

PLANNING COMMISSION MINUTES

City Hall Council Chambers
154 South Eighth Street

Grover Beach, CA
Tuesday, January 13, 2004
6:30 p.m.

CALLED TO ORDER at 6:30 p.m. by Chair Calmenson

FLAG SALUTE : by Commissioner Mires

ROLL CALL: Present: Commissioners Barnett, Conroy, Matsuura, Mires, Versaw, Chair Calmenson
Absent: Commissioner Leon

STAFF PRESENT: Susan Zaleschuk, Assistant Community Development Director
Jake Raper, Community Development Director
Martin Koczanowicz, City Attorney
Jennifer Tremayne, Recording Secretary
Eric Muzzy, Planning Intern
Corey Funk, Planning Intern

PUBLIC COMMENTS: None

COMMISSIONERS- COMMENTS:

1. **Report from Council Representatives:** Commissioner Barnett reported on the City Council meeting of January 5, 2004.

STAFF COMMENTS:

2. Assistant Director Zaleschuk stated that the joint City Council/Planning Commission Workshop scheduled for Wednesday, January 14, was canceled. She asked the Planning Commission if they would be interested in holding a special meeting on February 18, 2004, to hear a request for a Use Permit. The Commission was divided on the issue, with concerns about setting a precedence and having no real guidelines to follow. Ms. Zaleschuk stated that discussion of policy on holding special meetings could be placed on the agenda next month.
3. Community Development Director Raper stated that the City Council wanted to hold a joint workshop with the Planning Commission to discuss the Avision® of West Grand Avenue. The Commission agreed on February 9, 2004 at 6:00 p.m.
4. Community Development Director Raper gave a brief report on the conduct for calling special meetings to consider development and zoning applications. He stated that the City Council wanted to hold a joint workshop with the Planning Commission on February 25, 2004 to discuss this issue.

City Attorney Koczanowicz stated that prior to that meeting, the City Council was requesting

an informal discussion among all the Commissions to be held at 5:30 p.m., followed by the joint meeting at 6:30 p.m.

CONSENT AGENDA:

On Motion by Commissioner Matsuura, seconded by Commissioner Conroy and carried unanimously by voice vote, with Commissioner Leon absent.

5. Approval of the minutes of December 9, 2003.

PUBLIC HEARING ITEMS:

6. **Application #03-41, Ron Perkins, 1122 Farroll Road (APN 060-546-001)**

A request for a Zoning Ordinance Amendment and Environmental Determination to allow Live-work@ units as a conditionally permitted use in the L-M Zoning District, and a request for a Use Permit and Architectural Approval to construct a 4-unit live-work development at 1122 Farroll Road, in the Light Manufacturing District (L-M Zone). Assistant Director Zaleschuk gave the Staff Report. She referenced a letter from the Air Pollution Control District and stated that she would incorporate those comments into the Conditions of Approval, if the project was approved.

Chair Calmenson stated that the Light Manufacturing District was an appropriate district to add live-work units.

Commissioner Versaw asked Staff to clarify that the occupant of the live-work unit would be required to be the business owner and resident, and that the developer would be the property owner of all the structures. Ms. Zaleschuk confirmed this.

Chair Calmenson opened the Public Hearing.

Ron Perkins, 590 North 10th Street, Applicant of the project came to the podium.

Commissioner Mires asked Mr. Perkins if he had discussed softening the front elevation with Staff. Mr. Perkins stated that the design was primarily created for structural engineering reasons.

Mr. Perkins asked the Commission if he could use siding and/or stucco treatments.

Commissioner Versaw stated that siding would change the appeal of the design.

Chair Calmenson closed the Public Hearing.

Commissioner Versaw stated that it was a good project for a transitional zone, and that she would favor the originally proposed siding treatment.

Commissioner Matsuura stated that the project would assist the economy and provide affordable housing.

Chair Calmenson reopened the Public Hearing.

Ron Perkins asked Staff for clarification that a new tenant would only have to come before the Planning Commission if the use required approval of a Use Permit. Ms. Zaleschuk confirmed this point.

On motion by Commissioner Mires to recommend to the City Council adoption of the Negative Declaration for a Zoning Ordinance Amendment, seconded by Commissioner Barnett, and on the following roll-call vote to wit:

AYES: Commissioners Mires, Barnett, Matsuura, Versaw, Conroy, Chair Calmenson
NOES: None
ABSENT: Commissioner Leon
ABSTAIN: None

Resolution No. 04-001 was adopted this 13th day of January, 2004.

On motion by Commissioner Mires, seconded by Commissioner Barnett, recommending approval of the Zoning Ordinance Amendment, a Use Permit and Architectural Approval, and on the following roll-call vote to wit:

AYES: Commissioners Mires, Barnett, Matsuura, Versaw, Conroy, Chair Calmenson
NOES: None
ABSENT: Commissioner Leon
ABSTAIN: None

Resolution No. 04-002 was adopted this 13th day of January, 2004.

7. **Application #03-043, Mark Wendlar/Kurt Berger, 243 North 3rd Street (APN 060-136-015)**

A request for a Use Permit, Architectural Approval, Tentative Parcel Map and a Coastal Development Permit to construct a 2-unit PUD at 243 North 3rd Street in the Coastal Residential District (C-R-2 Zone). Planning Intern Corey Funk gave the Staff Report.

Commissioner Versaw was concerned about the monolithic appearance of the elevation that would be seen from the street side.

Charles Cebulla, Architect of the project, 171 North 5th Street, stated that the monolithic appearance was not characteristic of the total look of the design if it were to looked at in a three dimensional way.

Ms. Zaleschuk stated that the appearance of the wall would be offset by the second floor deck and roof top deck.

Commissioner Versaw was not in favor of roof decks because of the privacy issue.

Ms. Zaleschuk explained that a previous project had recessed the roof deck so that there would not be a privacy issue. Mr. Cebulla did not think the roof deck would be a problem at the street side.

Commissioner Conroy stated that the external stairs was an unattractive addition to the house.

Chair Calmenson stated that the stairs could be a privacy issue.

Kurt Burger, Applicant of the project, stated that they would lose the square footage of the inside of the house if the stairs were enclosed.

Chair Calmenson closed the Public Hearing.

Commissioner Matsuura did not have a problem with the aesthetics of the outside staircase. He did understand the privacy issues, however, but the staircase was on the unit located off the street.

Commissioner Barnett stated that the design did not fit in with the surrounding character of the neighborhood. She was not in favor of the roof deck.

Commissioner Mires stated that the project was consistent with the area. He stated that the project provided two houses on a small lot with not much open space, that would be compensated with the provision of porches porches and upper decks.

Ms. Zaleschuk stated that a finding should be added to the effect that the proposed project is consistent with the City-s Subdivision Ordinance and Subdivision Map Act, if the project was approved.

Commissioner Conroy stated that the Chinese elm tree was the wrong kind for a street tree because of the poor root system.

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

AYES: Commissioners Mires, Matsuura
NOES: Commissioners Barnett, Versaw, Conroy, Chair Calmenson
ABSENT: Commissioner Leon
ABSTAIN: None

The motion failed.

Commission Versaw made a motion to approve the project subject to the elimination of the roof deck and the stairs be enclosed.

On motion by Commissioner Versaw, seconded by Chair Calmenson, and on the following roll-call vote to wit:

AYES: Commissioners Versaw, Matsuura, Barnett, Chair Calmenson
NOES: Commissioners Mires, Conroy
ABSENT: Commissioner Leon
ABSTAIN: None

Resolution No. 04-004 was adopted this 13th day of January, 2004.

8. **Application #03-049, Wayne Gerbich, 591 Seabright Avenue (APN 060-272-004)**

A request for a Use Permit, Architectural Approval and a Tentative Parcel Map to construct a 2-unit PUD at 591 Seabright Avenue in the Duplex Residential District (R-2 Zone). Planning Intern Eric Muzzy gave the Staff Report.

Commissioner Versaw asked if the old existing driveways would be removed.

Chair Calmenson opened the Public Hearing.

John Sanchez-Chew, 791 Price Street, Pismo Beach, designer of the project came to the podium.

Commissioner Conroy suggested that Unit B could be accentuated a little more to make it

less plain.

Liz Doukas, 555 Seabright Avenue, was concerned about the parking situation along the Seabright Avenue side of the project. She was concerned that there were too many PUD-s in the area and that the number exceeded what was allowed in that particular area. Ms. Zaleschuk explained that the Land Use Element has a build-out capacity that projects the maximum number of units allowed in the City with the existing zoning. She stated that Staff looks at this before the project goes before the Planning Commission.

Mr. Raper referred to Finding #4 in the Resolution that addressed many of Ms. Doukas= concerns, and that the project did satisfy all the provisions of the Planning and Zoning regulations as specified in the Residential Common Area Development Standards.

A resident at 519 Seabright Avenue, stated that the existing houses were dilapidated, and the project would be a big improvement in the neighborhood. She also stated that there was no parking problem.

Chair Calmenson closed the Public Hearing.

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

AYES: Commissioners Matsuura, Versaw, Barnett, Mires, Conroy, Chair Calmenson
NOES: None
ABSENT: Commissioner Leon
ABSTAIN: None

Resolution #04-007 was adopted this 13th day of January, 2004.

Commissioner Versaw excused herself from the meeting due to illness.

The meeting was adjourned for a short break, and reconvened at 8:40 p.m.

9. **Application #03-047, Raul Gutierrez, 779 South 7th Street (APN 060-334-009)**

A request for a Use Permit to construct an addition to an existing nonconforming residence at 779 South 7th Street in the Single Family Residential District (R-1 Zone). Planning Intern Eric Muzzy gave the Staff Report.

Commissioner Matsuura stated that the proposed project would make the residence more conforming.

Chair Calmenson opened the Public Hearing and hearing no testimony closed the Public Hearing.

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

AYES: Commissioners Barnett, Conroy, Mires, Matsuura, Chair Calmenson
NOES: None
ABSENT: Commissioners Leon, Versaw
ABSTAIN: None

Resolution No. 04-005 was adopted this 13th day of January, 2004.

10. **Application #03-048, David Merlo, Lot 2 of Tract 2079 (APN 060-334-009)**

A request for Architectural Approval and a Variance to construct a two-story single family residence on Lot 2 of Tract 2079 in the Residential Agricultural District (R-A Zone). Planning Intern Corey Funk gave the Staff Report.

Commissioner Matsuura stated that retaining wall height that was referenced in the Staff Report did not match the Conditions of Approval in the Resolution. Ms. Zaleschuk explained that the Condition was referring to the Tract Conditions of Approval.

Chair Calmenson asked if a Variance had been requested for any of the other projects on that site. Ms. Zaleschuk explained that this particular project site had the steepest slope, and it would make it difficult to keep the retaining walls to four feet or less.

Commissioner Mires stated that the findings for the Variance should include what the Variance request is for. Ms. Zaleschuk stated that language could be added that reads: AThis Variance shall permit the applicant to build a retaining wall not in excess of eight feet in height. The height of the proposed structure shall not exceed 27 feet in height.®

Chair Calmenson opened the Public Hearing.

John Mack, 1501 Loganberry Drive, Arroyo Grande, Architect of the project, gave an overview of the design of the project and explained that the need for the higher retaining walls was due to the steepness of the slope.

Chair Calmenson stated asked the Applicant to clarify that the roof line would be an extra two feet high. Mr. Mack stated that only portion of the building that would be above the 25 foot height limit would be the porch entry way.

Chair Calmenson closed the Public Hearing.

Mr. Funk stated that a Condition of Approval would be added to read: Athat the proposed building height shall not exceed 27 feet in height and that the retaining walls shall be constructed as proposed on the project grading plan, as approved for the Variance by the Planning Commission.®

On motion by Commissioner Matsuura, with the above modification, seconded by Commissioner Mires, and on the following roll-call vote to wit:

AYES: Commissioners Matsuura, Mires, Barnett, Conroy, Chair Calmenson
NOES: None
ABSENT: Commissioners Leon, Versaw
ABSTAIN: None

Resolution No. 04-006 was adopted this 13th day of January, 2004.

11. **Application #03-036, City of Grover Beach**

A request for a Coastal Development Permit for a Zoning Ordinance Amendment relating to the Adult Business Regulations. Assistant Director Zaleschuk gave the Staff Report.

Commissioner Matsuura was concerned about any signage that might be related to coastal view impacts. Ms. Zaleschuk stated that projects would be reviewed on a case-by-case basis and handled ministerially, unless the signs were not consistent with the Sign Ordinance standards, then it would need approval from the Planning Commission.

Chair Calmenson opened the Public Hearing and hearing no testimony closed the Public Hearing.

On motion by Commissioner Mires, seconded by Chair Calmenson, and on the following roll-call vote to wit:

AYES: Commissioners Mires, Barnett, Conroy, Matsuura, Chair Calmenson
NOES: None
ABSENT: Commissioners Leon, Versaw
ABSTAIN: None

Resolution No. 04-003 was adopted this 13th day of January, 2004.

12. **Initiation of a Zoning Ordinance Text Amendment**

Community Development Director Raper gave a Staff Report regarding initiating a code text amendment to the City of Grover Beach Zoning Ordinance establishing standards, location, size, parking, and other development standards relating to the permitting of second dwelling units within the City of Grover Beach.

Chair Calmenson opened the Public Hearing.

Mike Compton 593 Brighton Avenue, stated that there were many instances where the standards could be applied towards the R-2 District as well as the R-1 District. He stated that there were many 6,000 square foot lots or smaller, that only allowed one residential unit on the site. Mr. Compton stated that having a rental or second residential unit would be beneficial to many people in the community because rents have gone up high. Chair Calmenson closed the public hearing.

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

AYES: Commissioners Matsuura, Conroy, Barnett, Mires, Chair Calmenson
NOES: None
ABSENT: Commissioners Leon, Versaw
ABSTAIN: None

Resolution No. 04-008 was adopted this 13th day of January, 2004.

PUBLIC COMMENTS:

Chair Calmenson raised a question about a time limit on meetings.

City Attorney Koczanowicz stated that if the Planning Commission wished, Staff could prepare a Resolution for their review and adoption, to provide for a time certain for conclusion of meetings, and should the Commission exceed that time, a cut off time could be 11:00 p.m.

The Commission discussed the issue and reached consensus that unless meetings started getting too late, they would not change anything at present.

Commissioner Matsuura reported on an article in the newspaper, written by Silas Lyons, who commended Grover Beach.

ADJOURNMENT was at 10:30 p.m. to the next Planning Commission meeting on **Tuesday, February 10, 2004**, at 6:30 p.m.

ATTEST:

CHAIR CALMENSON

SECRETARY TO THE PLANNING COMMISSION

[January13.min]