



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, NOVEMBER 12, 2013**

CALL TO ORDER 6:31 p.m.

FLAG SALUTE Public Works Director/City Engineer Ray.

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

Staff Present: Community Development Director Buckingham, City Attorney Koczanowicz,
Public Works Director/City Engineer Ray, Planner II Reese.

AGENDA REVIEW: Commissioner Rodman made the motion to accept the agenda as presented; Commissioner Long seconded the motion, and it passed unanimously.

PUBLIC COMMENTS: There was no one present.

CONSENT ITEMS:

1. Approval of Minutes of Planning Commission meeting of September 10, 2013.

Action: It was m/s by Commissioner Long//Vice Chair Blum to adopt the minutes as presented. The motion passed unanimously.

PUBLIC HEARING ITEMS:

2. Development Permit Application 13-16

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 an amendment to Grover Beach Municipal Code Article IX (Development Code), Grover Beach Municipal Code Article V Chapter 6 (Maintenance of Construction Project Sites), and Grover Beach Municipal Code Article VIII Chapter 4 (Grading Regulations) to comply with the State General Permit for stormwater protection as an enrollee under the National Pollutant Discharge Elimination System enforced by the Central Coast Regional Water Quality Control Board. The Ordinance would enact new standards for stormwater protection on projects during and after construction, enact new grading regulations and enact new controls and enforcement mechanisms for non-stormwater discharges to the City storm drain system. This item would affect all properties within the City if adopted by the City Council, including properties located within the City of Grover Beach Coastal Zone.

Public Works Director/City Engineer Ray presented the staff report.

Noting that there was no one in the audience; Chair Laferriere opened and closed the public

hearing.

The Commissioners requested clarification regarding the proposed annual maintenance certification, how to make implementation user-friendly, and what activities would be subject to the proposed grading regulations.

Public Works Director/City Engineer Ray stated that the annual maintenance certification would be required when there is a structural means to meet the requirement, such as a basin or swale. He also stated that forms and handouts were being developed for the public to use.

In regards to activities subject to the proposed grading regulations, upon consensus of the Commission, the term “clearing of vegetation” was modified to “removal of vegetation” to clarify that weed abatement and other similar landscaping activities would not require a grading permit.

Action: It was m/s by Vice Chair Blum/Commissioner Rodman to recommend City Council amend Municipal Code Article V Sanitation and Health, Chapter 6, Article VIII Building Regulations, and Article IX Development Code as amended.

AYES: Commissioner Long, Rodman, Vice Chair Blum and Chair Laferriere.
 NOES: Commissioner – None.
 ABSENT: Commissioner Alex.
 ABSTAIN: Commissioner – None.

COMMISSIONERS' COMMENTS: None

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT: Director Buckingham reported on recent City Council meetings and upcoming Planning Commission and City Council items.

ADJOURNMENT 7:45 p.m.

/s/
 CHAIR LAFERRIERE

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

(Approved at PC Meeting: December 10, 2013)