



## PLANNING COMMISSION STAFF REPORT

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**TO:** Honorable Chair & Planning Commission    **DATE:** June 14, 2017

**FROM:** Bruce Buckingham, Community Development Director

**PREPARED BY:** Cassandra Mesa, Building/Planning Technician

**SUBJECT:** Development Application 16-37: Request for a Development Permit to enclose the existing 230 square foot second story deck that is attached to the existing 2,100 square foot single family residence at 687 Ocean View Avenue.

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### **RECOMMENDATION**

Staff recommends that the Planning Commission adopt the resolution approving Development Application 16-37 for a Development Permit.

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### **BACKGROUND**

#### Existing Site Conditions

The subject site is a 6,300 square foot lot. There is an existing two story, 2,100 square foot single family residence with an attached 378 square foot two-car garage and 230 square foot deck off of the den and a bedroom on the second floor.

#### Data Summary:

Property Owner: Glen and Gayla Champman

General Plan Designation: Low Density Residential

Zoning: Low Density Residential (R1)

Surrounding Zones & Existing Uses: Low Density Residential (R1); one and two-story single family residences

The applicant is proposing to enclose the existing 230 square foot second story deck that is attached to the existing 2,100 square foot single family residence (reference Exhibit A of Attachment 1).

#### General Plan

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

***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.* – The neighborhood is composed of one and two story residences, with a

- variety of architectural styles and materials. The proposed residence is similar to surrounding residences in terms of size, spacing and variety. Therefore, it complies with the intent of the policy.
- 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.* – The enclosure is located in the front of the house, approximately 28 feet from the residence to the east and approximately 22 feet from the residence to the west. There are two windows proposed on the east elevation, but none proposed on the west elevation. The proposed project would not significantly affect solar access to surrounding residences, and therefore, complies with the intent of the policy.
  - 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.* – The exterior of the enclosure will match the residence with yellow walls and green fascia board (see elevations in Exhibit A of Attachment 1). As proposed, the proposed materials and colors are compatible with the neighborhood and complies with the intent of the policy.

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

1. Privacy, for occupants and neighbors of the project;
2. Adequate usable outdoor area, sheltered from noise and prevailing winds, and oriented to receive light and sunshine;
3. Use of natural ventilation, sunlight, and shade to make indoor and outdoor spaces comfortable with minimum mechanical support;
4. Pleasant views from and toward the project;
5. Security and safety;
6. Separate paths for vehicles and for people, and bike paths along collector streets;
7. Adequate parking and storage space;
8. Noise and visual separation from adjacent roads and commercial uses; and
9. 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.

– Staff believes that the project is consistent with the above policy. Enclosing the deck increases privacy, security and shelter, while keeping the ventilation, natural sunlight and shade with minimum mechanical support.

**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 the impacts on adjacent properties. – The proposed deck enclosure is in the front of the residence and the height will be lower than the roof of the existing second story. The maximum height in the R1 zone is 25 feet and the proposed enclosure has a maximum height of 16 feet, 9 inches. The second floor of the existing residence is 21 feet. Staff believes the proposed project meets the intent of the building height policy.

Subject to the recommended conditions of approval, staff believes that the proposed project is consistent with these policies. In addition to the above General Plan policies, Section 6.20.060(F)(4) of the Development Code requires that the Planning Commission make a finding

that the proposed project would not substantially obstruct views from adjacent properties. Story poles were erected on the site to demonstrate the height of the proposed addition and their height was determined by a licensed surveyor (reference Attachment 3).

#### View Analysis

The neighborhood has a mix of one- and two-story homes. Staff has visited the site and taken photographs from various locations from the public right-of-way and it does not appear that the proposed addition would substantially block views of the ocean, dunes, hillsides, etc. from surrounding properties (reference Attachment 4). However, staff is unable to assess views from all the surrounding properties and the purpose of the public hearing is to allow input from residents.

The City's Development Code requires that the Planning Commission make a determination as to whether the views from adjacent properties are substantially obstructed. The existing policy does not differentiate or place a higher value on ocean views over other views (e.g., dunes, hillsides, etc.). The determination of what is "substantial" is to be made by the Planning Commission after review of all the information, including public testimony, at the conclusion of the public hearing.

#### Development Code

The Development Code describes the Low Density Residential Zone (R1) as an area of the City intended primarily for detached and attached single-family dwellings. The proposed single family residence is consistent with the purpose and intent of the R1 Zone and is appropriately designed to be compatible with the surrounding residential properties.

This project requires a Development Permit based on the residence exceeding 15 feet in height measured from average natural grade (Development Code Section 3.10.030.C). The proposed project complies with the development standards for the R1 Zone as shown below.

<b>Low Density Residential Zone Development Standard</b>	<b>Requirement</b>	<b>Proposed</b>
Front Yard Setback	20 feet minimum	27 feet 3 inches from existing garage
Side Yard Setback (east)	5 feet minimum	5 feet
Side Yard Setback (west)	5 feet minimum	5 feet
Rear Yard Setback	10 feet minimum	20 feet
Building Height	25 feet maximum	16 feet 9 inches for new enclosure 21 feet for existing residence

#### Environmental Review

The project qualifies for a Class 1 Categorically Exempt in accordance with the California Environmental Quality Act (CEQA). A Class 1 exemption (Section 15301) consists of projects involving existing structures that involve negligible expansion of use. The proposed enclosure of the existing 230 square foot deck is defined as negligible.

#### Conclusion

Staff is of the opinion that the proposed project is consistent with the General Plan and Development Code as discussed in the staff report. Therefore, staff recommends approval of a Development Permit for the project subject to the conditions of approval.

## **ALTERNATIVES**

The Planning Commission has the following alternatives to consider:

1. Adopt the resolution approving Development Application 16-37 for a Development Permit; or
2. Direct staff to prepare a resolution denying the project with findings; or
3. Provide alternative direction to staff.

## **PUBLIC NOTIFICATION**

On June 2, 2017, a legal ad was published in The Tribune, and the Public Hearing notice was posted on the subject property and mailed to property owners within 300 feet of the subject property. The agenda was posted in accordance with the Brown Act.

## **ATTACHMENTS**

1. Draft Resolution  
Exhibit A: Plans (full-sized provided under separate cover)
2. Vicinity Map
3. Story Pole Height Verification
4. View Assessment Photos

**PLANNING COMMISSION RESOLUTION NO. 17-0\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH,  
APPROVING DEVELOPMENT APPLICATION 16-37 FOR A DEVELOPMENT PERMIT  
(687 OCEAN VIEW AVENUE)**

**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 16-37, requesting approval for a Development Permit to enclose the existing 230 square foot second story deck that is attached to the existing 2,100 square foot single family residence at 687 Ocean View Avenue (APN 060-532-006) in the Low Density Residential (R1) Zone; 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 Development Application 16-37 at a Public Hearing on June 14, 2017; and

**WHEREAS**, the Planning Commission for the City of Grover Beach makes the following findings in accordance with Grover Beach Municipal Code (GBMC) Article IX, Section 6.20.060(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 as discussed in the staff report. The project has been designed to meet all development standards of the R1 Zone as shown in the staff report.
2. The subject site is physically suitable in terms of design, location, operating characteristics, shape, size, and topography. The site is currently developed with a two-story residence. The site location, lot size, and topography are suitable for the development of a single family residence.
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 R1 Zone. The project has been conditioned to meet all applicable Building and Fire Codes to ensure the project will not constitute a hazard to the public interest, health, safety, or welfare.
4. The project will not substantially obstruct views from adjacent properties because there are no existing territorial views from adjacent properties that the proposed project would affect.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission for the City of Grover Beach **DOES HEREBY APPROVE** Development Application 16-37 for a Development Permit, 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 approved 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 plan 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 the enclosure of the existing 230 square foot second story deck that is attached to the existing 2,100 square foot single family residence in substantial conformance with the project plans attached as Exhibit A.

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. 17-0\_ was **PASSED, APPROVED**, and **ADOPTED** at a

Regular Meeting of the City of Grover Beach Planning Commission on this 14<sup>th</sup> day of June, 2017.

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JOHN LAFERRIERE, CHAIR

Attest:

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BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR  
SECRETARY TO THE PLANNING COMMISSION

**EXHIBIT A**

**PROJECT SCOPE**

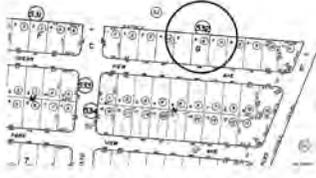
1. Install new enclosure per attached plans by "Metals USA Building Products" IAPMO evaluation report No. 0015
2. Project shall comply w/ the 2013 California Building and Electrical codes, and all local codes or ordinances in effect.
3. Field verify all dimensions, conditions, and location of utilities prior to the start of construction.
4. No trees are to be removed.
5. Topography is flat with sloping for existing drainage.
6. Carbon monoxide and smoke detectors shall be located in halls or rooms providing access to sleeping rooms.

**PROJECT DATA**  
 Address: 687 Ocean View Avenue Grover Beach, CA 93433 Parcel 060-532-006  
 Lot Area: 6300 s.f. Existing SFD: 2100 s.f. Existing Garage: 376 s.f. (N) Enclosure Height: Max 8 ft. (N) Enclosure Footprint: 230.0 s.f. (Including new exterior walls) Lot Coverage: N/A  
 Zone: R-1 Occupancy Group: R-2 Type of Construction: VB Number of stories: 2 Fire Sprinklered? NO Required? NO

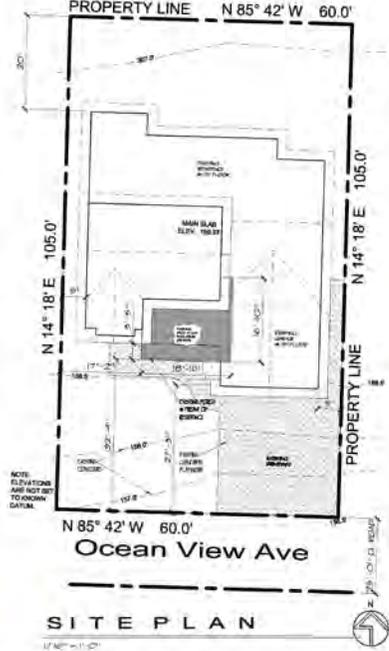
**SITE DRAINAGE:**  
 The new enclosure will be placed over an existing second floor deck over the existing residence and over an existing front porch. The lot is currently graded to drain surface water away from foundation walls, and enclosure does not impact the existing drainage. The grade shall fall a minimum of 6 inches within the first 10 feet. Impervious surfaces within 10 feet of the building foundation are sloped a minimum of 2 percent away from the building. This will be retained during installation of the enclosure.

**INDEX**

SHT 1	SITE PLAN & NOTES
SHT 2	FLOOR PLAN
SHT 3	EAST ELEVATION
SHT 4	WEST ELEVATION
SHT 5	SOUTH ELEVATION

**LOT MAP**  


**VICINITY MAP**  


**SITE PLAN**  


Patio Enclosure For  
**GLEN AND GAYLA CHAPMAN**  
 687 OCEAN VIEW AVE  
 GROVER BEACH, CA 93433  
 PARCEL 060-532-006

**1007 EL CAMINO REAL**  
 ARROYO GRANDE, CA 93429  
 P (805) 779-7827  
 F (805) 574-1104  
 LICENSE NO. 336439

DATE 6-30-2017  
 SCALE As Shown  
 SHT 1 OF 6

**ENCLOSURE PLAN**

**(E) BEDROOM**  
**(E) DEN**  
**(N) PATIO ENCLOSURE ON EXISTING DECK**

EXIST 4' x 4' SLIDING WINDOW  
 EXIST 8' x 6'-3" SLIDING DOOR  
 EXIST LIGHT  
 EXIST DOOR  
 4'-4'-6" x 5'-0" SLIDING WINDOWS (N)  
 2'-5'-0" x 5'-0" WINDOWS (N)

EXISTING ROOF LINE ( 1ST & 2ND FL )  
 OUTLINE OF EXIST 2ND FLOOR  
 EXISTING RESIDENCE WALLS  
 NEW ENCLOSURE WALLS W/ WINDOWS

NOTE: SEE "IAPMO" E5 REPORT NO. 0015

1/4" = 1'-0"

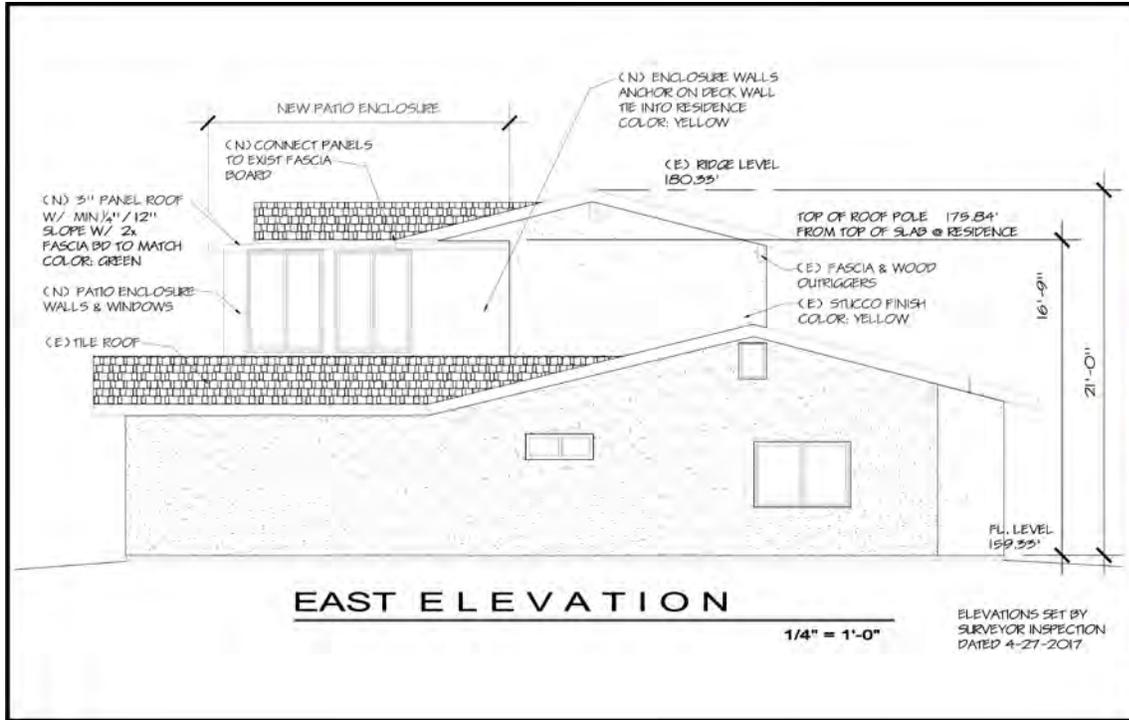
**ENCLOSURE PLAN**

**ENCLOSURE PLAN**

Patio Enclosure For  
**GLEN AND GAYLA CHAPMAN**  
 687 OCEAN VIEW AVE  
 GROVER BEACH, CA 93433  
 PARCEL 060-532-006

**1007 EL CAMINO REAL**  
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 LICENSE NO. 336439

DATE 6-30-2017  
 SCALE As Shown  
 SHT 2 OF 6



Plans Enclosure For:  
GLEN AND GAYLA  
CHAPMAN  
687 OCEAN VIEW AVE  
PARCEL 080-832-008

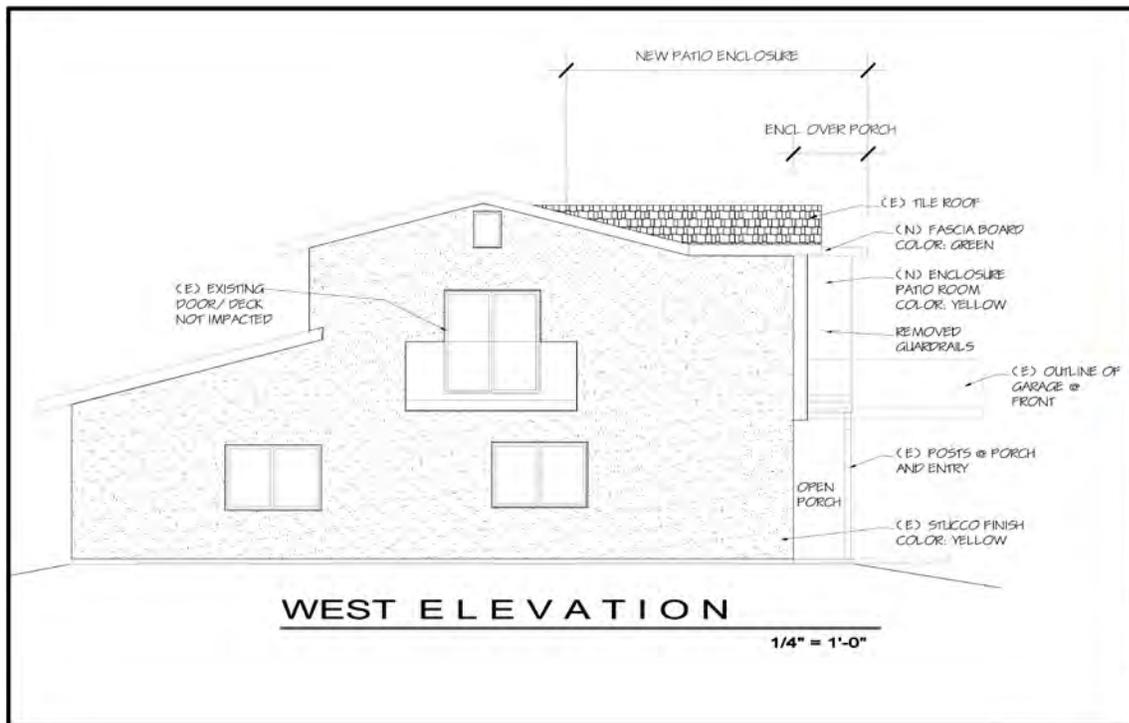
**BOOMIE STUBBINS**  
COMPANIES

1007 EL CAMINO REAL  
ARROYO GRANDE,  
CA 93429  
P (805) 779-7827  
F (805) 574-1104  
LICENSE NO. 356439

DATE  
5-30-2017

SCALE  
As Shown

SHT 3 OF 5



Plans Enclosure For:  
GLEN AND GAYLA  
CHAPMAN  
687 OCEAN VIEW AVE  
PARCEL 080-832-008

**BOOMIE STUBBINS**  
COMPANIES

1007 EL CAMINO REAL  
ARROYO GRANDE,  
CA 93429  
P (805) 779-7827  
F (805) 574-1104  
LICENSE NO. 356439

DATE  
5-30-2017

SCALE  
As Shown

SHT 4 OF 5



Public Enclosure For  
GLEN AND GAYLA  
CHAPMAN  
687 OCEAN VIEW AVE  
DORCESTER BEACH, CA 93433  
PARCEL 060-532-006



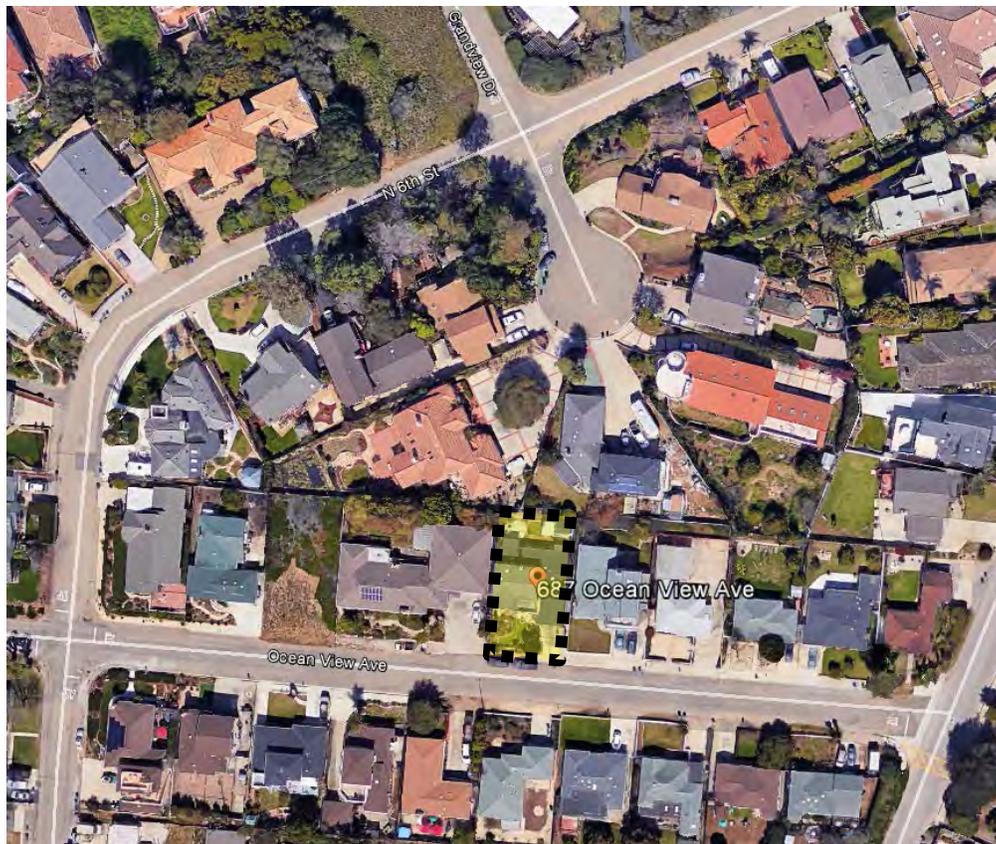
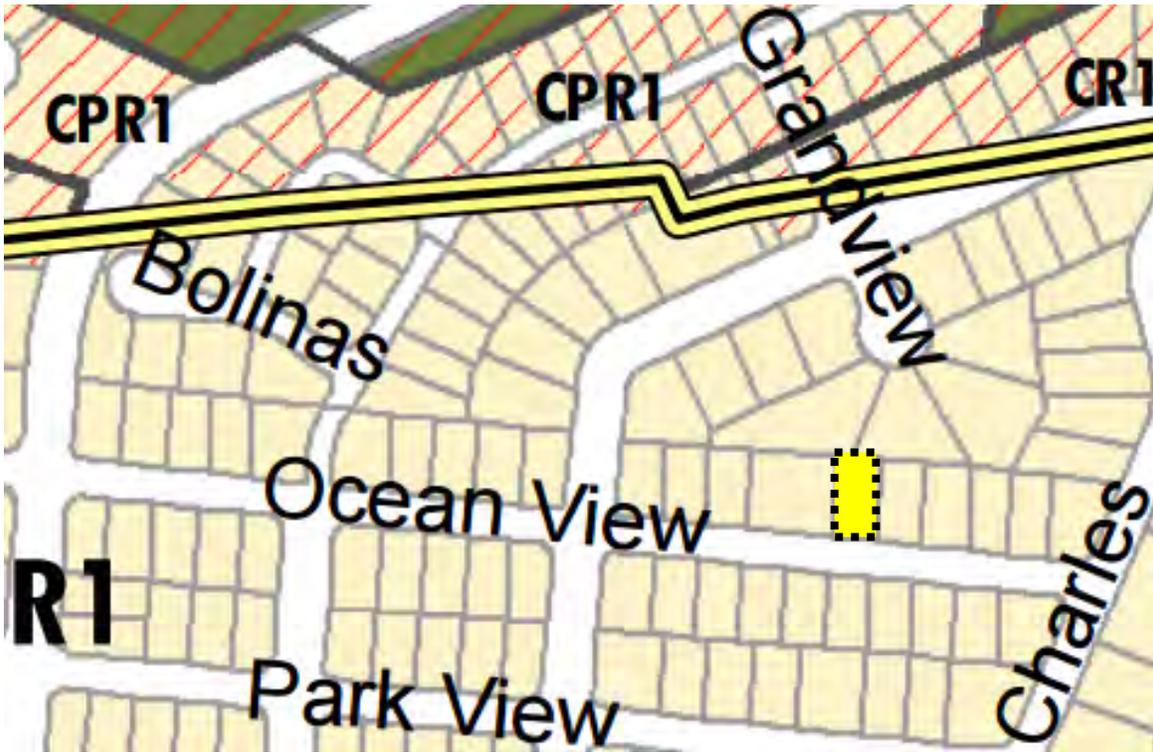
1007 EL CAMINO REAL  
ARROYO GRANDE,  
CA 93429  
P (805) 778-7827  
F (805) 574-104  
LICENSE NO. 306439

DATE  
5-30-2017

SCALE  
As Shown

SHT 6 OF 6

VICINITY MAP





## BUILDING VERIFICATION

**Date:** APRIL 27, 2017

**To:** CITY OF GROVER BEACH  
COMMUNITY DEVELOPMENT DEPT.  
ATTN: CASSANDRA MESA

**Purpose:** STORY POLE HEIGHT VERIFICATION FOR DECK ENCLOSURE

**Job No.:** CHAPMAN17001

**Owner/Contractor:** GLEN & GAYLA CHAPMAN

**Location:** 687 OCEAN VIEW AVE, GROVER BEACH CA

**Date of Inspection:** APRIL 27, 2017

**Comments:** POLE HEIGHTS MEASURE AS FOLLOWS::

**ELEVATIONS PER PLANS / ELEVATIONS PER CITY DATUM**

Plan Benchmark: Finished Floor Lower Level / City Benchmark: Ocean-8

Benchmark Elevatioin = 306.50' / Benchmark Elevation = 146.73'

Finished Floor Measured = 306.50 / Finished Floor Measured= 159.33'

Top of Pole Measured = 323.00' / Top of Pole Measured = 175.84'

**Pole height measured above finished floor lower level = 16.50'**

**Pole height per design above finished floor lower level = 16.75'**

**By:**   
Terri A. Green, PLS7868 Exp: 12/31/18



VIEW ASSESSMENT PHOTOS



View of 687 Ocean View Avenue, looking north



Residences to the south



Residences to the southwest



View from Grand View Drive to the north, looking south