



**MEETING MINUTES  
PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
154 SOUTH EIGHTH STREET  
GROVER BEACH, CALIFORNIA  
TUESDAY, MAY 8, 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** 6:32 p.m.

**FLAG SALUTE:** Commissioner Alex.

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

**ABSENT:** Commissioner Evans.

**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 Long made the motion to adopt the agenda as presented; Vice Chair Blum seconded the motion, and the motion 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.

Ron Rodman, 899 N 2<sup>nd</sup> Street, introduced himself and indicated that he had applied for one of the vacant positions on the Planning Commission.

**CONSENT ITEMS:**

**1. Approval of Minutes of Planning Commission meetings for April 10, 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. 12-04  
Applicant – Hauser Construction**

This is a request for approval of Site and Architectural Plans for a remodel of and a two-story addition to an existing single story, single family residence. The project is located at 345 North 8<sup>th</sup> Street (APN 060-153-011) in the Single Family Residential (R-1) Zoning District.

Building/Planning Technician Cassandra Mesa presented the staff report.

Chair Laferriere asked if they are required to underground the utility poles. Ms. Mesa stated that they only have to underground the lines to the house.

Jerry Shaw, designer, was available to answer questions.

Vice Chair Blum indicated support of the project, and appreciated the consideration of the neighbors in the design of the project. Chair Laferriere expressed appreciation for the buffer is

Chair Laferriere closed the Public Hearing.

Commissioner Alex made the motion to approve the project according to staff's recommendation; Vice Chair Blum seconded the motion, and it carried with a vote of 4-0-1-0.

### **REGULAR BUSINESS ITEMS:**

#### **3. Sale of Property: Finding of General Plan Conformity**

Government Code Section 65402 requires the City's Planning Commission to review a City-owned property as to conformity with the General Plan prior to the sale of the property. The property is located at 920 Brighton Avenue (APN 060-162-018) in the Duplex Residential (R-2) Zoning District.

City Attorney Martin Koczanowicz presented the staff report.

Vice Chair Blum asked if Grover Heights Park was included in the City's park inventory.

Chair Laferriere asked if the beach was included in the City's park inventory.

City Attorney Koczanowicz confirmed that Grover Height Park is included, but the beach is not.

Commissioner Long asked for clarification as to why this action was necessary since the property was recently rezoned.

City Attorney Koczanowicz stated that the disposal of property requires a separate process.

Chair Laferriere stated that the zone change changed the zoning of five properties, not just this one.

Chair Laferriere opened the public hearing. Seeing no one that wished to speak, the public hearing was closed.

Chair Laferriere stated that council has directed staff to find other garden locations.

Director Buckingham stated that the Parks and Recreation Commission has been tasked with looking at other locations.

Commissioner Long made the motion to adopt the resolution finding that the disposition of the property is in conformity with the General Plan; Commissioner Alex seconded the motion, and it was carried with a vote of 4-0-1-0.

**COMMISSIONERS' COMMENTS:**

Chair Laferriere asked if everyone was available for the June meeting. Commissioner Alex stated that his position at work has an on-call provision, so he could be unavailable without much notice. No other conflicts were noted.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

The City Council's final action on the Grover Beach Lodge will be at their June 4, 2012 CC meeting. The T-Mobile application asked to be continued until May 24<sup>th</sup>. The City Council has moved forward with the concept of a charter city, which does not have a lot, if any, implications from the planning standpoint.

An Economic Development Assistance Team has been established.

**STAFF COMMENTS**

**ADJOURNMENT:** 7:16 p.m.

/s/  
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CHAIR LAFERRIERE

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

(Approved at PC Meeting: October 9, 2012)