that an Initial Study/Negative Declaration was prepared for the project. He noted that the City Council has been reviewing City-owned property for potential sale. If the amendment is approved, then the City Council would determine if the property would be sold. The potential loss of the Community Garden is not at issue with the zone change. The City Council will ultimately decide the appropriate uses on the property.

City Attorney Martin Koczanowicz stated that under the existing code, should the City Council direct staff to pursue sale of the property it would come back to the Planning Commission for a finding of consistency.

Director Buckingham stated that this is a recommendation to the City Council who would then hold a public hearing to consider that recommendation.

Vice Chair Blum stated that this item is not about the sale of the property. He asked if they change the land use designation and zoning, and the City then chose to put the property up for sale, would it come back before the Planning Commission for a consistency hearing. City Attorney Koczanowicz stated that the consistency hearing would be to determine if the sale of the property was consistent with the General Plan. The vote on the item before them at this meeting would not commit them to a particular action at that hearing. He stated that the zoning of the property does not impact the City's ability to sell the property.

Commissioner Long asked what the zoning of the property was prior to the last zone change

that had been done. Director Buckingham stated that the northern four lots were R-2 and the southern one was R-3. Vice Chair Long asked if the R-2 is consistent with the adjacent areas. Director Buckingham confirmed that it is consistent.

Commissioner Coleman asked for clarification regarding the finding of consistency. City Attorney Koczanowicz stated that staff would provide a staff report with references to the General Plan sections that would apply for the Planning Commission to consider.

Chair Laferriere asked if the finding of consistency relates to all of the elements of the General Plan. Director Buckingham stated that they would consider all of the elements.

Chair Laferriere opened the public hearing.

Linda Voth, gardener and neighbor of the property (900 Brighton), spoke in opposition to the proposed changes. She expressed concern about taking the Community Garden property out of a recreational use. She expressed that she didn't care what her property was zoned. She stated that there is a lot of community support for the garden. She expressed the importance of the Community Garden to the community and didn't feel that selling the property would do very much to help the budget issues faced by the City. She felt that it would negatively impact the city and encouraged the Commission to reject the proposed changes.

Ann Steele, Arroyo Grande resident, spoke in opposition to the proposed changes. She has a plot at the Community Gardens, and it is a special place for her, affording her the opportunity to participate in recreational activities. She felt that there may be an issue about removing the garden with regard to the ADA. She also felt that it is a historical site with several generations that have used this location. The Boy Scouts use the gardens, as well as families and school classes, where they can learn about planting and growing. She felt that it should be left as a recreational use for everyone.

There were no further comments from the public. Chair Laferriere closed the public hearing.

Commissioner Alex asked if there was an issue with ADA and asked if there was any historical value. Director Buckingham stated that CEQA defines historical resources at 50 years old or greater, so it is not considered a historical resource. City Attorney Koczanowicz did not feel that this would fall under ADA law.

Commissioner Alex asked what the benefit is to the city for the rezone and sale of the property. Director Buckingham stated that City Council directed staff to take this first step. Ultimately, the City Council will make the determination. He stated that the City Council discussed the possibility of finding other sites for the Community Gardens site if the current site were sold. City Attorney Koczanowicz stated that bringing the zoning of the properties into conformity is desired. They were rezoned for a future time when the City might expand the park. The City Council recognizes that that scenario is not possible from a financial standpoint, and that leaves the four properties that do not conform with the Land Use designation.

Commissioner Evans asked if the current zoning would prohibit the sale of the property. City Attorney Koczanowicz stated that the decision at this meeting does not impact the future sale of the property. Commissioner Evans asked if residents or people interested in maintaining the garden could purchase the property. City Attorney Koczanowicz stated that they could.

Commissioner Coleman asked how many people utilize the garden. Director Buckingham stated that there are 18 plots being used by approximately 10 renters, and clarified that a small fee is paid to the City for use of the garden.

Commissioner Long asked if staff had been directed to look for alternate garden sites. Director Buckingham indicated that they have not been directed to at this point. Commissioner Long asked if there are there other potential sites that exist. City Attorney Koczanowicz stated that the Exploration Station is one possibility, and also a city-owned parcel at 6th and Longbranch.

Commissioner Evans asked how many of the people who use the garden are Grover Beach residents. Director Buckingham stated that out of 10, approximately four are not residents.

Chair Laferriere expressed that if there were a mitigation plan for the garden in place before it came before the City Council, more people may support the change.

Chair Laferriere stated that all four of the owners signed the petition against the sale of the Community Garden. If he owned property there, he would support the rezoning that would allow improvements or additions to the homes.

Chair Laferriere spoke about the scaling back of the Ramona Specific Plan and questioned whether this was short sighted, or a realistic step, given the economic environment.

Commissioner Long asked what kind of change they would see with the Specific Plan amendment. Director Buckingham stated that based on City Council direction there would be changes to the map and minor text changes.

Commissioner Long made the motion to adopt resolution 12-11, recommending that the City Council adopt the Negative Declaration; Commissioner Evans seconded the motion, and it was carried with a vote of 6-0-0-0.

Commissioner Coleman made the motion to adopt Resolution 12-12, recommending approval of the General Plan Amendment; Commissioner Alex seconded the motion, and it carried with a vote of 6-0-0-0.

Commissioner Long made the motion the motion to adopt resolution 12-13, recommending approval of the Zoning Code Amendment: Commissioner Coleman seconded the motion, and it carried with a vote of 6-0-0-0.

Commissioner Evans made the motion to adopt Resolution 12-14, recommending approval of the Ramona Specific Plan Amendment; Commissioner Alex seconded the motion. Vice Chair Blum stated that he doesn't believe that adopting the resolution obligates them to approve the sale, and indicated that he his not necessarily in favor of the sale of the Community Garden. He stated that if the City reversed direction, what they are doing now could be undone.

Commissioner Long agreed with Vice Chair Blum and stated that he would like for staff to evaluate other areas for a community garden. The motion was carried with a vote of 6-0-0-0.

There was consensus that the Planning Commission wished to forward the desire for alternate community garden sites be researched.

4. Development Permit Application No. 12-02**Applicant – Michael Hiebner**

This is a request for approval of a Use Permit to establish and operate a microbrewery and bar (“brewpub”) in a 1,000 sq. ft. multi-tenant building. The project is located at 191 South Oak Park Boulevard, Unit 3 (APN 060-309-002) in the Shopping Center Planned Development (C-S-PD) Zoning District.

Commissioner Evans was recused due to his business being located within 500 feet.

Planner Reese presented the staff report. Gave background of site and surrounding uses, described the proposal and parking requirements. She stated that staff recommends approval of the project.

Commissioner Long asked if the use permit includes live music and outdoor seating. Planner Reese indicated that those two things would require an additional use permit, and additional seating would require additional parking.

Chair Laferriere opened the Public Hearing.

Mike Hiebner, applicant, addressed the Commission and described his concept for the business as a micro brewery, not a bar. He stated that it would be low-key and casual.

In response to questions from the Commission, Mr. Hiebner stated that they do not plan to serve food. He stated that they may eventually distribute beer, and they will sell 6-packs and growlers at the establishment.

Brad Forde, property owner, spoke in support of the project.

Chair Laferriere closed the public hearing.

Commissioner Alex made the motion to adopt resolution approving the project; Commissioner Blum seconded the motion, and it was carried with a vote of 5-0-0-1, with Commissioner Evans recused.

REGULAR BUSINESS ITEMS:**5. Capital Improvement Program: Finding of General Plan Conformity**

The Capital Improvement Program (CIP) is a coordinated program of proposed public projects that provides for long range planning, budgeting and financing of capital construction and major maintenance. Government Code Section 65401, which deals primarily with implementation of the various elements of the General Plan, requires the City to submit the CIP to the Planning Commission for review as to conformity with the General Plan.

Public Works Director/City Engineer Greg Ray presented the staff report, describing the purpose of the CIP. He stated that the document gives the public, Planning Commission and City Council a chance to see when funding is available and keep them on track.

Commissioner Long asked if the projects are listed in priority order. Director Ray indicated that they are not listed according to priority. He stated that some of the projects are currently unfunded, for which staff is seeking funding sources.

Chair Laferriere asked if the CIP is supposed to be consistent with the West Grand Avenue Master Plan. Director Buckingham stated that the Master Plan is a policy document that contains design guidelines. When future projects come forward, the design will be consistent with the Master Plan.

Vice Chair Blum made the motion to adopt the resolution finding that the CIP is in conformity with the General Plan; Commissioner Coleman seconded the motion, and it was carried with a vote of 6-0-0-0.

6. 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 2011 Annual Report is due to the Office of Planning and Research and Department of Housing and Community Development in April 2012.

Planner Reese presented the staff report.

Chair Laferriere asked about the progress in meeting the Housing Element goals. Director Buckingham stated that the HCD sets the goals for housing numbers, and the City has to ensure that there is adequate available property to meet that goal. From a policy standpoint they have the tools available. Affordable housing projects are only going to be developed by private developers.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Report on City Council meetings.

Director Buckingham reported on the two previous City Council meetings, including the approval of the CIP to expand the train station, and the certification of the Grover Beach Lodge EIR and approval of the LCP amendment. He stated that the other portions of the Grover Beach Lodge project were continued to a later meeting.

ADJOURNMENT: 8:12 p.m.

/s/
CHAIR LAFERRIERE

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

(Approved at PC Meeting: April 10, 2012)