



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, APRIL 8, 2014**

CALL TO ORDER: 6:30 p.m.

FLAG SALUTE: Commissioner Alex

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

Staff present: Community Development Director Buckingham, Planner II Reese, City Attorney Koczanowicz.

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

PUBLIC COMMENTS: There was no one present that wished to speak.

PUBLIC HEARING ITEMS:

1. Development Permit Application 13-13 (continued from March 11, 2014)

Applicant – Jose Jaime Medina

This Development Permit Application is a request to adopt a Use Permit for the operation of an automotive repair business. The project is located at 792 West Grand Avenue (APN 060-225-011) in the Central Business Open (CBO) Zone.

Planner II Reese presented the staff report.

Upon question from Chair Laferriere, Director Buckingham stated that revocation of the Use Permit is not an option because the documentation required to revoke the Use Permit does not exist.

Chair Laferriere opened the public hearing.

Gracie Gonzalez, Oceano resident, stated she was translating for the applicant. Jaime stated that inoperable cars do get left there until parts come in, but the business will try their best to adhere to all the rules.

Chair Laferriere closed the public hearing.

Commissioner Alex stated he was conflicted. He did not want to make the applicant return to the Commission every couple of years, but it is a non-conforming use and wants Grand Avenue to be conforming and meet the General Plan and Grand Avenue Master Plan.

Vice Chair Blum would like the site to be conforming but doesn't want to punish a successful business. He stated that he didn't feel that they had complied with all the conditions.

City Attorney Koczanowicz clarified that a revocation hearing can occur at any time, whether a Use Permit has a time frame or not.

Director Buckingham added there has been an improvement in their operations. If violations became more frequent or onerous, staff would report that back to the Commission in order to get direction from the Commission to photodocument and bring a revocation case before the Commission.

Vice Chair Blum asked if all the surrounding properties rebuilt, would the Commission be able to revisit Use Permit approval.

City Attorney Koczanowicz stated that unless the use was abandoned, Use Permits run with the land. A time limitation would give the City control.

Commissioner Rodman stated that he would like the West Grand Avenue corridor to progress, but this isn't the only non-conforming use. In two years, if it's more of a sore thumb, and they still aren't complying with all the rules, then we can look at it and say we are ready for something nice.

City Attorney Koczanowicz staff's recommendation means the Use Permit would expire in two years.

Commissioner Long stated that he would like to see some more detail in the conditions of approval. Specifically for CDD-11, regarding the landscaping, a timeline should be included.

Director Buckingham stated that there has been some additional landscaping installed, but one of the dilemmas for staff was how to address the older, mature landscaping that is screening the building. If any of it was removed and replaced with new landscaping, then the building would be more visible.

City Attorney Koczanowicz stated that the intent of the condition is to block the view impacts.

Commissioner Rodman stated he would not like to encourage any landscaping that would reduce the size of the workable areas.

Commission Long asked if the condition is still applicable if the landscaping has already been addressed.

Director Buckingham stated that it could be deleted or modified to "landscaping shall be maintained."

Commission Long asked for clarification on the citation process referred to in CDD-12.

City Attorney Koczanowicz stated the condition could be amended to cite Municipal Code section, which includes the process and the amount of the fines.

Action: It was m/s by Vice Chair Blum/Commissioner Rodman to 1) amend CDD-11 to read “To reduce visual impacts to Grand Avenue, landscaping shall be maintained in the planter areas...” and CDD-12 to include the reference to the Municipal Code section, and 2) adopt Resolution No. 14-03, approving the Use Permit for a period of two years. The motion carried on the following roll call vote:

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

Resolution No. 14-03: Resolution of the Planning Commission of the City of Grover Beach, Approving a Use Permit for Development Application No. 13-13 (792 West Grand Avenue)

2. 2014 Update of the Housing Element of the City’s General Plan

The Housing Element outlines goals, policies, quantified objectives and programs designed to demonstrate the accommodation of new residential units within the City of Grover Beach in order to meet the adopted City Regional Housing Needs per State Government Code Section 65583. State Law requires that the Housing Element be updated every five years, and the Housing Element must be updated by June 30, 2014. The Planning Commission will conduct a public hearing and review the public review draft of the City’s 2014 Housing Element. Planning Commission comments and the public review draft of the Housing Element will be presented to the City Council prior to submittal to the State Department of Housing and Community Development (HCD) for their review. After HCD reviews and comments on the public review draft, the Housing Element will be presented for adoption.

Planner II Reese provided an overview of the process and introduced Amy Sinsheimer, of PMC, the consultant hired by the City.

Ms. Sinsheimer provided an overview of the proposed 2014 Housing Element, including the RHNA, programs related to new laws, HCD requirements, and data sources and their inconsistencies.

The Commission recommended four minor clarifications be included in the draft (*new and replacement text is shown in double underline. Deleted text is shown in ~~strikethrough~~.*):

Chapter 2, Goals, Policies, and Programs, Quantified Objectives, page 15

Table 2-1 Quantified Objectives for the 2014–2019 Housing Element

Housing Program	Quantified Objectives by Income Group					Totals
	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate	
New Construction	20	21	26	29	69	165 ²
Rehabilitation	0	10	10	0	0	20
Housing Conservation ¹	0	0	0	0	0	0

Source: PMC and Grover Beach 2014

Note 1: No housing units have been identified as at risk of conversion to market rate in Grover Beach within 10 years of the beginning of the 5th cycle planning period. Additional detail on the potential for at-risk units is provided in the At Risk Dwelling Units section of Chapter 3 Housing Needs Assessment.

Note 2: The 8 extremely low, very low, and low units under the objective for Program 3.2, the 5 accessible units under the objective for Program 4.1, and the 5 second units under the objective for Program 6.5 are included in this total new construction objective.

Chapter 3, Housing Needs Assessment, page 17

The Housing Needs Assessment identifies factors related to housing needs in Grover Beach, including population and employment characteristics, income levels, household characteristics, housing stock characteristics, affordable housing needs, the condition of housing, groups with special needs, and the Regional Housing Needs Allocation (RHNA). For the purposes of this document, a household means all persons, related or unrelated, who occupy a single housing unit. A housing unit means the place of permanent or customary abode of a person or family. A housing unit may be a single family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. At times housing units may not be occupied by a household due to seasonal use or vacancy.

Chapter 3, Housing Needs Assessment, Household Income, page 24

Household Income

The 2014 median income figure published by HCD for San Luis Obispo County is \$75,400 for a family of four. According to the Census, Grover Beach household income kept pace with inflation and increased 29 percent in the period from 2000 to 2010. The most significant increase was in the group with an income of \$100,000 or more, especially for those who make over \$200,000. This income group grew by 181 percent (see **Table 3-11** for trends in household income).

Chapter 3, Housing Needs Assessment, Overcrowding, page 30

Overcrowding

Overcrowding can occur when housing costs are so high relative to income that families double up or reside in smaller units, which tend to be more affordable, to devote income to other basic living needs. Households with more than one person per room are considered overcrowded. According to 2011 five-year ACS information, 6 percent of owner-occupied households and 4 percent of renter-occupied households in Grover Beach have one or more persons per room and thus are considered overcrowded. See **Table 3-18** for information on the number of occupants per room. Overcrowding is not an issue in Grover Beach. Generally, Grover Beach does not suffer from serious overcrowding.

COMMISSIONERS' COMMENTS

Commissioner Alex stated he had been reappointed to the Commission. He also stated that “Open Street Map” was available as a resource.

Chair Laferriere stated that APCD may revise the transportation data, which would affect the Climate Action Plan.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham provided updates on the Grover Beach Lodge, People's Kitchen, the proposed project located at 1541 Hillcrest that the Commission had denied at the previous meeting, and the charter process.

City Attorney Koczanowicz added that the City Council directed legal action against the Grover Beach Inn.

ADJOURNMENT: 8:08 p.m.

/s/
CHAIR LAFERRIERE

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

(Approved at PC Meeting: June 9, 2014)