



**SPECIAL MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
MONDAY, JULY 9, 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 6:35 p.m.

FLAG SALUTE Vice Chair Blum.

ROLL CALL: Commissioners Alex, Vice Chair Blum and Chair Laferriere were present. Commissioners Evans and Long were absent.

AGENDA REVIEW

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

PUBLIC COMMENTS: There was no one present who wished to comment.

PUBLIC HEARING ITEMS:

1. Development Permit Application No. 11-12

Applicant –City of Grover Beach

The Planning Commission action on this item will be a recommendation to the City Council. This Development Permit Application is a comprehensive update of the City's Zoning Code (Article 9 of the Municipal Code) to bring it into conformance with the adopted policies and programs of the City's General Plan Land Use Element. The Zoning Code update would also incorporate policies and programs of the Housing Element and streamline the development review process. The Zoning Code update would also amend the Zoning Map and eliminate several zones and create new zones that are consistent with the Land Use Element. The Development Application includes amendments to the Local Coastal Program (LCP), General Plan Land Use Element, and Zoning Code. The LCP Amendment would generally revise the land use and zoning designations to bring into conformance with the Land Use Element. In addition, the General Plan Amendment proposes several corresponding revisions to the Land Use Map.

Community Development Director Buckingham introduced Lisa Wise of Lisa Wise Consulting, Inc. Director Buckingham and Ms. Wise presented the staff report, providing an overview of the proposed Zoning Code update and related applications.

Chair Laferriere opened the public hearing.

Betty Carroll and Craig Rulison, Grover Beach residents on Farroll Road, both stated that they did not want their property to be rezoned from Residential Agriculture (R-A) to Single Family Residential (R-1).

Liz White, Grover Beach resident, stated rear yards should be 20 feet instead of 10 feet, does not want higher buildings, and wants bed and breakfasts on Grand Avenue to avoid problems of delivery trucks in residential areas. She also raised concerns about parking and flooding issues, and asked for clarification of what type of uses are included in “public/quasi public uses”.

Anita Shower, Grover Beach resident, questioned height limits of three and four stories in order to achieve the projected build-out population. Stated people need to check their CC&Rs regarding restrictions on roof decks. Also expressed concerns about the following issues: changes to the findings of needlessly and substantially blocking views from adjacent properties, no longer requiring story poles, zone change for the train station site, rezone of the area near Grover Beach Elementary to R-3, and parking in commercial zones. Also asked for clarification for uses “allowed by right”.

Loretta Doukas, Grover Beach resident on Ramona Avenue, stated that the south side of Ramona Avenue between 4th and 8th Streets should remain as R-3 zoning. If changed to commercial and built out, it would be very obtrusive to the residential properties on the north side of the Ramona Avenue.

Charles Okui, Grover Beach property owner, stated that he does not want an emergency shelter overlay zone on his family’s property.

Chair Laferriere closed the public hearing.

Staff provided the Commission with responses to questions and concerns expressed during the public hearing and additional comments were made by the Commission as follows:

- Staff stated that the proposed zone change from R-A to R-1 would not affect the current use of the property and would provide future development opportunities when a property owner chooses to redevelop the site.
 - The Planning Commission recommended the R-A zones be changed to R-1 as proposed.
- Staff explained that rear yard setbacks on most residential projects with a typical 7500 square foot lot and a residence with the maximum lot coverage have a rear setback greater than 10 feet.
 - The Planning Commission recommended that no changes be made to the 10 foot rear yard setback.
- Staff clarified that there were no proposed changes to the regulations for roof decks.
- Staff provided background on the proposed development standards for “Bed and Breakfast” uses.
 - The Planning Commission recommended that no changes be made to the proposed development standards.
- Staff provided background on the zoning for the properties located on the south side of Ramona Avenue, between 4th and 8th Streets:
 - The Planning Commission recommended that the area remain zoned R-3 and the Land Use designation be amended to High Density Residential.

- Staff explained the differences between CC&R restrictions versus zoning regulations and that some subdivisions may have CC&Rs that are more restrictive than City regulations. The Commission commented that it would be helpful to know which subdivisions have CC&Rs.
- Staff discussed the proposed Emergency Shelter Overlay Zone on the western portion of the Okui property is consistent with previous City Council direction, but clarified that the direction from Council was a first step towards holding public hearings to allow public input and that no final decision had been made.

Chair Laferriere reviewed the chart of the proposed Zoning Code changes that was part of the staff report and the Commissioners made the following comments:

- Regarding the finding of “needlessly and substantially” obstructing views from adjacent properties, the Commission recommended removing “needlessly” (Section 6.20.060.F.4).
- Recommended allowing four story buildings on West Grand Avenue between 8th and 11th Streets (Section 2.30.040).
- Requested staff review feasible lot coverages and FARs in the Coastal Industrial and Industrial zones (Section 2.40.030).
- Recommended the lots along South 4th Street between Highland and The Pike be rezoned from R-1 to Urban Reserve as proposed
- Requested staff review the definitions “Studio – Art, Dance, Martial Arts” and “Specialized Education/Training” to better differentiate between the two.
- Requested staff review additional locations for the “Vehicle Repairs & Services” use which are limited to the Retail Commercial zone.
- Requested staff make revisions to the Landscape Section 3.30.050.E. to allow for artificial plant material, reword minimum plant sizes, and clarify groundcover percentages.
- Section 5.30 Street Tree regulations should be updated in the near future.
- Fire sprinkler requirements should also be added to the Development Code in the future (currently in the Municipal Code), or include a reference to the Fire Code Section.

The Commission moved to continue the meeting to a special meeting on Tuesday, July 24, 2012 at 6:30 p.m. in the City Council Chambers.

ADJOURNMENT: 10:11 p.m.

/s/
CHAIR LAFERRIERE

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

(Approved at PC Meeting: October 9, 2012)