

## PLANNING COMMISSION MINUTES

City Hall Council Chambers  
154 South Eighth Street

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

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

**FLAG SALUTE** : by Commissioner

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

**STAFF PRESENT**: Susan Zaleschuk, Assistant Community Development Director  
Jake Raper, Community Development Director  
Martin Koczanowicz, City Attorney  
Julie Hawkins, Assistant Planner  
Jennifer Tremayne, Recording Secretary

**PUBLIC COMMENTS**: None

### **COMMISSIONERS- COMMENTS**:

1. Chair Calmenson presented Commission Conroy with a Resolution honoring his service on the Planning Commission. Commissioner Conroy received the Resolution. The Commission adopted Resolution #04-020 by voice vote with Commissioner Leon absent.
2. **Report from Council Representatives**: Commissioner Versaw reported on the City Council meeting of March 15, 2004, and Commissioner Mires reported on the City Council meeting of April 5, 2004.

### **STAFF COMMENTS**:

3. Assistant Director Zaleschuk thanked Commissioner Conroy for his participation on the Planning Commission. She also reintroduced Julie Hawkins, the Assistant Planner to the Community Development Department. Ms. Zaleschuk informed the Commission that this would be her last Commission meeting, because for she has accepted a position with the City of Paso Robles.

**CORRESPONDENCE**: None

### **CONSENT AGENDA**:

Commissioner Versaw requested the following amendments to the minutes: page 6, item #5, third paragraph, first sentence, to read: ACommissioner Versaw was concerned *because* a nonconforming property was supposed to be brought into compliance.® Page 8, item (8) to read: AOff-street parking requirement for the second dwelling unit shall be one parking space *per bedroom*, not to exceed 2 parking spaces.® Page 8, the sentence before the motion, to read: ACommissioner Versaw stated that she would abstain from the motion because she wished to have more input from the public *before voting*.®

On Motion by Commissioner Mires with the above amendments, seconded by Commissioner Conroy and carried unanimously by voice vote, with Commissioner Leon absent.

4. Approval of the minutes of March 9, 2004.

### **POLICY WORKSHOP**

#### **5. Conditions of Approval, Modification of Standards**

Assistant Director Zaleschuk gave a brief Staff Report and requested that the Commission discuss, and establish a policy, to provide staff with the ability to approve minor modifications to projects that had a previous Planning Commission approval.

Commissioner Versaw asked why the statement that *A minor changes may be approved by the Community Development Director®* was already incorporated into the Conditions of Approval. Ms. Zaleschuk stated that Staff anticipated that the modification would be approved.

Commissioner Versaw was concerned that no criteria was established to identify what would be considered a *A minor modification.®* Mr. Raper stated that staff was trying to provide a methodology whereby Staff could approve minor modifications and then report back those changes to the Commission. He stated that the system could assist developers, and help streamline project approval and implementation.

Commissioner Versaw was concerned that this would reduce the Planning Commission's effectiveness. Mr. Raper explained that staff wanted to try and provide more administrative approval for projects.

Commissioner Mires was in favor of allowing staff to approve minor modifications.

Commissioner Conroy stated that this was a positive change and would expedite projects.

Commissioner Matsuura was confident that staff could take care of minor modifications to projects.

Chair Calmenson stated that he would expect to see any minor modifications that might be controversial in nature, or of an impact to the neighborhood, come before the Planning Commission.

Ms. Zaleschuk stated that the standard Condition of Approval could be changed to read: *Any changes to the site or development plans shall be approved by the Planning Commission. Minor changes may be approved by the Community Development Director.®*

The Planning Commission recommended approval of the change by voice vote. Commissioner Versaw was not in favor of the change, and Commissioner Leon was absent from the meeting.

### **REGULAR BUSINESS:**

#### **6. Application #04-011, Randy Tate, 1240 San Sorrento Court (APN 060-565-037)**

A request for Architectural Approval to construct an addition to an existing single family home in the Single Family Residential District (R-1 Zone). Assistant Planner Julie Hawkins gave the Staff Report. She referred to the discussion section of the Staff Report and stated that

there were some amendments to the calculations regarding structure and lot coverage as follows: patio 142 sq. ft. ; total building footprint of 2,162 sq. ft.; lot coverage of 2,304 sq. ft. Commissioner Calmenson opened the Public Hearing and hearing no testimony, closed the Public Hearing.

Resolution #04-021 was approved on motion by Commissioner Mires, seconded by Commissioner Matsuura, and on the following roll-call vote to wit:

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

Resolution #04-021 was adopted this 13<sup>th</sup> day of April, 2004.

7. **Application #04-014, Van Parkinson, 338 North 6<sup>th</sup> Street (APN 060-151-023)**

A request for Architectural Approval to construct a two-story single family residence in the Single Family Residential District (R-1 Zone). Assistant Planner Julie Hawkins gave the Staff Report.

Commissioner Versaw stated that the project consisted of a lot of impervious area, and asked Staff how the run-off would be handled. Ms. Hawkins stated that the drainage basins were adequately designed to handle the run-off.

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

Resolution No. 04-022 was approved on motion by Commissioner Conroy, seconded by Commissioner Barnett, and on the following roll-call vote to wit:

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

Resolution #04-022 was adopted this 13<sup>th</sup> day of April, 2004.

**REGULAR BUSINESS**

Chair Calmenson and Commission Matsuura stepped down from the following item due to a conflict of interest. Commissioner Mires took the C hair.

8. **Application #04-006, Kathryn Sloan, 904 Trouville Avenue (APN 060-338-015)**

A request for a Tentative Parcel Map and a Variance, to subdivide a parcel into two separate parcels in the Single Family Residential District (R-1 Zone). Assistant Planner Julie Hawkins gave the Staff Report.

Commissioner Versaw asked Staff to clarify that a Lot Line Adjustment had occurred. Assistant Director Zaleschuk confirmed that a Lot Line Adjustment had been approved prior to this request.

Commissioner Versaw asked Staff why a Variance was being requested if the lot did not

exceed the minimum lot size of 6,000 square feet. Assistant Director Zaleschuk stated that the lot dimensions did not meet the minimum standard of 60 x 100.

Chair Mires opened the Public Hearing and hearing no testimony, closed the Public Hearing.

Commissioner Conroy was in favor of granting the Applicant a variance to avoid having to create a flag lot.

Resolution No. 04-023 was approved on motion by Commissioner Barnett, seconded by Commissioner Conroy, and on the following roll-call vote to wit:

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

Resolution #04-023 was adopted this 13<sup>th</sup> day of April, 2004.

Chair Calmenson and Commission Matsuura returned to the podium.

9. **Application #04-017, California State Parks, State Parks Beach Parking Lot (APN 060-381-010)**

A request for a Coastal Development Permit to replace an existing restroom at the State Park Beach parking lot and concession area in the Coastal Planned Commercial District (C-P-C Zone). Assistant Planner Julie Hawkins gave the Staff Report.

Chair Calmenson opened the Public Hearing.

Chair Calmenson asked the Applicant what would happen to the area when the existing restroom was demolished.

Keith Pellemeier, Park Maintenance Supervisor, stated that the area would be landscaped.

Commissioner Mires asked Mr. Pellemeier why the restroom was being moved. Mr. Pellemeier stated that it would improve the view of the beach.

Chair Calmenson closed the Public Hearing.

Resolution No. 04-025 was approved on motion by Commissioner Mires, seconded by Commissioner Versaw, and on the following roll-call vote to wit:

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

Resolution #04-025 was adopted this 13<sup>th</sup> day of April, 2004.

10. **Application #04-018, Bischoff Properties, 1700 Manhattan Avenue (APN 060-307-008)**

A request for a Tentative Parcel Map, Use Permit and Architectural Approval to construct a 3-unit Planned Unit Development in the Duplex Residential District (R-2 Zone). Assistant Planner Julie Hawkins gave the Staff Report.

Commissioner Versaw asked Staff why a 24 foot driveway was required. Ms. Hawkins stated that it was the standard turn-around distance required for a vehicle.

Commissioner Mires noticed that the retention basin was off-site. Ms. Hawkins stated that due to the odd shape of the lot, the common retention basin was to be located on parcel #3, and this would serve the entire site.

Commissioner Mires stated that the common driveway on the site plan was 24 feet wide, but the Condition of Approval in the Resolution stated that a 20 foot wide driveway approach for the site was to be designed. Ms. Hawkins confirmed that there had to be a 20 foot wide driveway approach, but 24 feet would include the back-up distance.

Commissioner Mires stated that a property maintenance agreement should be reflected on the parcel map. Ms. Zaleschuk stated that could be added as a Condition of Approval.

Commissioner Versaw asked Staff if they had discussed swapping the floor plans with the applicant to improve the aesthetics of the design. Ms. Hawkins stated that there had been no discussion with the applicant about swapping the floor plan.

Ms. Zaleschuk stated that Condition of Approval #41, under the parcel map conditions, referenced the provision for a property maintenance agreement.

Chair Calmenson opened the Public Hearing.

Paul Bischoff, 1504 Cabrillo Court, Applicant, stated that he would not be opposed to swapping the floor plan. He stated that the floor plans as submitted, were designed for aesthetic purposes.

Commissioner Versaw asked whether a condition of approval should be included for additional landscaping. Ms. Hawkins stated that Condition of Approval #22 could be modified to read: ALandscaping shall be installed in accordance with the modified plan prior to the final building inspection.@

Mr. Bischoff stated that they could add more landscaping along the driveway against the existing building and where the driveway only had to be 20 feet wide. He referenced Condition of Approval #23 that stated that all landscape areas shall be separated from asphalted areas by a six inch concrete curb and questioned the six inch curb requirement if this was a concrete driveway.

Doug Bartlett, 1686 Manhattan Avenue, was concerned that the windows would look into his back yard. Commissioner Conroy stated that only the bedroom windows would overlook Mr. Bartlett-s property, and if the floor plans were swapped, the living room windows would overlook his property instead.

Chair Calmenson closed the Public Hearing.

Resolution #04-026 was approved on motion by Commissioner Conroy, with the modification to Condition of Approval #22, seconded by Chair Calmenson, and on the following roll-call vote to wit:

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

Resolution #04-026 was adopted this 13<sup>th</sup> day of April, 2004.

11. **Application #04-021, Jay Johnson, 928 West Grand Avenue (APN 060-232-016)**

A request for a Use Permit and Architectural Approval to construct a second-story commercial and residential addition in the Central Business District (C-B-D Zone). Assistant Director Zaleschuk gave the Staff Report.

Commissioner Versaw referred to the table in the Staff Report, and stated that word ARequired@ should be replaced with AAllowed@ since the project complied with the regulations of the Central Business District. Commissioner Versaw also asked Staff why this project was coming back to the Commission. Ms. Zaleschuk stated that when this project came to the Planning Commission previously, it was a discussion item only, and Mr. Johnson had not applied for planning applications at that time.

Chair Calmenson opened the Public Hearing.

Mark Vasquez, Architect of the project, stated that Mr. Johnson was anxious to add improvements to the City.

Chair Calmenson closed the Public Hearing.

Commissioner Matsuura stated that the design of the project would encourage people to walk rather than drive, and this would be an improvement to the grand corridor.

Resolution #04-027 was approved on motion by Commissioner Matsuura, seconded by Commissioner Conroy and on the following roll-call vote to wit:

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

Resolution #04-027 was adopted this 13<sup>th</sup> day of April, 2004.

The meeting was adjourned for a short break and reconvened at 8:10 p.m.

11 **City of Grover Beach Zoning Ordinance Amendment**

Ms. Zaleschuk stated that the Planning Commission was requested to consider a Zoning Ordinance Amendment and a Coastal Development Permit to the Live-work@ unit standards in the Coastal Industrial Commercial District (C-I-C Zone).

Commissioner Conroy was concerned about placing a time restriction on the live-work units that could place a burden on the Police Department if they are called out .

City Attorney Koczanowicz stated that the people who generally live and work in these units do work at night. The purpose of the time limit was to provide the City with a mechanism to enforce some kind of control if it became necessary.

Mr. Raper stated that the Planning Commission could make a recommendation to the City Council that after active hours, passive operations would be permitted within the live-work units.

Commissioner Matsuura referred to the Live/Work Unit standards, where it stated that no outside work shall be permitted anywhere. He stated that if the noise level exceeded 45

decibels it would become a code enforcement case.  
Chair Calmenson opened the Public Hearing.

Sandra Bennett, representing Cobalt Construction, stated that people who lived in the live-work units would probably want to work at night. She stated that the zoning ordinance amendment should be less restrictive and not make it one that people would seek to circumvent.

John Shoals, 1185 Encinitas Court, stated that the issue of reducing the interior noises was for the benefit of the people who live here. The purpose of the threshold was to make the residential component livable when placed in an industrial environment.

Chair Calmenson closed the Public Hearing.

Resolution Nos: 04-030 and 04-031 were approved on motion by Commissioner Mires with the additional sentence to (12) to read: *Athe hours of operation of the businesses in a live/work unit shall be restricted to 7 a.m. to 10 p.m., except for passive activity that produces noise levels that are below the maximum acceptable levels in compliance with the City Noise Ordinance*, seconded by Commissioner Versaw and on the following roll-call vote to wit:

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

Resolutions No. 04-030 and 04-031 were adopted this 13<sup>th</sup> day of April, 2004.

13. **Application #03-041, Ron Perkins, 1122 Farroll Road (APN 060-546-011)**

A continued request for Architectural Approval, Use Permit and a Zoning Ordinance Amendment to construct a light manufacturing and residential project of approximately 13,740 square feet, for four attached *Alive-work* units; and a Zoning Ordinance Amendment to allow *Alive-work* units in the Light Manufacturing District, at 1122 Farroll Road in the Light Manufacturing District (L-M Zone). Assistant Director Zaleschuk gave the Staff Report.  
Chair Calmenson opened the Public Hearing.

Sandy Bennett, representative of Cobalt Construction, asked if it would be possible to build the units as condominiums as opposed to rentals. Ms. Zaleschuk stated that they would need to return with an application for a Tentative Parcel Map.

Chair Calmenson closed the Public Hearing.

Resolution #04-028 was approved on motion by Commissioner Matsuura, recommending to the City Council adoption of the proposed Zoning Ordinance Text Amendment (as modified), seconded by Commissioner Versaw and on the following roll-call vote to wit:

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

Resolution No. 04-028 was adopted this 13<sup>th</sup> day of April, 2004.

Resolution #04-029 was approved on motion by Commissioner Mires, seconded by Commissioner Matsuura and on the following roll-call vote to wit:

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

Resolution No. 04-029 was adopted this 13<sup>th</sup> day of April, 2004.

14. **Workshop on roof decks**

Assistant Director Zaleschuk gave a brief Staff Report on establishment of a policy on roof decks.

Commissioner Versaw was concerned that once projects incorporated the standards for roof decks, individual projects would not come under the purview of the Planning Commission.

Commissioner Mires stated that Staff would inform the Commission of these roof deck applications so that they could look at them if they had to.

Chair Calmenson opened the Public Hearing.

Mike Nielsen, 704 Front Street, suggested that the railing could be raised so that there would not be so much of a privacy issue on roof decks.

Don Moore, 221 Park View Avenue, stated that he would like to see people with roof decks have privacy too.

Chair Calmenson closed the Public Hearing.

The Planning Commission considered the policy as submitted with direction to Staff to come back with a draft ordinance, incorporating these standards and provisions for roof decks applicable to all residential areas.

**PUBLIC COMMENTS:** None

**ADJOURNMENT** was at 9:35 p.m. to the next Regular Planning Commission meeting on **Tuesday, May 11, 2004**, at 6:30 p.m.

ATTEST:

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CHAIR CALMENSON

SECRETARY TO THE PLANNING COMMISSION

**[April13.min]**