



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, NOVEMBER 9, 2016**

CALL TO ORDER 6:30 p.m.

FLAG SALUTE Commissioner Alex.

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

Staff present: Community Development Director Buckingham, City Attorney Hale, Planner II Reese, and Building/Planning Technician Mesa.

AGENDA REVIEW:

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

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

CONSENT ITEMS:

1. Meeting Minutes of Planning Commission Meetings

Action: It was m/s by Vice Chair Blum/Commissioner Alex to approve the meeting minutes of May 11, 2016, June 8, 2016, July 13, 2016 and September 14, 2016, and the motion passed unanimously.

2. General Plan conformity finding for the expansion of the Grover Beach Amtrak Station

Action: It was m/s by Vice Chair Blum/Commissioner Alex to adopt Resolution 16-14. The motion carried on the following voice vote:

AYES: Commissioners Alex, McLaughlin, Rodman, Vice Chair Blum and Chair Laferriere.

NOES: Commissioners – None.

ABSENT: Commissioners – None.

ABSTAIN: Commissioners – None.

Resolution No. 16-14: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH FINDING THAT THE DISPOSITION OF PROPERTY DESCRIBED AS APN 060-206-024 AND A PORTION OF APN 060-263-034 ARE IN CONFORMITY WITH THE GENERAL PLAN

PUBLIC HEARING ITEMS:

**3. Development Permit 16-18 (continued from September 14, 2016 and October 12, 2016)
Applicant – Integra Products, Inc.**

The Planning Commission will consider a Development Permit for a remodel and addition to the existing two-story, 1,402 square foot single family residence. The proposed project would add 126 square feet of living space, a 101 square foot deck and a 141 square foot roof deck. Story poles have been erected to demonstrate the proposed building envelope that would be located above 15 feet. The property is located at 1294 Newport Avenue (APN 060-171-006) in the Low Density Residential (R1) Zone.

Building/Planning Technician Mesa provided a staff report and provided the following revisions to the draft resolution:

Modify Five Cities Fire Authority condition FD-1 to read: Installation of a NFPA 13D Fire Protection System is required and shall be installed in accordance with current adopted building and fire codes, unless otherwise determined by the Fire Chief at time of Building Permit plan review. Plans shall be submitted to the City of Grover Beach and Five Cities Fire Authority for review and approval prior to installation.

Remove the following Public Works/City Engineer conditions: PW/CE-1, 2, 5, and 6:

PW/CE-1. 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 an Erosion Control Plan utilizing best management practices and a Water Pollution Control Plan. The submittal and recordation of the Post Construction Stormwater Management System Operations & Maintenance plan, checklist and maintenance agreement is also required.

PW/CE-2. Prior to issuance of a building permit, the applicant shall submit and obtain approval for a stormwater retention facility sized in accordance with Municipal Code Article IX Development Code, Chapter 5.50.080 Drainage Standards.

PW/CE-5. Prior to occupancy, all overhead utility service lines shall be located underground, as required by Municipal Code Article IX Section 5.40.

PW/CE-6. Prior to occupancy, a driveway ramp that meets City Standard B.6 shall be installed on North 13th Street and public improvement plans for Newport Avenue shall be approved and new concrete curb, gutter and sidewalk shall comply with City Standards per Municipal Code Article IX Section 5.20.

Chair Laferriere opened the public hearing.

Ryan Perron, applicant representative, San Luis Obispo resident, provided additional information on the proposed materials and exterior elevations and responded to questions from Commissioner McLaughlin regarding inconsistencies on the plans.

Ken Blake, Grover Beach resident, stated that the existing garage is located on his property and would like it removed due to the proximity to his dwelling.

Chair Laferriere closed the public hearing.

Director Buckingham stated that the applicant does not currently intend on improving the garage. However, condition CDD-3 states that should any work on it require a building permit, he would determine if the work qualifies as "repair and maintenance" or if the garage

would be rebuilt with a required five foot setback. He also clarified that the applicant can rebuild the roof of the dwelling so that it does not have the step.

Action: It was m/s by Commissioner Alex/Vice Chair Blum to adopt Resolution 16-15 as amended by staff. The motion carried on the following roll call vote:

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

Resolution No. 16-15: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT PERMIT 16-18 (1294 NEWPORT AVENUE)

Commissioner McLaughlin recused himself from the following item and left the dias.

4. Development Permit 16-28

Applicant – Bischoff Homes Inc.

The Planning Commission will consider a Development Permit and Use Permit to construct a three-story, 19-unit apartment complex. The proposed project consists of 16 two-bedroom units, two one-bedroom units, one studio unit, two laundry rooms, common and private open space, and 35 parking spaces. The applicant is applying the State’s Affordable Housing Density Bonus, which allows for a 35% density bonus in return for three units at the low-income level (80% of the median income for San Luis Obispo County). The project would provide a reduced number of parking spaces required by City Code as specified by State Government Code Section 65915. The property is located at 1176 Ramona Avenue (APN 060-237-018) in the Central Business Open (CBO) Zone.

Planner Reese provided a staff report.

Chair Laferriere asked if the affordable units needed to be fixed units or if they could be flexibly located. Director Buckingham stated that the plans indicate the three proposed units, but the condition states that they can be re-designated during final plans. Having three designated units is easier for staff to manage, but he stated that the concern is that if one of the affordable households is no longer qualified due to an increase in income, then they would need to move. However, if there is another unit that is vacant, the applicant would like to move another qualified household in that vacant unit.

Chair Laferriere opened the public hearing.

The following individuals spoke in favor of the project:

Brian Owen, property owner, Santa Barbara representative, stated he did not care which units were the designated affordable units, but preferred that the designation could float in case a previously qualified household no longer qualified so that they did not have to move units.

Paul Bischoff, Grover Beach resident, applicant’s representative

Leonard Hoskins, Grover Beach resident, stated that he was in support of this version of the project due to the increased number of parking spaces, although the tandem design was not preferred.

Chair Laferriere closed the public hearing.

The commission discussed the wall along the frontage of North 12th Street, location and type of the affordable units, and storage.

Action: It was m/s by Vice Chair Blum/Commissioner Alex to

- 1) delete CDD-3 regarding the removal of the wall along the frontage of North 12th Street; and
- 2) amend CDD-4 to read: Prior to issuance of a building permit, the applicant shall enter into an Affordable Housing Agreement as approved by the City Attorney. This Agreement shall specify the location of the three two-bedroom low-income units, to be dispersed throughout the project; however, the Community Development Director may approve revisions to the location; and
- 3) add a condition requiring that 35 parking spaces be maintained and prohibit storage in any parking spaces; and
- 4) adopt Resolution 16-16. The motion carried on the following roll call vote:

AYES: Commissioners Alex, Rodman, Vice Chair Blum, and Chair Laferriere.
 NOES: Commissioners – None.
 ABSENT: Commissioners – None.
 ABSTAIN: Commissioners – None.
 RECUSED: Commissioner McLaughlin (due to a conflict of interest).

Resolution No. 16-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING A DEVELOPMENT PERMIT AND USE PERMIT FOR DEVELOPMENT PERMIT 16-28 (1176 RAMONA AVENUE)

Commissioner McLaughlin returned to the dias.

5. Development Permit 16-10

Applicant – Mike Dacey

The Planning Commission will consider a Development Permit to construct a two-story, 2,020 square foot, three bedroom, single family residence with a 750 square foot garage and two decks totaling 306 square feet. Story poles have been erected to demonstrate the proposed building envelope that would be located above 15 feet. The property is located at 1011 Atlantic City Avenue, A (APN 060-443-019) in the Low Density Residential (R1) Zone.

Building/Planning Technician Mesa provided a staff report.

Chair Laferriere opened the public hearing.

Matt Cebulla, applicant’s representative, indicated he was available for questions.

Chair Laferriere closed the public hearing.

Action: It was m/s by Commissioner Rodman/Commissioner McLaughlin to adopt Resolution 16-17. The motion carried on the following roll call vote:

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

Resolution No. 16-17: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT PERMIT 16-10 (1011 ATLANTIC CITY AVENUE, A)

COMMISSIONERS' COMMENTS

Commissioner Alex stated that he would not be available for the December meeting.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham provided an update on the status of the hotel located at 950 El Camino Real and the Lodge project.

ADJOURNMENT 8:31 p.m.

/s/
CHAIR LAFERRIERE

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

(approved at PC meeting 7/12/2017)