

PLANNING COMMISSION MINUTES

City Hall Council Chambers
154 South Eighth Street

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

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

FLAG SALUTE: by Chair Mires

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

STAFF PRESENT: Jake Raper, Community Development Director
Julie Hawkins, Assistant Planner
Staff Assistant, Eric Muzzy
Staff Assistant, Corey Funk
Summer O-Meara, Recording Secretary
Staff Assistant, Shawn Nicolas

PUBLIC COMMENTS: None

STAFF COMMENTS:

1. **Story-poles: Neighboring communities' use of story poles and view analysis.** Per the request of the Planning Commission, staff contacted Pismo Beach and Arroyo Grande as to their process. Staff presented a brief report.

Unless otherwise directed, staff will continue the current process of determining the impact of a project. Once an impact determination has been made, story poles may be required to be placed on site no later than the time the notices are sent out to the public for at least ten days.

Discussion occurred among staff and the Planning Commission.

CORRESPONDENCE: None

CONSENT AGENDA:

On motion by Commissioner Mires, seconded by commissioner Calmenson and carried unanimously by voice vote, with Commissioner Versaw absent.

2. Approval of the minutes of June 8, 2004.

PUBLIC HEARING ITEMS:

3. **Application #04-036, Cebulla Associates, 830 Rockaway (APN 060-229-012)**

A continued request for Application #04-036 to request a Use Permit to construct a two-story single family residence in a Multiple Residential District (R-3 Zone). Staff Assistant Eric Muzzy presented the staff report:

Chair Mires opened the Public Hearing. There were no comments from the public, and Chair Mires closed public testimony.

Commissioner Leon asked staff if an exception was being made by allowing a 10 foot wide driveway. Mr. Raper stated that the driveway to the second unit is considered a fire lane and has to be 20 feet wide. If this requirement is not met a sprinkler system must be installed in the house.

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

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

Resolution # 04-036 was adopted this 13th day of July, 2004.

4. **Application #04-035, Jack Dickinson, 242 Front Street (APN 060-133-012)**

A request for a Use Permit to allow the sale of vehicle parts, and tune-up related services, and a Costal Development Permit to demolish an existing non-conforming residence in the Coastal Industrial Commercial District (C-I-C Zone). Assistant Planner Julie Hawkins presented the staff report.

Ms. Hawkins stated that Condition of Approval CDD-7 reads: "the exit from the proposed parking lot shall be clearly posted with a stop sign." She stated that the Condition be deleted because it is only required for parking lots with more than four spaces.

Chair Mires opened the Public Hearing.

Jack Dickinson, 242 Front Street, Applicant, asked Staff to clarify that the Commission was referring to closing the doors with regards to the screening. Staff responded that the Commission was not.

Roy Wolfe, 1514 5th Street, Los Osos, spoke in favor of the application.

Chair Mires closed the Public Hearing.

Resolution No. 04-035, was approved on motion by Commissioner Matsuura, with the removal of CDD-7, and the amendment to Condition FD-2, requiring maintenance of vehicles to occur within the

enclosed building, seconded by Commissioner Calmenson, and on the following roll-call vote to wit:

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

Resolution #04-035 was adopted this 13th day of July, 2004.

REGULAR BUSINESS

5. Application #04-037, Michael Nielsen, 704 Front Street (APN 060-134-014)

A request for Architectural Approval and an Amendment to a Costal Development Permit to add a roof deck to one unit of a PUD in the Costal Residential District (C-R-2 Zone). Assistant Planner Julie Hawkins gave the Staff Report.

Chair Mires opened Public Testimony.

Michael Nielson, 704 Front Street, Applicant, stated that the height of roof deck, from floor to top is 36" high. Mr. Nielsen then presented landscape drawings.

Chair Mires closed Public Testimony.

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

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

Resolution #04-037 was adopted this 13th day of June, 2004.

6. Application #04-039, John T. Broberg, 347 N. 2nd Street (APN 060-134-014)

A request for Architectural Approval and a Costal Development Permit to construct a new single-family home in the Coastal-Residential District (C-R-2 Zone). Staff Assistant Corey Funk gave the Staff Report and stated that the following change should be made to Attachment A: Resolution #04-048, under Findings Item 2, should read: "prior to issuance of a Building Permit an Architectural Review approval is required by section 9143.4 subsection B."

Chair Mires opened the Public Testimony.

John Broberg, 545 Conejo Road, Santa Barbara, stated that the neighboring driveway would not affect this property.

Karen Young, 348 Becket Place, stated that the proposed house was too tall and too massive in design. Ms. Young presented photos of her house, and the structure in question, to the Planning Commission to review. She was concerned about the impacts on her privacy.

Chair Mires closed the Public Testimony.

The Planning Commission members discussed items relating to zone district standards, compliance

with the code, and correspondence between neighbors.

Resolution No. 04-0039 was approved on motion by Commissioner Leon, seconded by Commissioner Calmenson and on the following roll-call vote to wit:

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

Resolution #04-039 was adopted this 13th day of June, 2004.

COMMISSIONER'S COMMENTS:

7. **Report from Council Representatives:** Commissioner Matsuura reported on the July 6, 2004 City Council meeting. Chair Mires reported on the June 21st City Council meeting.

8. **Other Commissioner's Comments:** Mr. Raper stated that the Second-Story Roof Deck Ordinance was continued to the City Council meeting on the 19th of July.

Mr. Raper presented definitions for "story" and the Planning Commission requested that the item be placed on the Planning Commission agenda for the August 10, 2004 meeting.

Commissioner Leon requested that he switch with Commissioner Matsuura on the coverage of the first City Council meeting in December. Commissioner Leon would cover the meeting in July, and Commissioner Matsuura would cover the first meeting in December.

PUBLIC COMMENTS: None

ADJOURNMENT was at 8:45 p.m. to the next Regular Planning Commission meeting on **Tuesday, August 10, 2004**, at 6:30 p.m.

CHAIR MIRES

SECRETARY TO THE PLANNING COMMISSION