



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, APRIL 10, 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: Vice Chair Blum.

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

Absent: Commissioner Alex.

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.

Commissioner Evans made the motion to proceed with the agenda as written; Vice Chair Blum seconded the motion, and it was carried.

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 meetings for August 9, 2011, September 12, 2011, February 15, 2012, and March 13, 2012.**

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

PUBLIC HEARING ITEMS:

- 2. Development Permit Application No. 12-03
Applicant – Duke and Lori Sterling**

This is a request for a Coastal Development Permit and Use Permit to remodel an existing two-story mixed use building with two commercial units and one residential unit to create a mixed use building with two commercial units, one vacation rental and two residential units. The project is located in the Coastal Zone at 346 West Grand Avenue (APN 060-212-003) in

the Coastal Visitor Services (C-C-V) Zoning District. This project is not appealable to the Coastal Commission.

Planner Reese presented the staff report, giving the background of the project and describing the proposed remodel and use of the building. She stated that a vacation rental is proposed for the back portion of the bottom floor.

Chair Laferriere opened the public hearing.

Applicant Duke Sterling addressed the Commission and Greg Soto, architect, was also present.

Vice Chair Blum, Commissioner Long and Commissioner Evans expressed support for the project and liked the mixed-use component.

Chair Laferriere expressed concern about parking and asked if handicap spaces were required. Planner Reese indicated that because it is an existing building, there is no requirement to provide those spaces.

Chair Laferriere expressed support for the project, and appreciated the addition of smaller apartments.

Chair Laferriere the Public Hearing. He stated that the parking seems adequate, due to different hours of use for the different tenants.

Commissioner Long made the motion to approve the project, Commissioner Evans seconded the motion, and it carried with a vote of 4-0-1-0, with Commissioner Alex absent.

COMMISSIONERS' COMMENTS:

Commissioner Evans indicated that he would be gone in May.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham gave an update of the Zoning Code amendment, and summarized the recent City Council meeting actions, and indicated that the TMobile appeal would be on the May 7, 2012, City Council agenda. He stated that the City Council delayed action on the Coastal Development Permit for the Grover Beach Lodge project and that it would be heard at the second meeting in May.

ADJOURNMENT: 6: 57 p.m.

/s/ _____
CHAIR LAFERRIERE

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

(Approved at PC Meeting: May 8, 2012)