



**SPECIAL MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
MONDAY, JUNE 9, 2014**

CALL TO ORDER 6:31 p.m.

FLAG SALUTE Commissioner Alex.

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

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

AGENDA REVIEW:

Chair Laferriere announced to those in the audience that item 5 would likely be continued. Commissioner Alex suggested that item number 7 also be continued until all commissioners were present.

Action: It was m/s by Commissioner Rodman/Commissioner Alex to accept the agenda as presented, and it passed unanimously.

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

CONSENT ITEMS:

1. Approval of Minutes of Planning Commission meeting of March 11, 2014.

Action: It was m/s by Commissioner Alex/Commissioner Rodman to adopt the minutes as presented. The motion passed unanimously.

2. Approval of Minutes of Planning Commission meeting of April 8, 2014.

Action: It was m/s by Commissioner Alex/Commissioner Rodman to adopt the minutes as presented. The motion passed unanimously.

PUBLIC HEARING ITEMS:

**3. Development Permit Application No. 14-08
Applicant – Bruce & Kelley Williams**

The Planning Commission will consider a Development Permit to construct a 370 square foot addition to the existing garage and a 370 square foot second floor addition to an existing 985 square foot single family residence with an attached 248 square foot garage. The property is located at 631 Newport Avenue (APN 060-096-014) in the Low Density Residential (R-1) Zone.

City Attorney Koczanowicz stated that due to the absence of two of the Commissioners, the applicant had the option to request a continuance in order for the project to be presented before all of the members of the Commission.

Jerry Shaw, representative for the applicant, stated that they would like the project to be presented before the three Commission members that were present.

Planner II Reese presented the staff report and added that staff was recommending that standard conditions from the Five Cities Fire Authority regarding fire sprinkler requirements be included in the resolution. Chair Laferriere proposed that if the addition was revised to be under the threshold that required fire sprinklers, the addition would not need to be presented to the Commission again. Director Buckingham stated that as long as the addition was in substantial conformance with the project the Commission approves, the down-sized project would not need to be reviewed by the Commission again.

Chair Laferriere stated that he had reviewed the minutes of the 2010 meeting at which the previous proposal was presented, and noted, that a Use Permit was required for a non-conforming setback. Planner II Reese stated that previously the Zoning Code required any addition, even one that conformed to standards, obtain a Use Permit, but with the adoption of the Development Code, the requirement for a Use Permit in this type of situation was eliminated.

Chair Laferriere opened the public hearing.

Jerry Shaw, designer and representative for the applicants, came forward for questions from the Commission.

Chair Laferriere asked if Mr. Shaw understood the conditions from Five Cities Fire Authority. Mr. Shaw stated yes.

Chair Laferriere closed the public hearing.

Action: it was m/s by Commissioner Alex/Commissioner Rodman to adopt Resolution No. 14-04. The motion carried on the following roll call vote:

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

Resolution No. 14-04: A Resolution of the Planning Commission of the City of Grover Beach, Approving a Development Permit for Development Application No. 14-08 (631 Newport Avenue)

4. General Plan Amendment: 2014-19 Housing Element Update – Development Application No. 14-06

The Housing Element outlines goals, policies, quantified objectives and programs designed to demonstrate the City's ability to accommodate the potential development of new residential units within the City of Grover Beach in order to meet the adopted City's Regional Housing Needs Assessment consistent with State Government Code Section 65583. State housing law requires that the Housing Element be updated every five years, and in this cycle the Housing Element must be updated by June 30, 2014. The draft of the Housing Element was submitted by the City and has been reviewed by the State Department of Housing and Community Development (HCD). Pursuant to the California Environmental Quality Act, a Negative Declaration has been prepared to document the evaluation of the potential environmental impacts related to the General Plan amendment.

Planner II Reese stated that Amy Sinsheimer from PMC would be presenting the staff report.

Regarding the changes to the findings that HCD required, Commissioner Alex requested how a term such as “location” be used to deny a project.

Staff stated that the State believes the terms can be a constraint, causing multi-family projects to be denied because of neighbors’ complaints that the project location is not appropriate. Therefore, HCD is concerned that multi-family projects can be denied on a site zoned for multi-family residential uses.

Chair Laferriere suggested that each mailing list be labeled with the associated workshop or meeting.

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

Action: it was m/s by Commissioner Rodman/Commissioner Alex to adopt Resolution Nos. 14-05 and 14-06. The motion carried on the following roll call vote:

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

Resolution No. 14-05: A Resolution of the Planning Commission of the City of Grover Beach Recommending that the City Council Adopt a Negative Declaration related to a General Plan Amendment Amending the Housing Element (2014-19 Housing Element – Development Application No. 14-06)

Resolution No. 14-06: A Resolution of the Planning Commission of the City of Grover Beach Recommending that the City Council Adopt a General Plan Amendment Amending the Housing Element (2014-19 Housing Element – Development Application No. 14-06)

5. Development Code and Local Coastal Program Amendment – Development Application No. 11-12

In August 2012, the City adopted the Development Code (Article IX of the Grover Beach Municipal Code) to replace the Zoning Code and made associated amendments to the Local Coastal Program (LCP). Prior to consideration by the California Coastal Commission, City staff is recommending further amendments to the Local Coastal Program and Development Code related to coastal access, coastal hazard, protection of coastal resources, requirements for coastal development permits, development standards for the area west of Highway 1, and other minor revisions.

Pursuant to the California Environmental Quality Act (CEQA), a Negative Declaration was previously adopted by the City Council for this project. An Addendum to the Negative Declaration has been prepared pursuant to CEQA Guidelines Section 15164. The amendments include minor revisions and would not increase the severity of previously identified impacts.

Action: It was m/s by Commissioner Alex/Commissioner Rodman to continue the item to the special Planning Commission meeting scheduled for Tuesday, June 24, 2014. The motion passed unanimously.

REGULAR BUSINESS ITEMS:

6. 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.

Chair Laferriere requested why the interim pocket park at Cleaver Park was not included in the CIP. Public Works Director/City Engineer Ray stated that the CIP includes larger projects, and usually the cost of the project must exceed \$50,000 to be included in the CIP.

Action: it was m/s by Commissioner Rodman/Commissioner Alex to adopt Resolution No. 14-07. The motion carried on the following roll call vote:

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

Resolution No. 14-07: A Resolution of the Planning Commission of the City of Grover Beach, Finding Conformity between the City’s General Plan and the Capital Improvement Program (CIP) for FY 2015 through FY 2019

7. Election of Planning Commission Chair and Vice Chair

Annually, the Commission nominates and elects its Chair and Vice Chair.

Action: It was m/s by Commissioner Alex/Commissioner Rodman to continue the item to the special Planning Commission meeting scheduled for Tuesday, June 24, 2014. The motion passed unanimously.

COMMISSIONERS' COMMENTS

None.

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

Director Buckingham provided the Commission an update of the Grover Beach Lodge project. He also provided a summary of street improvement bond and charter city issues before the City Council.

ADJOURNMENT 7:30 p.m.

/s/ _____
CHAIR LAFERRIERE

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

(Approved at PC Meeting: September 9, 2014)