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**TO:** PLANNING COMMISSION

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

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

**LOCATION:** 828 NORTH 5<sup>TH</sup> STREET (060-491-045)

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

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**RECOMMENDATION**

Staff recommends that the Planning Commission adopt the resolution denying the Site and Architectural Plans.

**BACKGROUND**

On May 10, 2011, the Planning Commission reviewed a request for Site and Architectural Plans for a proposed two-story addition to an existing single story, single family residence. After public testimony and deliberation, the Planning Commission voted to deny the request.

A resolution has been prepared reflecting the action taken on May 10, 2011. The adoption of the resolution completes the process of denial consistent with the vote at the May 10<sup>th</sup>, 2011 meeting.

**ALTERNATIVES**

The Planning Commission has the following alternatives to consider:

1. Adopt the resolution; or
2. Modify the findings and adopt the resolution.

**RECOMMENDATION**

Staff recommends that the Planning Commission adopt the resolution denying the Site and Architectural Plans.

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

- |                                                   |                               |                                              |
|---------------------------------------------------|-------------------------------|----------------------------------------------|
| <input type="checkbox"/> None Identified by Staff | <input type="checkbox"/> Alex | <input type="checkbox"/> Coleman             |
| <input type="checkbox"/> Long                     | <input type="checkbox"/> Blum | <input type="checkbox"/> Laferriere          |
| <input type="checkbox"/> Evans                    |                               | <input checked="" type="checkbox"/> Roberson |

### **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. The public hearing for this item was opened at the April 12, 2011 Planning Commission meeting and continued to the May 10, 2011 Commission meeting. In addition, the agenda was posted in accordance with the Brown Act.

On June 2, 2011, a notice was mailed to all property owners within 300 feet of the property and posted as required by City code. In addition, the agenda was posted in accordance with the Brown Act.

### **ATTACHMENTS**

1. Draft Resolution

## PLANNING COMMISSION RESOLUTION NO. 11-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH,  
DENYING SITE AND ARCHITECTURAL PLANS FOR APPLICATION NO. 08-018  
(828 NORTH 5<sup>TH</sup> STREET)

**WHEREAS**, the Planning Commission for the City of Grover Beach has received for its review and consideration a Staff Report and presentation in connection with Development Permit Application No. 08-018, requesting approval of Site and Architectural Plans for the construction of a 2,707 square foot two-story addition to the existing single family residence and attached garage at 828 North 5<sup>th</sup> Street (APN 060-491-045) in the Single Family Residential (R-1) Zoning District; and

**WHEREAS**, the notice of Public Hearing was sent to adjoining property owners and advertised in the manner required by law; and

**WHEREAS**, the project is categorically exempt from the California Environmental Quality Act (CEQA), Class 1: Existing facilities; and

**WHEREAS**, the Planning Commission of the City of Grover Beach has reviewed and considered the Development Permit Application No. 08-018 at a Public Hearing on April 12, 2011 and May 10, 2011; and

**WHEREAS**, with a vote of 5-1-1, the Planning Commission for the City of Grover Beach makes the following findings in accordance with Municipal Code Section 9144.3 Architectural Approval, Subsection (B):

1. The design of the proposed project and grounds are **not** in keeping with the character of the neighborhood. The architectural character, materials and color are compatible with other stucco and Mediterranean style residences in the neighborhood. However, the proposed height, scale, size and massing of the second story addition is **not** compatible with other existing homes in the Mar Brissa neighborhood.
2. The proposed design is not detrimental to the orderly and harmonious development of the surrounding area and the City of Grover Beach because the project is within an existing developed neighborhood that is served by adequate infrastructure.
3. The proposed project **could** impair the desirability of investment or occupation in the neighborhood. The proposed height, scale, size and massing of the second story addition is **not** consistent with the character of the surrounding single family residences.
4. The development is **not** consistent with the architectural guidelines and standards for the neighborhood. The proposed project is not consistent with General Plan Land Use Element policies LU-3.1 and LU-20.9 which require infill development to be compatible with the neighborhood. Specifically, the proposed height, scale, size and massing of the second story addition is **not** compatible with other existing homes in the Mar Brissa neighborhood.
5. The proposed project is **not** consistent with the General Plan. Land Use Element policies LU-3.1 and LU-20.9 require infill development to be compatible with the neighborhood. Specifically, the proposed height, scale, size and massing of the second

story addition is **not** compatible with other existing homes in the Mar Brissa neighborhood.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission for the City of Grover Beach **DOES HEREBY DENY** Site and Architectural Plans relating to Development Permit Application No. 08-018,:

On motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and on the following roll-call vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

the foregoing RESOLUTION NO. 11-09 was **PASSED, APPROVED, and ADOPTED** at a Special Meeting of the City of Grover Beach Planning Commission on this 14<sup>th</sup> day of June, 2011.

\_\_\_\_\_  
CHRIS LONG, CHAIR

Attest:

\_\_\_\_\_  
BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR  
SECRETARY TO THE PLANNING COMMISSION

Approved as to Form:

\_\_\_\_\_  
MARTIN D. KOCZANOWICZ, CITY ATTORNEY

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