



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, MARCH 8, 2017**

CALL TO ORDER 6:30 p.m.

FLAG SALUTE Commissioner McLaughlin.

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

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

AGENDA REVIEW:

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

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

PUBLIC HEARING ITEMS:

1. Development Application 16-23

Representative – Bryce Engstrom

The Planning Commission will consider a Development Permit to construct a two-story, 2,083 square foot, single family residence with an 872 square foot garage and shop, and 172 square foot deck. Story poles have been erected to demonstrate the proposed building envelope that would be located above 15 feet. The property is located at 1125 Ritchie Road (APN 060-451-015) in the Low Density Residential (R1) Zone.

Planner II Reese presented the staff report. Staff responded to questions from the Commission clarifying the location of the proposed deck, integration of the proposed curb, gutter, and sidewalk with adjacent improvements, and, due to the proposed pool, water use prohibitions during the Stage III Water Shortage. Director Buckingham explained that the fire flow deficiency map identifies a potential deficiency, but whether there is an issue or not would be determined during the fire sprinkler plan check process.

Chair Laferriere opened the public hearing and invited the representative to speak.

Bryce Engstrom, representative for the property owner and Arroyo Grande resident, introduced himself and, in response to a question from Commissioner Rodman, stated that solar panels are not currently proposed by the owner.

Chair Laferriere closed the public hearing.

Action: It was m/s by Vice Chair Blum/Commissioner Alex to adopt Resolution 17-04.
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. 17-04: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 16-23 FOR A DEVELOPMENT PERMIT (1125 RITCHIE ROAD)

**2. Development Application 16-34
Representative – Doug Johnson**

The Planning Commission will consider a Development Permit and Tentative Parcel Map for a two unit, two-story Planned Unit Development. The front unit would be 1,600 square feet and the rear unit would be 2,007 square feet in size and both would include a two-car garage and a roof deck. The property is located at 344 and 348 North 5th Street (APN 060-145-005) in the Medium Density Residential (R2) Zone.

Building/Planning Technician Mesa presented the staff report.

Chair Laferriere opened the public hearing and invited the representative to speak.

Doug Johnson, applicant and Arroyo Grande resident, introduced himself.

The following individuals spoke against the project:

- Carol Orfant, Grover Beach resident, expressed concerns regarding her loss of view, status of the oak tree, and access to a transformer in her rear yard.
- Denise Chambers, Grover Beach resident, expressed concerns regarding privacy due to the two new homes and their roof decks.
- Luz Legreid, Grover Beach resident, expressed concerns regarding construction related noise and privacy.

Chair Laferriere closed the public hearing, and responded to the questions from the public:

- The oak tree will be removed.
- The analysis for approval of projects located in the R2 zone does not include the same finding for view obstructions as projects within the R1 zone located north of West Grand Avenue.
- Transformers or utility vaults are not under the purview of the City. It is the responsibility of the utility to obtain appropriate easements and access.
- There are noise regulations that are applicable to anyone within the City, whether construction related or not. For those whose schedules require them to sleep during the day, however, the allowable noise levels may be disruptive.

Action: It was m/s by Commissioner Alex/Commissioner Rodman to adopt Resolution 17-05. 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. 17-05: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 16-34 FOR A DEVELOPMENT PERMIT AND TENTATIVE PARCEL MAP (344 AND 348 NORTH FIFTH STREET)

3. Development Application 16-38

Representative – Jim Burke

The Planning Commission will consider an amendment to Use Permit 91-03 to remove an existing condition of approval restricting the acceptance of donations at the existing Goodwill store. The property is located at 1628 West Grand Avenue (APN 060-254-004) in the Retail Commercial (RC) Zone.

Building/Planning Technician Mesa presented the staff report.

Chair Laferriere opened the public hearing and invited the representative to speak.

Jim Burke, representative for Goodwill Industries, and San Luis Obispo resident, responding to questions from the Commission, stated that their operations model has changed over the years. In addition, the intent is to improve working conditions for employees because the collection sites currently occur in trailers. The proposed operations include accepting donations at the counter, sorting and preparing for sale on the floor. For donations that are left when the store is unopened, they clear it as quickly as possible. The store is open more than the trailer and donation site by O.S.H.

Tom Ranelletti, property owner, stated that Goodwill has been a great tenant. They have not had a dumping issue at the site. He added that the designation of parking spaces in private parking lots with time limits are not enforced by the Police Department. He also stated that the speed bumps are at their current height because people were speeding through the parking lot with lower height bumps.

Action: It was m/s by Vice Chair Blum/Commissioner Rodman to adopt Resolution 17-06. The motion carried on the following roll call vote:

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

Resolution No. 17-06: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 16-38 AMENDING USE PERMIT 91-3 (1628 WEST GRAND AVENUE)

REGULAR BUSINESS ITEMS:

4. Annual Report on the Status of the General Plan

Section 65400 of the Government Code requires the City Council be provided with an Annual Report on the status of the General Plan and progress in its implementation, including progress in meeting its share of regional housing needs. The 2016 Annual Report is due to the Office of Planning and Research and Department of Housing and Community Development in April.

Planner II Reese provided an overview of the annual report. In response to questions, staff added that although the Improvement Agency is no longer in existence to aid relocating non-conforming business, the change in zoning of the Beckett Place/Front Street area seems to be helping to transition the area.

COMMISSIONERS' COMMENTS/COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

In response to Commissioner questions, Director Buckingham provided the status of the proposed hotel located at 950 El Camino Real, the Use Permit application for Sun Buggies located at 54 Saratoga, and the commercial cannabis ordinance.

ADJOURNMENT 8:07 p.m.

/s/
CHAIR LAFERRIERE

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

(approved at PC meeting of October 11, 2017)