



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, JULY 9, 2013**

CALL TO ORDER 6:30 p.m.

FLAG SALUTE Commissioner Alex.

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

Staff Present: Community Development Director Buckingham, Public Works Director/City Engineer Ray, City Attorney Koczanowicz, Planner II Reese, Building/Planning Technician Shepard

AGENDA REVIEW: Chair Laferriere noted that City Attorney Koczanowicz needed to leave the meeting early, and suggested that items be rearranged so that the City Attorney could be present for all items except for Greenhouse Gas. Commissioner Rodman made the motion to move item number 4 to after "Commissioners' Comments" and "Community Development Director's Report"; Vice Chair Blum 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 March 12, 2013.

Vice Chair Blum made the motion to adopt the minutes as presented; Commissioner Alex seconded the motion, and it was carried.

PUBLIC HEARING ITEMS:

2. Development Permit Application No. 13-06

Applicant – Central Coast Baptist Church

The Planning Commission will consider a Development Permit for a 320 square foot addition and Use Permit to expand an existing food distribution center for the needy from 384 square feet to 704 square feet located at 192 South 9th Street (APN: 060-228-010) in the Central Business (CB) Zone.

Planner Reese presented the staff report.

Upon question from Chair Laferriere, Director Buckingham clarified that the requirement to replace or repair damaged existing street improvements could not be waived by the City Council.

Upon question from Commissioner Alex, Director Buckingham clarified that the Planning Commission action was not a recommendation to the City Council.

Chair Laferriere opened the public hearing.

Jeff Merksamer, Arroyo Grande, provided additional background of the project, and spoke in favor of the project and waiver of public improvements and underground utilities.

Fern Schlicht, 295 Alder Street, Arroyo Grande, President of the Five Cities Christian Women, an emergency food ministry, provided additional information on the operation and restrictions related to the facility and use of funds.

Chair Laferriere closed the public hearing.

Commissioner Rodman and Vice Chair Blum stated their support of the project.

Commissioner Alex stated that he is in support of the project, but would not be in favor of the waiver of the improvements.

City Attorney Koczanowicz reminded the Commission that their action is on the project as a whole. The waiver of improvements requires evidence to be provided, findings made, and is under the purview of the City Council.

Upon question from Chair Laferriere regarding the fence, Planner II Reese clarified the location of the non-conforming fence that staff would like to see replaced to meet current code. Director Buckingham added that the minimum recommendation is to require the replacement of slats, or go a step further and require a new wood fence. City Attorney Koczanowicz advised that if the commission wished to make the improvement of the fence mandatory, include it in the resolution. However, if it is not included in the resolution, then the replacement could not be enforced.

Vice Chair Blum and Commissioner Rodman stated that, while they would like to see the fence replaced, they did not feel that they could require the Five Cities Christian Women to improve the fence.

Vice Chair Blum made the motion to approve the Development Permit and Use Permit, striking the last sentence of CDD-3; Commissioner Rodman seconded the motion, and it was carried.

Fern Schlicht stated she would like a new fence as well and that she will go to the community and see what happens.

REGULAR BUSINESS ITEMS:

3. Capital Improvement Program: Finding of General Plan Conformity

The Capital Improvement Program (CIP) is a coordinated program of proposed public projects that provides for long range planning, budgeting and financing of capital construction and major maintenance. Government Code Section 65401 requires the City to submit the CIP to the Planning Commission for review as to conformity with the General Plan.

Public Works Director/City Engineer Ray presented the staff report and clarified the information contained in the CIP.

Director Buckingham clarified how the CIP could be consistent or inconsistent with the General

Plan and this Planning Commission action is required by the State.

Upon question from Vice Chair Blum regarding the Oak Park Boulevard project, Director Ray stated that roads are generally designed for a 20 to 30 year life.

Chair Laferriere inquired whether the water line extension project to serve 950 El Camino Real should be included in the CIP. Director Buckingham stated, that because the water line is specifically for the development and would not provide a public benefit, the project would be a developer, not City project.

Chair Laferriere opened the public hearing, and, seeing no one present who wished to comment, closed the public hearing.

Commissioner Alex made the motion to approve the Development Permit and Use Permit, striking the last sentence of CDD-3; Vice Chair Blum seconded the motion, and it was carried.

COMMISSIONERS' COMMENTS

Chair Laferriere reviewed the discussion regarding the number of members of the Planning Commission, appointment process, and terms.

Councilmember Lee added that the Council did not wish to align the Commission's terms to Council terms because the Mayor's term is only two years in length.

Chair Laferriere referenced the Brown Act Workshop held on June and it was the consensus of the Commission to agendize an abbreviated version of the presentation on a light agenda in the future.

City Attorney Koczanowicz left the meeting at 7:25 p.m.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Update on the status of the hotel project located at 950 El Camino Real
Status on the Lodge project

4. Reconsideration of Recommended Greenhouse Gas Reduction Measures to be Included in the Draft Climate Action Plan

The Planning Commission will reconsider its previous recommendation to the City Council on proposed greenhouse gas (GHG) reduction measures to be incorporated into the draft Climate Action Plan (CAP), which is required to comply with California State Assembly Bill 32 to reduce GHG emissions to 1990 levels by 2020.

Building/Planning Technician Shepard presented the staff report.

Director Buckingham clarified that this was a first step in the process of producing a Climate Action Plan (CAP). The selected GHG reduction measures will be incorporated in the CAP, which will be reviewed by the Planning Commission.

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

Commissioner Alex stated that the reduction measures they recommended to the City Council

should get to the exact number that the City needs to get to, not in excess of.

Vice Chair Blum would like the selected measures to be as business-friendly as possible.

Chair Laferriere, in the attempt to meet the reduction goal, and reduce staff workload, suggested that measures 9b (Municipal Tree Planting Program), 8e (Municipal Solid Waste Reduction), 4f (Energy Efficient Public Realm Lighting Requirements), 4k (Municipal Energy Efficient Public Realm Lighting), and 9a (Tree Planting Program) be removed from the recommended list since they seem to have a small payoff in reduction for the staff effort. In addition, removing those would get the City to the exact number needed.

Director Buckingham, upon question from Commissioner Alex regarding the amount of GHG reduction numbers assigned to each measure, stated that everything is based on various assumptions. Some reduction measures will still be implemented, but staff would not need to monitor the implementations.

Commissioner Rodman pointed out that most of the measures that staff deselected, most were likely to meet the goal in other ways, but staff would not need to use limited staff resources to implement and monitor the measures.

Commissioner Alex made the motion to recommend to the City Council that certain Green House Gas measures to be incorporated in the draft Climate Action Plan, as presented in the staff report with 9b (Municipal Tree Planting Program), 8e (Municipal Solid Waste Reduction), 4f (Energy Efficient Public Realm Lighting Requirements), 4k (Municipal Energy Efficient Public Realm Lighting), and 9a (Tree Planting Program) deleted; Commissioner Rodman seconded the motion, and it was carried.

ADJOURNMENT 7:58 p.m.

/s/
CHAIR LAFERRIERE

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

(Approved at PC Meeting: September 10, 2013)