CITY OF GROVER BEACH
PLANNING COMMISSION AGENDA REPORT

DATE: APRIL 12, 2011
ITEM #: 5

TO: **PLANNING COMMISSION**

FROM: **BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR**
JANET REESE, PLANNER II

APPLICATION: **DEVELOPMENT PERMIT APPLICATION NUMBER 08-018**

LOCATION: **828 NORTH 5TH STREET (060-491-045)**

SUBJECT: Consideration of a request for approval of Site and Architectural Plans for a two-story addition to an existing single story, single family residence.

RECOMMENDATION

Staff recommends that the Planning Commission continue the public hearing until the next regularly scheduled meeting, May 10, 2011.

BACKGROUND

Project Description
The applicant is proposing remodeling and expanding their first floor area and adding a second floor to their existing residence.

Existing Site Conditions:
The subject site is a 6,044 square foot lot developed with a single family residence and attached garage.

Data Summary:
Owner/Applicant Name: Michael and Jennifer Poelking
General Plan Designation: Low Density Residential
Zoning: Single Family Residential (R-1)
Surrounding Zoning & Existing Uses: R-1; single family residential

DISCUSSION

The Zoning Code requires structures located north of West Grand Avenue in the R-1 Zoning District greater than 15 feet in height, but that do not exceed 25 feet in height, to obtain Architectural Approval from the Planning Commission to determine whether or not the proposed project would substantially or needlessly obstruct views from adjacent properties. To evaluate the view impacts, story poles are erected and a surveyor certifies that they reflect the proposed location and height of the project. The poles are in place during the public notice period.

Please Review for the Possibility of a Potential Conflict of Interest:

☐ None Identified by Staff		☐ Coleman
☐ Long	☐ Alex	☐ Laferriere
☐ Evans	☐ Blum	☒ Roberson

In this case, two poles indicating the front of the structure were erected. However rear poles were not erected. In addition, a certification letter was not received.

To allow evaluation of the view impacts to adjacent property owners, staff has requested the rear poles to be erected and recommends the Planning Commission continue the public hearing until the next regularly scheduled meeting, May 10, 2011.

PUBLIC NOTIFICATION

On March 31, 2011, the public hearing notice was mailed to all property owners within 300 feet of the property and posted as required by City code and published in the Times Press Recorder on April 1, 2011. In addition, the agenda was posted in accordance with the Brown Act.