



PLANNING COMMISSION STAFF REPORT

TO: Honorable Chair & Planning Commission **DATE:** October 11, 2017

FROM: Bruce Buckingham, Community Development Director

PREPARED BY: Janet Reese, Planner II

SUBJECT: Development Application 17-11 – Request for a Development Permit and Tentative Parcel Map for a two unit, two-story Planned Unit Development located at 557 South 10th Street

RECOMMENDATION

Staff recommends that the Planning Commission adopt the resolution approving Development Application 17-11 for a Development Permit and two lot Tentative Parcel Map for a two unit Planned Unit Development.

BACKGROUND

Existing Site Conditions

The subject site is an 11,236 square foot lot. There is an existing 884 square foot, one-story single family residence that was constructed in 1949.

The site has overhead service lines to the existing residence from a pole near the southwest portion of the property with distribution lines along the street frontage. The site frontage is currently developed with curb, gutter, and sidewalk.

Data Summary:

Property Owner: 595 S. 7th LLC

General Plan Designation: Medium Density Residential

Zoning: Medium Density Residential (R2)

Surrounding Zones & Existing Uses:

North: Medium Density Residential (R2); one-story duplex

South: Medium Density Residential (R2); one-story duplex

East: Medium Density Residential (R2); two-story multi-family residential development

West: Medium Density Residential (R2); one-story single family residence

Project Description

The applicant is proposing to subdivide the parcel into two lots, 6,004 and 5,232 square feet in size. On lot 1, the existing residence would remain, and a second floor above a two-car garage would be constructed to create a 1,288 square foot residence. A porch would also be constructed. Lot 2 would be developed with a two-story, 2,019 square foot residence with a two car garage and roof deck (reference Exhibit A of Attachment 1). The earth-tone colored units would have a stucco exterior finish and asphalt shingle roofs (reference Exhibit A of Attachment 1).

General Plan

The General Plan Land Use Element has three policies (LU-3.1, LU-20.9, and LU-20.8) that apply to this project. These policies are reiterated in Development Code Section 2.20.050.B.

LU-3.1 Compatible infill development. *Housing built within an existing neighborhood should be compatible in scale and in character with that neighborhood. Where neighborhoods are primarily single story, two story housing may be permitted but should be designed to respect the privacy of surrounding residences. All multifamily development and large group-living facilities should be compatible with nearby, lower density development.*

- a. *Architectural Character.* New buildings should respect existing buildings where they contribute to neighborhood architectural character, in terms of size, spacing, and variety.
- b. *Privacy and Solar Access.* New buildings should be designed to respect the privacy and solar access of neighboring buildings and outdoor use areas, particularly where multistory buildings or additions may overlook backyards of adjacent dwellings.
- c. *Compatible Color and Materials.* New buildings should employ a palette of building materials and colors that complements the existing development where they contribute to neighborhood architectural character.

Architectural Character & Compatibility

The neighborhood is composed primarily of single story, single family residences. There are a few two-story structures in the area. The neighborhood has a variety of architectural styles and colors. The proposed architectural style, roof lines, materials, and colors are compatible with the residences in the vicinity. Therefore, staff believes that the proposed architectural character, materials and color are compatible with the neighborhood.

Privacy

The two-story addition to the existing unit is located five feet from the northerly property line. High windows and a bathroom window are proposed, affording the northern neighbor privacy. The south facing second floor deck would be 45 feet from the southerly property line.

The rear unit is proposed five feet from the southerly property line. Two high windows and a kitchen window are proposed to be south facing. The roof deck is set back approximately four feet from the building's edges to minimize views into the adjacent properties. Therefore, staff believes that the proposed residences have been designed to meet the intent of the policy regarding privacy of the neighboring residences.

LU-20.9 Building height of residential infill development. *The height of residential infill projects should be consistent with that of surrounding residential structures, and incorporate features to protect existing views and privacy where reasonable. Where greater height is desired, an infill structure should set back the upper floors from the edge of the first story to reduce impacts on adjacent properties.*

The maximum height in the R2 zone is 25 feet. The proposed height of the front unit is 23 feet 5 inches from average natural grade. The rear unit would have a height of 24 feet 10 inches. The property is zoned R2 and is not subject to the Development Code finding required for R1 projects that views are not substantially obstructed from adjacent properties.

LU-20.8 Qualities desired in residential development. *Residential projects should provide:*

- a. *Privacy, for occupants and neighbors of the project;*
- b. *Adequate usable outdoor area, sheltered from noise and prevailing winds, and oriented to receive light and sunshine;*

- c. Use of natural ventilation, sunlight, and shade to make indoor and outdoor spaces comfortable with minimum mechanical support;
- d. Pleasant views from and toward the project;
- e. Security and safety;
- f. Separate paths for vehicles and for people, and bike paths along collector streets;
- g. Adequate parking and storage space;
- h. Noise and visual separation from adjacent roads and commercial uses.
- i. Design elements that facilitate neighborhood interaction, such as front porches, front yards along streets, entryways facing public walkways, and building design and orientation to minimize the prominence of the garage door.

Both units have a private yard area for their usable private outdoor area. The rear unit also has a roof deck. The front doors and the garage doors face the common driveway, but a porch would be constructed for the existing residence and the garage is located 45 feet from the street. Therefore, staff believes that the proposed project is consistent with policy LU-20.8.

Development Code

The Development Code describes the Medium Density Residential Zone (R2) as an area of the City intended primarily for small lot detached and attached single-family dwellings and multi-family residential dwellings. The proposed Planned Unit Development is consistent with the purpose and intent of the R2 Zone and is appropriately designed to mitigate potential impacts to the surrounding residential properties.

This project requires a Development Permit to ensure compliance with Development Code Section 4.30 Residential Common Area Developments. The proposed project complies with the development standards for the R2 Zone and Residential Common Area Developments as shown and discussed below.

Medium Density Residential Zone Development Standard	Requirement	Proposed	
Density	Maximum 9 units per gross acre (two units allowed)	two units	
		557 South 10 th St.	567 South 10 th St.
Front Setback	15 feet minimum	18 feet 4 inches (existing)	n/a
Side Setbacks	5 feet minimum	4 feet 9 inches to existing residence 5 feet to addition	5 feet
Rear Setback	10 feet minimum	n/a	10 feet
Building Height (from average natural grade)	25 feet maximum	23 feet, 5 inches	24 feet, 10 inches
Residential Common Area Development Standard	Requirement	557 South 10 th St.	567 South 10 th St.
Minimum Lot Size	3,500 square feet	6,004 square feet	5,232 square feet
Lot Coverage	35 percent maximum	25 percent	27 percent
Open Space Coverage	35 percent minimum	55 percent	46 percent

Private Yard Area	300 square feet plus 30 square feet for every 100 square feet of dwelling exceeding 1000 square feet	865 square feet (390 square feet required)	2,151 square feet (570 square feet required)
Second Floor Area to First Floor Area Ratio	Second floor area can be a maximum of 80% of the first floor	27 percent	76 percent
Laundry Facilities	Laundry area to accommodate a washer and dryer	Laundry Room on first floor	
Storage Area	Minimum 200 cubic feet, exterior or above hood line in garage	West side of the garage	Above hood line in garage
Trash Receptacles	Individual trash cans stored in garage or screened from view	To the side of the residences behind the gate	
Distance Between Detached Units	10 feet minimum	10 feet	
Parking	2 car garage and 1 parking space per unit	2 car garage and 1 parking space per unit	

As noted above, the existing dwelling is located within the required side setback by three inches. Therefore, the structure is considered a nonconforming structure. Development Code Section 7.40.030 allows additions to nonconforming structures as long as the addition complies with current development standards.

Development Code Section 4.30.050 also includes the following design standards for Planned Unit Developments:

1. The design of the units shall promote architectural as well as visual relief, thereby reducing the overall structural bulk, especially on the second floor.
2. Consistent with consideration of bulk, scale, and design, the project shall minimize any cantilevering of the second floor over the first floor.
3. The height and scale of each dwelling shall be compatible with the site and existing (or proposed) adjacent buildings.
4. Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to its surroundings.
5. Materials shall be of durable quality.
6. Monotony of design in single or multiple building projects shall be avoided. Variation in detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings shall be used to prevent a monotonous appearance.

Staff believes the project complies with the above design standards.

Public Works Department

The Pavement Condition Index for the 500 block of South 10th Street is 44. Therefore, the project is required to construct street improvements along the frontage of the property up to the centerline of the right of way in order to comply with Development Code Section 5.20. The project has been conditioned to install frontage improvements.

Development Code Section 5.40 requires new construction underground all existing and proposed overhead utilities or pay an in-lieu fee adopted by the City Council. In addition, the Code requires all overhead service lines be placed underground.

Development Code Section 5.50 requires new construction to retain all drainage on-site. Therefore, an underground retention system is proposed within the front setback to retain all runoff on-site consistent with City Standards.

Fire Department

Installation of fire sprinklers is required for new residential units and existing units when adding in excess of 50 percent of the existing square footage.

Environmental Review

The project qualifies for the following two California Environmental Quality Act (CEQA) Categorical Exemptions:

- Class 3 (Section 15301): This section exempts new construction of small projects involving four or less residential dwelling units.
- Class 15 (Section 15315): This section exempts land divisions which create four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The project proposes the creation of two lots from the current parcel and a single family residence be constructed on each new lot. Therefore, the project is exempt from CEQA review.

ALTERNATIVES

The Planning Commission has the following alternatives to consider:

1. Adopt the resolution approving Development Application 17-11 for a Development Permit and Tentative Parcel Map; or
2. Direct staff to prepare a resolution denying the project with findings; or
3. Provide alternative direction to staff.

PUBLIC NOTIFICATION

The agenda was posted in accordance with the Brown Act. A copy of this staff report and the meeting agenda was provided to the applicant. On September 29, 2017, the public hearing notice was published in The Tribune, posted on the subject property, and mailed to property owners within 300 feet of the subject property.

ATTACHMENTS

1. Draft Resolution
Exhibit A: Plans
2. Vicinity Map

PLANNING COMMISSION RESOLUTION NO. 17-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH,
APPROVING DEVELOPMENT APPLICATION 17-11 FOR A DEVELOPMENT PERMIT AND
TENTATIVE PARCEL MAP (557 AND 567 SOUTH 10TH 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 Application 17-11, requesting approval for a Development Permit and two lot Tentative Parcel Map to construct a two unit Planned Unit Development located at 557 and 567 South 10th Street in the Medium Density Residential (R2) Zone (APN 060-288-016); 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 3: New Construction of Small Structures and Class 15: Minor land divisions; and

WHEREAS, the Planning Commission of the City of Grover Beach has reviewed and considered Development Application 17-11 at a Public Hearing October 11, 2017; and

WHEREAS, the Planning Commission for the City of Grover Beach makes the following findings in accordance with Grover Beach Municipal Code Article IX, Section 6.20.060 Development Permit, Subsection F, subject to the Conditions of Approval contained herein:

1. *The proposed development is consistent with the General Plan, the Development Code, and other City goals, policies, and standards, as applicable.* – The proposed project is consistent with Land Use Element policies regarding infill development because the architectural character, materials, color, height and scale of the proposed project is compatible with the existing residences in the neighborhood. The project meets all applicable development standards of the Development Code.
2. *The subject site is physically suitable in terms of design, location, operating characteristics, shape, size, and topography.* – The site would be developed with two detached, two-story residences and related improvements. The project has been designed to meet all development standards of the Medium Density Residential Zone and for Residential Common Area Developments. The location and operating characteristics of the proposed residential project are consistent and compatible with the surrounding residential uses.
3. *The site's suitability ensures that the type, density, and intensity of use being proposed will not constitute a hazard to the public interest, health, safety, or welfare.* – The site is currently served by City water and sewer, and all other public utilities. The use, density and intensity of the residential use are consistent with the Medium Density Residential Zone. The project has been conditioned to meet all applicable codes to ensure the project will not constitute a hazard to the public interest, health, safety, or welfare.

WHEREAS, the Planning Commission for the City of Grover Beach make the following findings in accordance with Development Code Chapter 8, Subdivision Regulations:

1. Public Hearing notification has been given in the time and in the manner required by State Law and City Code.
2. The proposed Tentative Parcel Map for the two lot subdivision is in conformity with both the intent and provisions of the General Plan and Development Code.
3. The proposed public and private improvements as designed and conditioned will protect and provide for the public health, safety and general welfare.
4. As designed and with the conditions of approval, drainage from the proposed subdivision would not result in the violation of existing requirements prescribed by the City of Grover Beach Storm Water Management Plan.
5. As referenced in the staff report to the Planning Commission, the site is physically suitable for the proposed type and intensity of development. Adequate infrastructure exists to serve the project or will be constructed as part of the project.
6. The subdivision complies with the Subdivision Map Act (Government Code Sections 66410 through 66499.58). Specifically, the tentative map complies with Section 66474 of the Subdivision Map Act because (1) the subdivision design is consistent with the applicable objectives, goals, and policies of the General Plan, (2) the site is physically suitable for the type of development, (3) the site is physically suitable for the proposed density of the development, (4) the subdivision will not cause substantial environmental damage or injure fish or wildlife or their habitat, (5) the subdivision is not likely to cause serious public health problems, and (6) the design of the subdivision will not conflict with public easements.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission for the City of Grover Beach **DOES HEREBY APPROVE** Development Application 17-11 for a Development Permit and Tentative Parcel Map subject to the following conditions:

CONDITIONS OF APPROVAL:

GENERAL

- G-1. The approval granted by this Resolution shall be valid for twenty-four (24) months of the Planning Commission final approval date, and shall expire unless a valid building permit is issued and construction commenced. A request for a time extension shall be submitted to the Community Development Department as provided in Grover Beach Municipal Code Article IX, Section 6.30.060.
- G-2. The Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of

any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition.

- G-3. All Conditions of Approval shall be provided on a full size sheet as part of the construction plan set. All notes and specifications as shown on the plans shall be considered Conditions of Approval. If there is a conflict between the approve plans and the Conditions of Approval, the Conditions of Approval shall prevail. The project shall comply with all Federal, State, Local and City codes, regulations, and standards. Construction plans shall comply with applicable California Building Codes in effect at the time of submittal.
- G-4. The hours of construction shall be from 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. Saturday, Sunday, and holidays, in accordance with Municipal Code Section 3120.1. All construction traffic shall access the site utilizing the truck route(s) closest to the site as defined in the City Circulation Element and as approved by the City's Police Department. Violations are subject to citation and fines.

COMMUNITY DEVELOPMENT DEPARTMENT

- CDD-1. This approval authorizes a two lot subdivision and construction of a two unit, detached Planned Unit Development in substantial conformance with the project plans attached as Exhibit A, as amended herein.
- CDD-2. Each unit shall have a minimum of 200 cubic feet of exterior storage, which shall be weather-proofed and designed to provide reasonable security. Storage within a garage shall be located above the hood line or outside the area required for parking spaces.
- CDD-3. Prior to issuance of a building permit, the applicant shall submit a final landscape plan in compliance with GBMC Article IX Section 3.30 Landscaping Standards and the State's Model Landscape Ordinance.

FIRE DEPARTMENT

- FD-1. Installation of a NFPA 13D Fire Protection System is required for each residence and shall be installed in accordance with current adopted building and fire codes. Plans shall be submitted to the City of Grover Beach and Five Cities Fire Authority for review and approval prior to installation.
- FD-2. A minimum 1" water service line and 1" water meter shall be installed to each residence, calculated and approved by Fire Protection Engineer.
- FD-3. Riser shall have a water flow alarm with a dedicated electrical circuit and a lock on device installed.
- FD-4. Fire sprinkler riser shall be installed inside the garage in a fire rated protective enclosure.
- FD-5. Main control valve must only shut off domestic water service and not the fire water.

FD-6. A warning sign, with a minimum of ¼ inch letters, shall be affixed adjacent to the main shutoff valve and shall state the following:

WARNING: The water system for this home supplies fire sprinklers that require certain flows and pressures to fight a fire. Devices that restrict the flow or decrease the pressure or automatically shut off the water to the fire sprinkler system, such as water softeners, filtration systems, and automatic shutoff valves, shall not be added to the system without a review of the fire sprinklers system by a fire protection specialist. **DO NOT REMOVE THIS SIGN.**

FD-7. Smoke detectors and Carbon Monoxide Detectors shall be installed in all sleeping areas and in corridors leading to the sleeping areas and be electrically interconnected with battery back-up.

FD-8. Address number shall be Arabic numerals or Alphabet Letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

FD-9. Five Cities Fire Authority shall be contacted to do a rough fire sprinkler inspection prior to the installation of insulation/drywall and then a final fire sprinkler inspection upon completion.

PUBLIC WORKS DEPARTMENT/CITY ENGINEER

PW/CE-1. Prior to the issuance of a building permit, the property boundaries are to be established. Lot corners will be required to be set for the purposes of foundation verification.

PW/CE-2. Prior to the issuance of a building permit, the applicant shall submit Public Improvement Plans depicting all the proposed road and utility improvements required by applicable City standards. The plans to be approved by the City Engineer shall at a minimum include the following:

- a) Construct concrete curb, gutter, sidewalk and driveway approach for South 10th Street to meet City and A.D.A. accessibility standards. Due to the Pavement Condition Index of less than 60, pavement reconstruction for the project frontage shall be from the centerline, to the new lip of gutter.
- b) Construct a 6" PVC water line from the intersection of Seabright Avenue with S. 10th Street, extending to the southerly side of the project. The new water main shall terminate with either a blow-off or a fire hydrant, to the satisfaction of the City Engineer.
- c) Two new domestic water service lines and meters (1" minimum) shall be constructed to meet domestic and fire sprinkler suppression demands.
- d) Each lot shall be served by separate sanitary sewer laterals.
- e) Any existing water or sewer service line requiring replacement or upgrade, shall be abandoned at the main to the satisfaction of the City Engineer.
- f) Prior to re-use of any existing sewer lateral, the applicant shall provide a video camera inspection to verify the materials, location, and grade, subject to the approval of the City Engineer. The minimum lateral size is 4 inches.
- g) Any new street tree proposed shall be planted a minimum of 5-feet behind the sidewalk with root barriers and deep watering systems per City standards.
- h) All existing and all new utilities serving the project.

- The public improvements, including abandonments, shall be completed and accepted by the City Engineer prior to issuance of a Certificate of Occupancy. Any public or private improvements damaged during construction shall be repaired/replaced prior to occupancy. All public improvements shall be installed consistent with City standards, as required by the City Engineer. Work in the public right-of-way will require an Encroachment Permit from the Public Works Department.
- PW/CE-3. Prior to approval of the improvement plans, the improvement plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professionals as required.
- PW/CE-4. Prior to approval of the improvement plans, the developer shall submit clearances from all applicable agencies and signatures from applicable public utilities.
- PW/CE-5. Prior to the issuance of a grading/building permit, submit a Grading and Drainage Plan. All storm water generated by the proposed project shall be collected and retained on the lot as required by Development Code Section 5.50.080. The Plan shall be prepared by a Civil Engineer, licensed by the State of California, and include the following:
- a) Individually, each lot shall capture and retain 100% of its surface runoff due to the creation of new impervious surfaces.
 - b) Provide sufficient detail for the adjoining properties to the extent of representing adjacent grades, existing drainage patterns, nearby structures, and grade changes that may require retaining wall construction.
 - c) Provide calculations for the area of impervious surfaces created and the required storage volume to meet the City's on-site drainage requirements.
 - d) In the event of flooding, provide safe overland routes and overflows in a non-erosive or concentrated manner.
 - e) Provide a soils and geotechnical report for the property.
 - f) Show all existing and proposed easements, including setbacks.
 - g) Provide construction details for the all proposed retention structures.
 - h) Roof water shall be piped underground from the downspouts if underground storage is proposed.
 - i) Prepare an Erosion Control Plan utilizing best management practices (BMP's).
- PW/CE-6. Prior to issuance of a building permit, the applicant shall comply with Municipal Code Article IX Development Code, Chapter 5.60 Stormwater Construction and Post Construction Management. This will require submittal of a Stormwater Control Plan (P.1), and a Water Pollution Control Plan (C.1).
- PW/CE-7. The submittal and recordation of Exhibit A – “Post Construction Stormwater Management System Operations & Maintenance Plan”, and Exhibit B – “Maintenance Checklist Template” are required prior to request for Final Inspection.
- PW/CE-8. Prior to issuance of a Certificate of Occupancy, all existing overhead utilities serving the project shall be undergrounded and all new services shall be undergrounded, as required by Municipal Code Article IX Section 5.40. All existing overhead utilities along the property frontage shall be undergrounded or the in-lieu fee paid consistent with the Council adopted Interim Undergrounding Policy.

PW/CE-9. A Parcel Map shall be prepared by an engineer or land surveyor licensed by the State of California. The parcel map shall include a shared private access easement. Prior to issuance of a Certificate of Occupancy, a shared driveway maintenance agreement shall be submitted for review by the City and recorded concurrently with the Parcel Map.

PW/CE-10. Prior to recordation of the Parcel Map, either monuments shall be set or a cash bond be presented to the City guaranteeing their setting within one year.

PW/CE-11. Prior to recordation of the Parcel Map, all plan checking and inspection fees shall be paid.

PW/CE-12. Prior to recordation of the Parcel Map, the applicant shall provide to the Public Works Department one (1) copy of the Parcel Map and any concurrent recording, one (1) reduced version for use in preparing the staff report, one (1) hard-copy on reproducible mylar, and electronic copies in AutoCad and PDF formats.

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

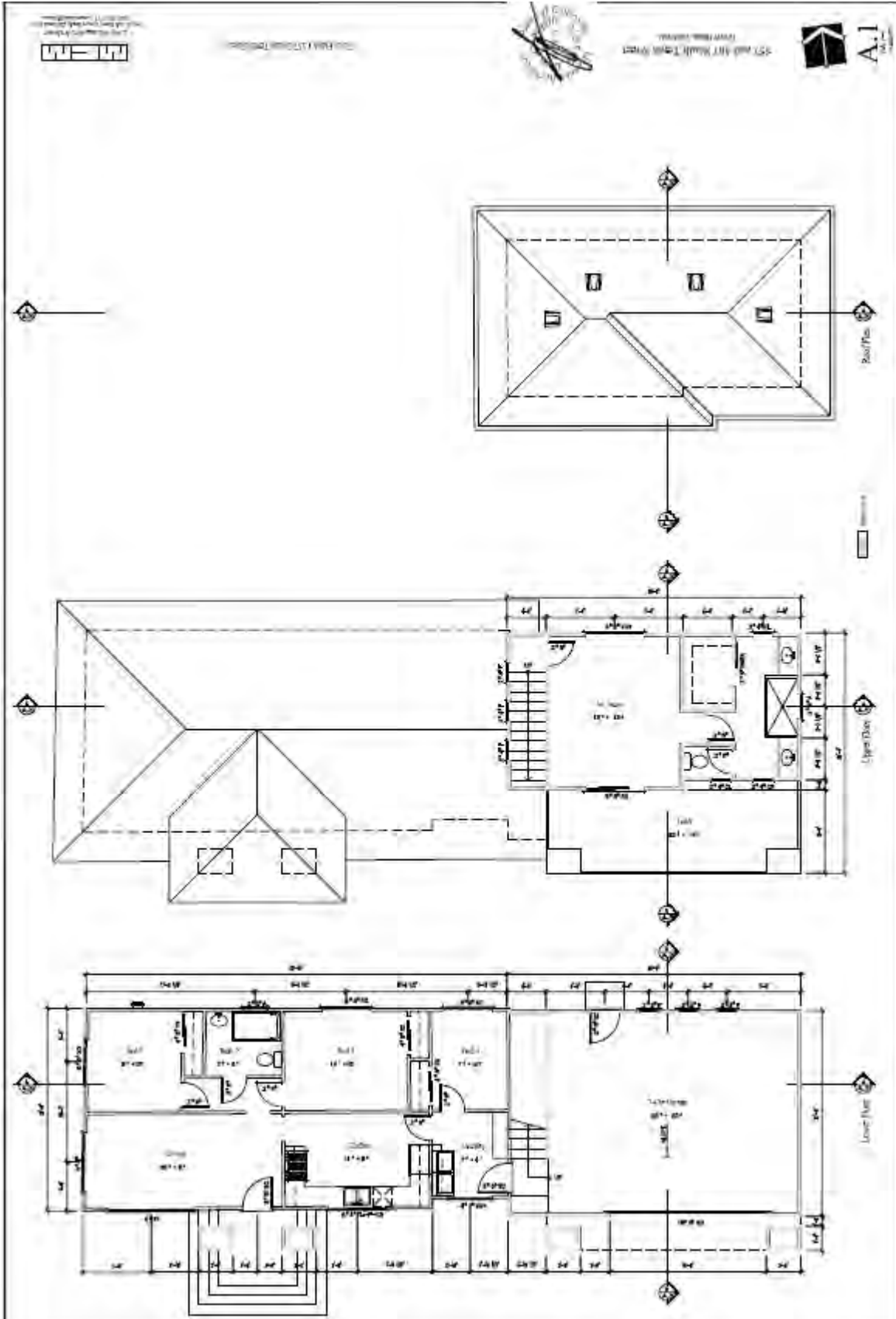
AYES: Commissioners -
NOES: Commissioners -
ABSENT: Commissioners -
ABSTAIN: Commissioners -

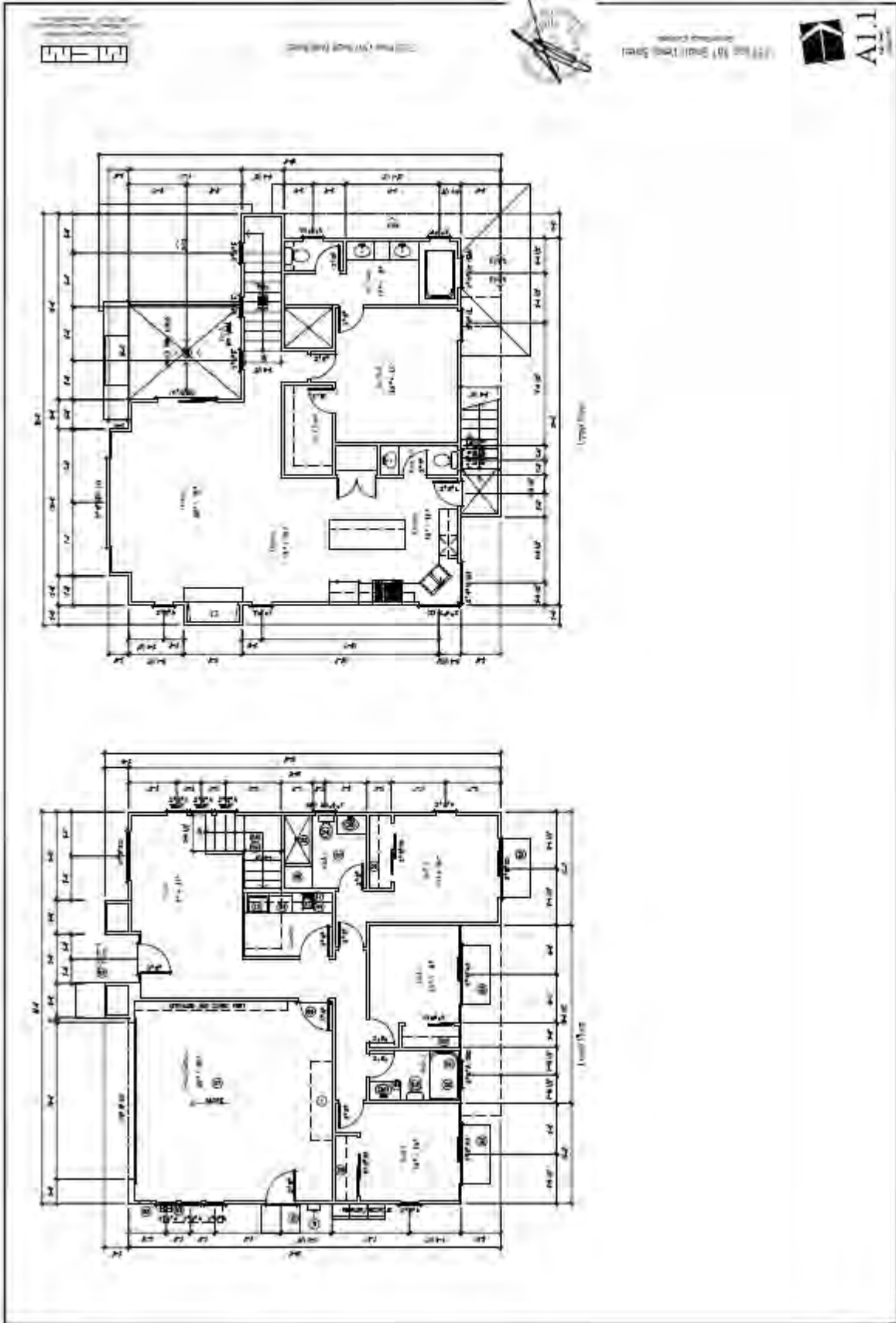
the foregoing RESOLUTION NO. 17-11 was **PASSED, APPROVED**, and **ADOPTED** at a Regular Meeting of the City of Grover Beach Planning Commission on this 11th day of October, 2017.

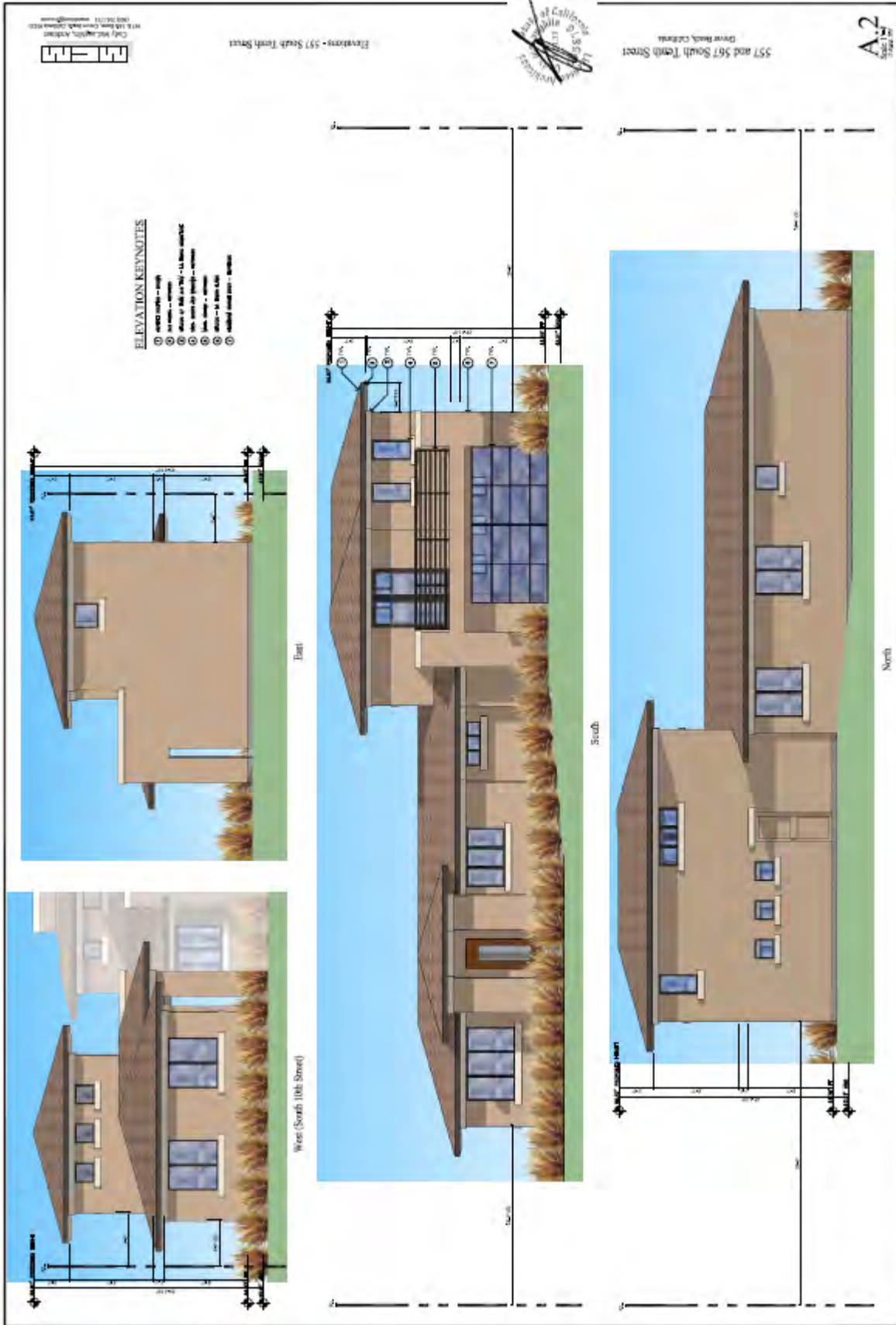
JOHN LAFERRIERE, CHAIR

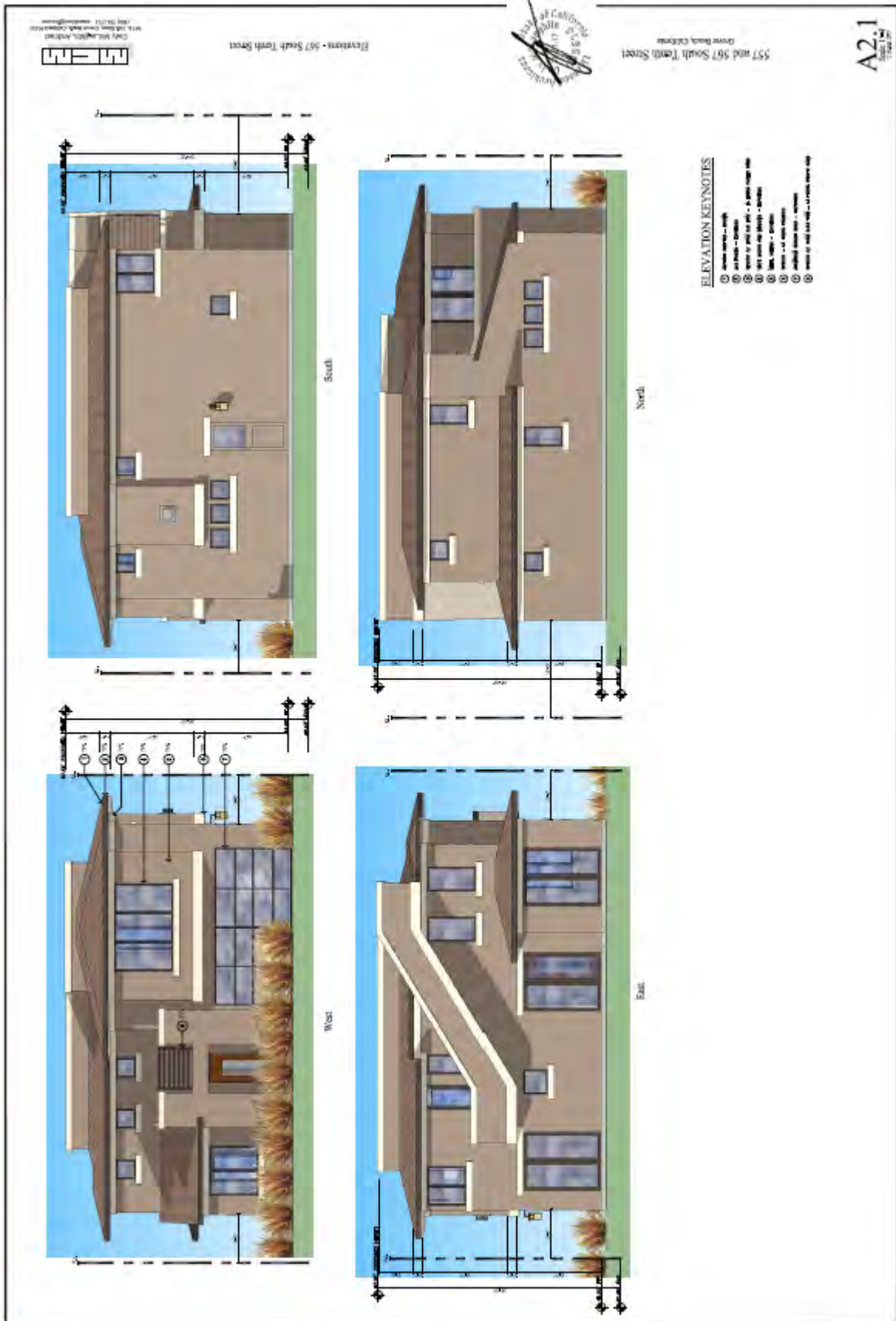
Attest:

BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR
SECRETARY TO THE PLANNING COMMISSION











557 & 567 South Tenth Street
Grover Beach, California

Vicinity Map
557 South 10th Street

