



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, MARCH 12, 2013
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 City Attorney Koczanowicz.

ROLL CALL: Present: Commissioners Alex, Long, Rodman, and Chair Laferriere.
Absent: Vice Chair Blum.

AGENDA REVIEW: Chair Laferriere announced that item 5 has been withdrawn due to the determination that the proposed uses do not require discretionary review. Commissioner Long made the motion to proceed with the agenda as proposed; Commissioner Rodman seconded the motion, and it was carried.

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

CONSENT ITEMS:

1. Approval of Minutes of Planning Commission meeting of February 20, 2013.

Commissioner Long made the motion to adopt the minutes as presented; Commissioner Rodman seconded the motion, and it was carried.

PUBLIC HEARING ITEMS:

2. Development Permit Application No. 12-12

Applicant – Mike Frausto

The Planning Commission will consider a Development Permit for a two-story 2,078 square foot single family residence with a 480 square foot garage and 1,216 square feet of deck area located at 321 North 8th Street (APN: 060-153-033) in the Low Density Residential (R1) Zone.

Chair Laferriere noted that the garage size listed on the agenda was incorrect. Instead of 480 square feet, it should be 542 square feet, as stated in the staff report.

Planner Reese provided an overview of the project.

Commissioner Alex asked for clarification on the direction of the photos.

Chair Laferriere asked for clarification on the requirement for undergrounding utilities.

Planner Reese clarified the direction of the photos provided and stated that single family

residences are only required to underground their service lines. The distribution lines are not required to be undergrounded.

Chair Laferriere opened the public hearing.

Mike Frausto, 903 Trouville Avenue, introduced himself as the project contractor and introduced the property owners, Henry and Margaret Gonzalez.

Danell Stepp, 838 Newport Avenue, spoke against the proposed project and submitted photos taken from the deck of her dwelling indicating that the proposed project would significantly obstruct her view of the ocean.

Mike Frausto clarified that the actual ridgeline is two feet below the tops of the poles and the corners are about 4 feet below the top of the poles.

City Attorney Koczanowicz reminded the Commission that the evaluation of views is as they exist right now, and the fact that a portion of the view is blocked by another building should not be considered. The code only speaks to views in general and not just the water.

Chair Laferriere closed the public hearing.

Commissioner Alex stated that he understands the concern of the view obstruction, but feels it is not significantly blocking views.

Commissioner Rodman asked if there was any way of mitigating the impact to the view, such as sinking the building. He stated that it appears that it will affect the view from almost every house.

Chair Laferriere stated that we are evaluating the project that is before us, unless we get to a point that we will be denying the project before us on some finding, when we would get down to some specifics that could be addressed.

Commissioner Long stated that views will be obstructed but did not think there were any changes that could be made that would change the impact.

Chair Laferriere noted that the building height could be 25 feet instead of 23 feet 10.8 inches and cover up to 45 percent of the lot versus the proposed 27 percent.

Rodman stated that the proposed project could be a one story house to reduce the impact on the neighborhood.

Commissioner Alex made the motion to adopt the resolution approving the Development Permit; Commissioner Long seconded the motion, and it was carried with a vote of 3-1-1-0, with Commissioner Rodman dissenting and Vice Chair Blum absent.

3. Development Permit Application No. 12-15

Applicant – John Soares

The Planning Commission will consider a Coastal Development Permit, Use Permit, and Site and Architectural Plans to expand an existing residence to a two-story live/work unit to include a 1,377 square foot living area, 267 square foot office, 903 square foot garage, and 132 square foot deck located at 360 Front Street (APN: 060-132-007) in the Coastal

Industrial Commercial (C-I-C) Zone.

Planner Reese provided an overview of the project.

Commissioner Long asked staff to point out the conditions specific to live/work units.

Planner Reese responded with CDD-2 thru CDD-5.

City Attorney Koczanowicz amended CDD-3 to read: “The live/work unit shall not be converted to either entirely residential use or entirely business use, as this Development Permit eliminated the legal non-conforming single family residential status. “

Chair Laferriere asked if the conditions would be applicable to a future owner.

Director Buckingham responded that the Use Permit would run with the land. He stated that any intensification of the use or change in use, including converting the commercial space to residential or residential to commercial, or an addition would need to come back to the Planning Commission for an amendment. He added that the Development Code adopted by the Council in October that was not yet in effect in the Coastal Zone also has live/work standards that are very similar to the Zoning Code. He also stated that the new Coastal Commercial zone will allow live/work units. Staff also included CDD-6: “The live/work unit shall comply with all applicable live/work standards contained in the Municipal Code” so that when the development code is adopted, then it will have all those new performance standards to comply with as well.

Chair Laferriere opened the public hearing.

John Soares, 360 Front Street, project applicant, introduced himself and provided an overview of his thought process in designing the project.

Commissioner Alex asked if his intentions included having employees or renting the site.

Mr. Soares stated that he does not intend to have employees and he will be the occupant of the site.

Chair Laferriere noted that Mr. Soares understands the underground utility in-lieu fee.

Chair Laferriere closed the public hearing.

Commissioner Long stated that it would be a great project and cleans up the non-conforming situation.

Commissioner Rodman stated that he went on the street behind the project and noticed their views are mainly blocked by the Grover Tech Center buildings, or will be when the remainder of the Grover Tech Center buildings are built.

Commissioner Alex stated that it is a good project, and it provides a transition in the area.

Chair Laferriere asked the applicant if he felt the parking requirements were a constraint.

Mr. Soares stated that for his personal use, he would rather have more landscaping, but he

knows a future visitor serving use will need the parking.

Chair Laferriere asked for clarification as to why the project is before the Commission.

Planner Reese indicated that the Zoning Code requires the Commission to approve a live/work use and to review all commercial structures.

Commissioner Long made the motion to adopt the resolution approving the Coastal Development Permit, Use Permit, and Site and Architectural Plans; Commissioner Rodman seconded the motion, and it was carried with a vote of 4-0-1-0, with Vice Chair Blum absent.

4. Development Permit Application No. 12-17

Applicant – Jeff and Stacey Downing

The Planning Commission will consider a Coastal Development Permit and Site and Architectural Plans for a single-story 289 square foot addition to an existing single family residence located at 919 North 5th Street (APN: 060-490-007) in the Coastal Planned Single Family Residential (C-P-R-1) Zone.

Planner Reese provided an overview of the project.

Commissioner Long stated that replacing a portion of the existing driveway with pervious or permeable pavers was a good solution to the maximum impervious area requirement issue.

Chair Laferriere asked for clarification on the size of the addition due to an inconsistency between 289 and 298 square feet on the plans, report, and resolution.

Planner Reese stated that the resolution will be amended to reflect the correct square footage.

Chair Laferriere asked for clarification as to why the project was before the Commission.

Director Buckingham stated that the project requires Planning Commission approval because the Zoning Code requires development in the CPR1 zone to obtain approval from the Planning Commission.

Chair Laferriere opened the public hearing.

Jeff Downing, 919 North 5th Street, introduced himself and stated he was available for questions.

Chair Laferriere closed the public hearing.

Director Buckingham mentioned that the proposed pervious pavers may need to be relocated to a location with less of a slope for them to work properly. Staff would work with the applicant during the building permit stage.

Commissioner Alex made the motion to adopt the resolution approving the Development Permit; Commissioner Rodman seconded the motion, and it was carried with a vote of 4-0-1-0, with Vice Chair Blum absent.

5. Development Permit Application No. 13-01**Applicant – Robert Dockerty**

The Planning Commission will consider a Coastal Development Permit and Use Permit for outdoor vehicle storage and minor vehicle maintenance on 1.64 acres located at 251 Longbranch Avenue (APN: 060-206-023, 060-263-037 & 038) in the Coastal Industrial (C-I) Zone.

Chair Laferriere announced that the item has been withdrawn due to the determination that the proposed uses do not require discretionary review.

REGULAR BUSINESS ITEMS:**6. Continued Study Session to Discuss Greenhouse Gas Reduction Measures**

The Planning Commission will review and discuss potential Greenhouse Gas (GHG) reduction measures to be included in the draft Climate Action Plan, which is required to comply with California State Assembly Bill 32 to reduce GHG emissions to 1990 levels by 2020.

Building/Planning Technician Shepard provided an overview of the information included in the staff report, including additional information about some of the measures, and the revised job and target reduction numbers.

Chair Laferriere stated that he feels that the Employer-Based Transportation Demand Management (TDM) Program measure regarding 75% of employers with 25 or more employees is overstated because it involved approximately 3,000 people riding bikes. He also asked how the number changed once the number of jobs was revised.

Director Buckingham stated he did some research on transportation demand management ordinances, which are more common in major urban areas, and most of them had tiered programs. The programs are part education and part incentive driven and include such things as posting information in the break room on bus and bike routes and ride sharing, and providing preferential parking for low emission vehicles.

Building/Planning Technician Shepard stated that this measure changed from reducing 306 to 462 metric tons of carbon dioxide equivalent with the revised job numbers. Chair Laferriere questioned that we lost 3,000 jobs, and the measure assumes a smaller percentage participating, but we're reducing more?

Director Buckingham stated that staff will review the numbers. He stated that, even though staff adopted most of the measures, staff was unable to reach the target number. He also stated that Arroyo Grande adopted fewer measures than us, but were able to meet their target number. At this time, the consultant is unable to explain why there is a significant difference between the two cities.

Commissioner Rodman asked if the four big reduction measures were not selected because they are regional in nature.

Director Buckingham confirmed. He also stated that he spoke to Bill Worrell at Integrated Waste Management regarding the City's compliance with AB 939, which mandated a 50 percent waste diversion rate by year 2000. The State then adopted AB 341 with a guideline to increase the waste diversion rate to 75 percent. The City in 2007 had a 64 percent waste

diversion rate, 2008, 67 percent, and from 2009 to 2011, 69 percent. Therefore, it appears the City is on track to meet the 75 percent target. Bins from construction sites are sorted at the landfill and items are recycled.

Chair Laferriere asked for clarification on the process and whether the Commission would see this item before them again.

Director Buckingham stated that the Greenhouse Gas Reduction Measures would be brought back before the Commission as part of the adoption of the Climate Action Plan and implementation ordinance(s).

Chair Laferriere opened the public hearing, and seeing no one present in the audience, closed the public hearing.

Commissioner Rodman stated that the intent as a community is to do what we can. He believes that the measures selected are all the City can do.

Commissioner Alex is unsure about this – the problem was recently defined and the City cannot reach the target reduction with all the measures implemented. He stated that the numbers provided cannot be correct, and would like to receive the correct numbers before proceeding. He also added that 80% of greenhouse gases is water vapor – so if we can figure out how to keep the fog off the coast.

Commissioner Long stated that staff reviewed the measures that the Commission asked them to do.

Chair Laferriere stated that adopting measures that do not cost much to implement is fine, but the problem is still undefined and done poorly. We're endorsing solutions before the problem is defined.

Director Buckingham stated that the City may be slightly different than other cities in that the City Council adopted a policy to adopt a climate action plan. He asked the Commission to identify any measure on the list that they did not like.

Commissioner Long asked are there any measures that we are agreeing to that would be an unreasonable burden to the City, considering we are saying the numbers are bogus.

Director Buckingham stated no, the burden is the amount of staff time that will be necessary to adopt ordinances and implement the measures.

Chair Laferriere asked the Commission to look at the measures as if by concept, without looking at the numbers.

Commissioner Long stated he was in support of the measures, with the understanding that it's a moving target and the numbers are questionable.

Commissioner Long made the motion to endorse the concept, but not the specifics, of the measures to be included in the draft Climate Action Plan, noting that there appears to be inaccuracies and/or inconsistencies with the data and calculations, including, but limited to, the baseline year and job numbers; Commissioner Rodman seconded the motion, and it

was carried with a vote of 3-1-1-0, with Commissioner Alex dissenting and Vice Chair Blum absent.

COMMISSIONERS' COMMENTS

Commissioner Alex stated that he was working with a free GIS-type product called Open Street Map.

Chair Laferriere stated that he intends on attending the City Council meeting of March 18 to be present for the item regarding the number of Commissioners. He also asked if everyone would be able to attend the next Planning Commission meeting scheduled for April 9.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham reported on recent and upcoming City Council meetings. He also stated that the hotel site on El Camino Real that had been entitled a number of years ago has been purchased and the new owner is moving forward with plans to break ground before July.

City Attorney Koczanowicz reminded the Commission that Form 700 is due by April 1.

ADJOURNMENT 8:16 p.m.

/s/

 CHAIR LAFERRIERE

/s/

 SECRETARY TO THE PLANNING COMMISSION
 BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR

(Approved at PC Meeting: July 9, 2013)