



**SPECIAL MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, JULY 24, 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 Rodman

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

AGENDA REVIEW

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

PUBLIC COMMENTS:

Robert Robert, Grover Beach resident, stated he was concerned that the height of a project located at 465 Park View Avenue currently under construction exceeded the height limit.

PUBLIC HEARING ITEMS:

1. Development Permit Application No. 11-12 (continued from July 9, 2012)

Applicant –City of Grover Beach

The Planning Commission action on this item will be a recommendation to the City Council. The Development Application includes amendments to the Local Coastal Program (LCP), General Plan Land Use Element, and Zoning Code.

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 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.

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.

Community Development Director Buckingham presented the staff report, providing an overview of the proposed Zoning Code update and revisions made after the July 9 meeting.

Chair Laferriere opened the public hearing.

Anita Shower, Grover Beach resident, expressed concerns regarding revisions to the landscaping section, the zone change for the Pocketbook Market (southeast corner of North 4th and Brighton Avenue), and sandwich board signage on sidewalks along West Grand Avenue.

Greg Nester stated that the proposed emergency shelter overlay zone on the Okui property is not compatible with new development.

Charles Okui, Grover Beach property owner, stated that an emergency shelter should be on city property and requested that the proposed emergency shelter overlay zone be removed from his property.

Robert Robert, Grover Beach resident, sought clarification on the type of action the Planning Commission would be making.

Chair Laferriere closed the public hearing.

Staff provided an overview of the state's requirements for emergency shelters, which does not mandate that a shelter be constructed in the area designated, but that an area be designated. It does not give the city or state the power to build a facility without property owner consent. Staff reviewed the previous options presented to the City Council.

The Commission discussed the options and recommended the proposed overlay zone on the Okui property be deleted and the overlay zone be placed on the industrial area to the north, generally bounded by South 4th Street, Leoni, Griffin and Calvin as shown on the revised Figure 2.3 of Section 2.90.030.

Chair Laferriere addressed the concerns raised regarding the landscaping revision, zone change of the Pocketbook Market site, and sandwich board signs.

The Commission discussed the appropriate zoning for the area bordered by Longbranch and Manhattan Avenues, and 12th and 14th Streets and determined that High Density Residential was the most appropriate zone.

Commissioner Rodman asked for clarification regarding the allowable building height in the industrial zones. Director Buckingham stated that the current Zoning Code allows building heights of 35 and 40 feet in the Coastal Industrial and Industrial zones, respectively, and that was not being revised. The proposed increase to floor area ratio (FAR) and lot coverage would provide design options for different types of buildings.

In response to email correspondence from Katie McNeil regarding non-conforming uses, Director Buckingham stated that there is a provision to allow an expansion of a non-conforming use with the installation of street improvements. However, the proposed language is not as open as Ms. McNeil is requesting.

Director Buckingham reviewed a proposed addition to Section 2.10 that would assist in explaining how to use the use tables.

Commissioner Long made the motion to adopt the resolution recommending adoption of a Negative Declaration for amendments to the General Plan, Local Coastal Plan and Zoning Code; Vice Chair Blum seconded the motion, and it was carried with a vote of 5-0-1-0.

Vice Chair Blum made the motion to adopt the resolution recommending approval of a General Plan Amendment; Commissioner Rodman seconded the motion, and it was carried with a vote of 5-0-1-0.

Vice Chair Blum made the motion to adopt the resolution recommending adoption of an ordinance to amend Municipal Code Article IX Planning and Zoning Regulations and Article VII Public Works with the following changes: 1) relocate the emergency shelter overlay zone from the Urban Reserve (UR) zone (Okui property) to the industrial area generally bounded by South 4th Street, Leoni, Griffin and Calvin as shown on the revised Figure 2.3 of Section 2.90.030; 2) include the changes listed on Attachment 6 of the staff report dated July 24, 2012; 3) incorporate the revised Zoning Map provided at the meeting; and 4) the addition to Section 2.10 that would assist in explaining how to use the use tables; Commissioner Evans seconded the motion, and it was carried with a vote of 5-0-1-0.

Commissioner Evans made the motion to adopt the resolution recommending approval of a Local Coastal Program Amendment with the following change; incorporate the revised Map 5 Land Use Designations and Map 6 Zones; Commissioner Long seconded the motion, and it was carried with a vote of 5-0-1-0.

COMMISSIONERS' COMMENTS:

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

The August 14, 2012 Planning Commission meeting is cancelled. The next meeting will be on September 11, 2012. Staff provided a report on City Council meeting of July 16, 2012.

STAFF COMMENTS:

The September 11th Memorial Event is scheduled for 5:30 p.m. so staff and Commissioners will be able to attend prior to the Planning Commission meeting.

ADJOURNMENT 8:07 p.m.

/s/
CHAIR LAFERRIERE

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

(Approved at PC Meeting: October 9, 2012)