

PLANNING COMMISSION MINUTES

City Hall Council Chambers
154 South Eighth Street

Grover Beach, CA
Tuesday, May 11, 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, Leon, Mires, Versaw, Chair Calmenson
Absent: Commissioner Matsuura

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

PUBLIC COMMENTS: None

COMMISSIONERS- COMMENTS:

1. **Report from Council Representatives**: Chair Calmenson reported on the City Council meeting of May 3, 2004.
2. **Other Commissioners- comments**: Commissioner Versaw encouraged the public and fellow commissioners to attend the next visioning workshop, that was scheduled for Wednesday, May 19, 2004, at 6:30 p.m.

STAFF COMMENTS: None

CORRESPONDENCE: Chair Calmenson referenced two letters that pertained to items on the agenda tonight.

CONSENT AGENDA:

Commissioner Versaw requested that the following amendments be made to the minutes of April 13, 2004, as follows:

[new text **bold and underlined**]

Page 1, Staff Comments, paragraph 3, last sentence to include: AMs. Zaleschuk informed the Commission that this would be her last meeting **for she has accepted a position with the City of Paso Robles.**@

Page 3, Regular Business, Item #8, third paragraph, to read: A 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 90'.

Page 8, Item #14, second paragraph, to read: A...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.@

City Attorney Koczanowicz requested that the last paragraph of Item 14, should be amended read: AThe 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.@

On Motion by Commissioner Mires, with the above amendments, seconded by Chair Calmenson and carried unanimously by voice vote with Commissioner Matsuura absent.

3. Approval of the minutes of April 13, 2004.

REGULAR BUSINESS

4. **Application #04-023, Frank Huffman, 1219 Ramona Avenue (APN 060-172-028)**

A request for Architectural Approval to construct 2, two-story single family residences in the Multiple Residential District (R-3 Zone). Planning Intern Corey Funk gave the Staff Report.

Commissioner Mires referred to PW Condition of Approval #7, fourth sentence regarding the requirement for a performance bond to guarantee construction of public improvements. He understood that this sentence was put in the Condition in error and should be deleted.

Chair Calmenson opened public testimony.

Frank Huffman, 1219 Ramona Avenue, stated that he had reviewed the Staff Report and had no comments.

Michelle Turny, 1247 Ramona Avenue, was concerned that the proposed residence would take away her ocean view and diminish the property value of her home.

Laurel McMahon, 1245 Ramona Avenue, stated that the project would also impact her ocean view and diminish the property value of her home.

Chair Calmenson closed the public testimony.

Resolution #04-032 was approved on motion by Commissioner Mires, with the amendment to PW Condition of Approval #7, deleting the bonding requirement, seconded by Commissioner Leon, and on the following roll-call vote to wit:

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

Resolution #04-032 was adopted this 11th day of May, 2004.

5. **Application #04-026, Kerre McCall, 620 Saratoga Avenue (APN 060-096-002)**

A request for Architectural Approval to construct a two-story single family residence in the Single Family Residential District (R-1 Zone). Planning Intern Eric Muzzy gave the Staff Report.

Commissioner Versaw requested that Staff be consistent in the wording of the new policy about having minor changes approved by the Community Development Director, and the sentence At that minor changes would be reported back to the Planning Commission should be added. Ms. Versaw also stated that she would like to see landscape and grading plans for future projects come before the Commission, since she believed they were within the purview of the Planning Commission.

Chair Calmenson opened public testimony.

Kerre McCall, 1510 Paloma, Arroyo Grande, came to the podium.

Mr. Raper stated that the PW Condition of Approval #7 regarding curb, gutter and sidewalk as amended in the previous project, would apply to Ms. McCall-s project. He stated that the sentence At that minor changes would be reported back to the Planning Commission would also be included in the Conditions of Approval.

Chair Calmenson closed public testimony.

With regard to Commissioner Versaw-s request to see the landscape plans, Mr. Raper stated that Staff normally wanted to see what landscaping was proposed, as opposed to requiring a final landscaping plan. With regard to the drainage plan, Mr. Raper stated that a drainage plan was a technical document and in preliminary projects those drainage plans had not yet been completed. If the Commission was to require the applicant to provide a drainage plan, it would increase the cost from the applicants standpoint. Mr. Raper stated that the Condition of Approval states that the drainage plans be completed prior to issuance of a building permit, because if the project was changed, this could create changes in the engineering design of the plans.

Resolution No. 04-033 was approved on motion by Commissioner Mires, with the addition of PW Condition of Approval #7 regarding curb, gutter and sidewalk, but deleting the sentence pertaining to the performance bond, seconded by Commissioner Leon, and on the following roll-call vote to wit:

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

Resolution #04-033 was adopted this 11th day of May, 2004.

6. **Application #04-027, John & Penny Sandman, 1365 Saratoga Avenue (APN 060-115-008)**

A request for Architectural Approval to construct a second-story addition to an existing single family residence in the Single Family Residential District (R-1 Zone). Assistant Planner Julie Hawkins gave the Staff Report. She referred to the revised Resolution No. 04-034 that was before the Commission tonight. Ms. Hawkins stated that the changes were as follows:

Condiion CDD-5 requiring a landscape and irrigation plan, should be deleted, since the site was already fully landscaped and none of the landscaping would be changed.

A new Condition CDD-6 should be added that states: Any existing trees that are removed or damaged during construction shall be replaced, planted at 25-foot intervals in

locations approved by the Community Development Department. Said trees are to be maintained by the property owner or Applicant. All street trees shall be of 15-gallon size and consistent with Nursery Standards.@

A new Condition CDD-7 should be added that states: **Any changes to existing landscaping shall be approved by the Community Development Director.**@

Condition CDD-11 regarding the requirement for development impact fees should be deleted. Ms. Hawkins stated that that these fees were not required since it the home was not a new structure.

Ms. Hawkins stated the Condition PW#7 regarding curb, gutter and sidewalk would not required, since this was already occurring and the Applicant was working with the neighbors.

Chair Calmenson opened public testimony.

Penny Sandman, 1365 Saratoga Avenue, Applicant, stated that requiring landscape and drainage plans up front would be a lot of money to most people, who were not developers and who wanted to improve and increase the equity in their homes.

Chair Calmenson closed public testimony.

Resolution No. 04-034 was approved on motion by Commissioner Leon, with the above changes to the Conditions of Approval seconded by Commissioner Barnett, and on the following roll-call vote to wit:

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

Resolution #04-034 was adopted this 11th day of May, 2004.

7. Application #04-029, Don & Kathy Moore, 253 Park View Avenue (APN 060-534-007)

A request for Architectural Approval to add a roof deck to an existing single family residence in the Single Family Residential District (R-1 Zone). Assistant Planner Julie Hawkins gave the Staff Report and explained that there were some corrections as follows:

Under Project Information, the Zoning District should read R-1, not C-R-1.

On page 3, the second paragraph of the discussion section, first sentence should read: "This project consists of a railing and glassed in area that extends 3' above the existing roofline."@ In the project totals chart, under building height, the average building height prior to the roof deck should read "A20'6" and with the roof deck read "A23'11 1/2."

Ms. Hawkins stated that Staff had received one letter from a neighbor that was included in the supplemental material tonight. She also referred to the City Council Resolution No. 03-040 item #3 that any changes to the development plan had to be approved by the Planning Commission, and that was why the project was back before the Commission.

Commissioner Versaw was concerned that the material around the glass that was referred to as railing in the Staff Report, looked like a wall. Ms. Hawkins stated that the design was similar to the other deck materials, and deferred the question to the Applicant.

Commissioner Versaw was also concerned about receiving information after the agenda packets were delivered. She wanted to revisit the policy about not considering items if they were not received in a timely manner.

Chair Calmenson opened public testimony.

Commissioner Versaw was concerned that the new roof deck design was more visible than the previous recessed design.

Craig Smith, architect of the project, stated that they had previously come before the Planning Commission with a recessed design of the roof, and had been asked to come up with an alternative. He stated that this alternative deck design was also recessed and did meet the criteria with regard to architecture.

Chair Calmenson was concerned about the exterior stairwell design and asked Mr. Smith if the roof deck could be accessed from the inside of the house. Mr. Smith stated that it would not be possible at this point in the construction of the home. He stated that the metal railing would lessen the impact and massive bulk appearance of the stairs.

Don Moore, 221 Park View Avenue, presented some photos to the Commissioners depicting various roof decks throughout the City. He stated that he was in the course of construction of the project and he would be able to incorporate the roof deck into the design.

Chair Calmenson closed public testimony.

Commissioner Versaw stated that she was uncomfortable with the stucco wall and if were open it would not look like another appurtenance on top of the roof. She would like to see it less visible and reduce the bulk and mass.

Chair Calmenson stated that the roof deck would take away the appeal of the house, unless it was more transparent.

Don Moore, stated that he could change it to a glass rail and incorporate the stairway into the roof deck.

Mr. Raper stated that the project does not have to comply with code that states that the deck be incorporated into the roof line, because it has not yet been adopted. He stated that Mr. Moore was agreeing to lessen the bulk and mass, and the Commission could use those findings as part of the discussion and approval.

Mr. Moore requested that he be allowed a corner solid wall for a barbecue pit on the west side of the deck.

Chair Calmenson closed public testimony.

Mr. Raper stated that a new Condition CDD-5. could be added that stipulates: **At the mass and bulk shall be removed by the use of rails and glass to lessen the bulk of the design. The exterior stair well shall be metal and similar in material and design to the deck material. A stucco area - a solid wall at the small corner of the deck shall be designed for a barbecue. Design materials are to be submitted by the architect and the Community Development Director shall review and either approve ro disapprove the alternatives presented.**@

Resolution No. 04-035 was approved on motion by Commissioner Leon, with the above changes, seconded by Commissioner Barnett , and on the following roll-call vote to wit:

AYES: Commissioners Leon, Barnett, Versaw, Mires, Chair Calmenson
NOES: None

ABSENT: Commissioner Matsuura
ABSTAIN: None

Resolution #04-035 was adopted this 11th day of May, 2004.

The meeting was adjourned for a short break at 8:15 p.m. and reconvened at 8:27 p.m.

REGULAR BUSINESS

8. **Application #04-024, Kent Kelley, 1275 West Grand Avenue (APN 060-241-010)**

A request for a Use Permit to allow a tattoo parlor in the Shopping Center District (C-S Zone). Planning Intern Eric Muzzy gave the Staff Report.

Commissioner Mires asked Staff why Condition of Approval #4 referred to specific hours of operation. Mr. Muzzy stated that those were the hours submitted with the application by the Applicant.

Commissioner Versaw did not see the reason to make it a Condition of Approval if it was up to the Applicant, and she did not see the reason to limit him unnecessarily.

Chair Calmenson referred to Condition CDD-5 and the reference to a Review of a Use Permit and Compliance Report fee. Mr. Raper stated that in the new 05 Fiscal Year, for any condition that establishes a compliance review, a fee would be charged to recover the costs of the Planning Department.

Chair Calmenson opened the Public Hearing.

Kent Kelley, 1102 South 16th Street, came to the podium.

Commissioner Versaw asked Staff what steps the Applicant would have to take if he wanted to open on Mondays. Mr. Raper stated that if it was a minor change, the Community Development Director could approve it.

Chair Calmenson closed the Public Hearing.

Resolution No. 04-036 was approved on motion by Commissioner Versaw, seconded by Commissioner Leon, and on the following roll-call vote to wit:

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

Resolution #04-036 was adopted this 11th day of May, 2004.

9. **Application #04-025, Elpidio Bernal, 29 Park View Avenue (APN 060-513-013)**

A request for a Use Permit, Architectural Approval and a Coastal Development Permit to construct a second-story addition to an existing duplex in the Coastal Residential District (C-R-2 Zone). Assistant Planner Julie Hawkins gave the Staff Report. She stated that there was a change in the parking configuration, and that the applicant was proposing tandem parking and providing more landscaping. Ms. Hawkins referred to a letter of opposition to the project from a neighbor.

Commissioner Versaw stated that under Public Notification, it should also state that the notice was mailed to all property owners within a 300 foot radius.

Chair Calmenson opened the Public Hearing.

Elpidio Bernal, Applicant, came to the podium.

Michael Nielson, 704 Front Street, asked if the retaining wall on the west side of the property was going to be replaced. Ms. Hawkins stated that it was an existing retaining wall on the plans.

Mr. Raper stated that the Building Inspector could go and take a look at the wall.

Mr. Nielsen was also concerned about the location of the power pole that could not serve three houses.

Chair Calmenson closed the Public Hearing.

Resolution No. 04-037 was approved on motion by Commissioner Barnett, seconded by Commissioner Versaw, and on the following roll-call vote to wit:

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

Resolution #04-037 was adopted this 11th day of May, 2004.

10. **Application #04-028, Elsayed M. Elsayed, 684 West Grand Avenue (APN 060-222-014)**

A request for a Use Permit to allow the sale of alcoholic beverages at an existing mini-mart/gas station in the Visitor Services District (C-V Zone). Assistant Planner Julie Hawkins gave the Staff Report.

Chair Calmenson opened the Public Hearing.

Elsayed M. Elsayed, 684 West Grand Avenue, Applicant, stated he would be selling beer and wine only.

Chair Calmenson closed the Public Hearing.

Resolution #04-038 was approved on motion by Commissioner Leon, seconded by Chair Calmenson, and on the following roll-call vote to wit:

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

Resolution #04-038 was adopted this 11th day of May, 2004.

11. **Application #04-030. City of Grover Beach**

The Planning Commission is requested to consider a Zoning Ordinance Text Amendment, establishing development criteria and standards relating to second-story roof decks within single family residential districts. Community Development Director Jake Raper gave the

Staff Report.

City Attorney Koczanowicz outlined the following amendments to Resolution #04-040:

Paragraph 3 should read: AThe City of Grover Beach Municipal Code is amended establishing development criteria and standards for approval for new construction of second story roof decks or construction of second story roof decks on existing structures.®

Paragraph 8 should read: AThe proposed amendment is in compliance with the Local Coastal Plan and is in compliance with the General Plan of the City of Grover Beach.®

The following paragraph should be amended to read:
NOW THEREFORE BE IT RESOLVED, the City of Grover Beach Planning Commission recommends that the City Council adopt Ordinance 04-XX and proposed amendment.....®

The Commission received the report and made changes to the following:

The words Asecond=story® should be hyphenated throughout the document.

Exhibit A, Proposed Amendment relating to second story roof decks:

Section 9107.11 Second Story Roof Decks.

Change the wording of the first paragraph, first line to read: AThe following process shall apply to development criteria.....®

Item C. Compliance Review by the Community Development Department and Item D. Planning Commission Review. Numbers 1. and 2. (Approve and Conditionally Approve) shall be deleted, so that all roof decks would come before the Planning Commission for their review.

The first line of Item F. should be changed to read: Design Criteria for Second-Story Roof Deck Access. The Applicant could be required to incorporate the stairs into the design.

A statement about step lighting should also be included: ALighting Plan is also requested avoiding +eedless glare and illumination onto adjoining properties.®

On motion by Commissioner Versaw, to continue the item with the above changes, seconded by Commissioner Leon and on the following roll-call vote to wit:

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

Application #04-030 was continued to the next Planning Commission meeting of June 8, 2004.

12. Application #04-031, City of Grover Beach

The Planning Commission is requested to consider initiating a Municipal Code Amendment, Chapter 4, Sign Regulations, by amending Section 9404(b) Commercial Zones (A) and

adding the Shopping Center District (C-S Zone) to the sign criteria. Community Development Director Jake Raper gave the Staff Report.

The Commission received the report.

Resolution No. 04-039 was approved on motion by Commissioner Leon, seconded by Chair Calmenson and on the following roll-call vote to wit:

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

Resolutions No. 04-039 and 04-031 were adopted this 11th day of May, 2004.

PUBLIC COMMENTS:

Mr. Raper gave a brief example of a minor change to a project where the requirement for a licensed architect was waived. Mr. Koczanowicz stated that in future minor changes would come to the Planning Commission as a report from the Community Development Director.

Chair Calmenson asked Staff if they needed to sit through City Council meetings and whether it was acceptable to watch it on television. Mr. Raper stated that he would convey this to the City Council.

Mr. Raper also stated that Staff would agendize the issue of placing storey-poles at the next meeting.

ADJOURNMENT was at 10:00 p.m. to the next Regular Planning Commission meeting on **Tuesday, June 8, 2004**, at 6:30 p.m.

ATTEST:

CHAIR CALMENSON

SECRETARY TO THE PLANNING COMMISSION

[May11.min]