



**MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, AUGUST 9, 2005
6:30 P.M.**

CALL TO ORDER: 6:31 p.m.

FLAG SALUTE: Commissioner Barnett

ROLL CALL: Present: Commissioners Barnett, Bright, Keith, Luce, Vice Chair Marshall, and Chair Versaw.

Absent: Commissioner Peterson

Staff: Acting Planner III Julie Hawkins
Planner I Rachel Grossman
City Manager Ron Anderson
City Attorney Martin Koczanowicz
Administrative Secretary Joyce Williams

PUBLIC COMMENTS: Dan Fielding of Grover Beach, expressed his concern regarding parking in Grover Beach, and supports the Parking Committee.

PRESENTATIONS: None.

STAFF COMMENTS: Acting Planner III Hawkins welcomed the new members of the Planning Commission and notified the Commission of her last day working at City of Grover Beach (August 26, 2005). City Attorney Koczanowicz reviewed the rules of Conflict of Interest with the new members.

CORRESPONDENCE: Thank you letter from Mt. Zion Baptist Church, a letter of compliance from the attorneys for Vernon and Associates, and an email from Nancy Graves, 674 North 2nd Avenue, regarding Application 05-27 and the impact to her property.

CONSENT AGENDA:

- 1) **Approval of minutes of Regular Planning Commission meetings of June 14, 2005 (Recommendation: Staff recommends the Planning Commission approve the minutes as submitted.)**

A correction was noted by Chair Versaw on page 8, Item 8, regarding Commissioner Marshall's comment, which should read "the measurement does NOT meet the set criteria."

By general consensus, the minutes of June 14, 2005 were approved with changes.

PUBLIC HEARING ITEMS:

- 2) **CONTINUED FROM THE REGULAR MEETING OF MAY 10, 2005 – Use Permit, Architectural Approval, and Environmental Determination Application No. 02-025, Thor Ourston, 978 Griffin Street (APN 060-544-008)**

A request to adopt a Mitigated Negative Declaration and grant a Use Permit and Architectural Approval to construct a 16,525 square foot industrial building for metal fabrication and warehousing, and creating a cul-de-sac at the end of Huber Street with an emergency access easement in the Light Manufacturing (L-M) Zone. Acting Planner III Julie Hawkins recommended continuance on this item to the regular meeting of September 13, 2005.

City Attorney Koczanowicz recommended opening of the item to allow the public hearing portion.

Chair Versaw opened the public hearing.

There were no public comments.

Chair Versaw closed the public hearing and called for a motion.

On a motion by Commissioner Keith to continue the item as recommended by staff, seconded by Commissioner Bright, and on consensus vote, the item was continued to a Special Planning Commission meeting, scheduled for August 23, 2005, at 6:30 p.m.

3) CONTINUED FROM THE REGULAR MEETING OF JUNE 14, 2005 – Architectural Approval, Environmental Determination, Tentative Tract Map, and Use Permit Application No.04-40, Vernon Associates, 248 N. 14th Street (APN 060-581-012)

A request to adopt a Mitigated Negative Declaration and grant a Use Permit and Architectural Approval, and recommend approval to the City Council of a Tentative Tract Map and Affordable Housing Density Bonus and Development Incentives, to subdivide and construct a sixteen-unit condominium project with affordable housing in the Multiple Residential (R-3) Zone. Acting Planner III Julie Hawkins gave the staff report.

Vice Chair Marshall expressed continued concern over the 3-story build, and mentioned the signed petition from adjacent property owners previously received by the Planning Commission regarding the project.

City Attorney Koczanowicz commented that as a matter of right, the zone district allows for a 3-story build, and should not be grounds for denial. He also said that discretion lies in architectural review.

Vice Chair Marshall questioned if the Planning Commission can dispute findings.

City Attorney Koczanowicz replied it is subjective, and that the majority must agree.

Vice Chair Marshall voiced his reluctance to support the project, stating that the design will completely block views.

Commissioner Bright referred to page 5, paragraph 1 of the staff report regarding incentives, and asked if poles were set.

Acting Planner III Hawkins replied that in R-3 Zone, poles are not necessary. She also explained the incentives.

Commissioner Bright inquired how the findings apply within the North Grover Beach Plan. She also expressed concern about 80% coverage of the lot, and questioned usability of a 5' backyard.

Chair Versaw requested clarification of calculations for the number of affordable units, and notified staff that the Initial Study was unsigned.

Acting Planner III Hawkins explained the affordability calculations per SB1818, and also that there was a signed copy of the Initial Study in the project file. She recommended a date certain continuance of the project.

Chair Versaw asked if the large map had been updated, as the new Tentative Tract Map shows guest parking spaces in front yard setback, which were to be deleted. She also mentioned condition CDD16 incorrectly states there would be two three-bedroom deed restricted units, instead of two two-bedroom units (units 10 and 11). Also brought to staff's attention was the wording of condition MM-6.

Acting Planner III Hawkins stated corrections would be made to the two conditions noted.

Chair Versaw opened the public hearing.

Applicant Brad Vernon provided some background to the Commission regarding the project history. He said the project has been revised and resubmitted, addressing the number of units per building, the space between buildings, rear yard access of the back units, and the reduced mass of the units. He eliminated some 3-story elements from the north looking south, and redesigned the affordable units from lofts into bedrooms.

Marcus des Plante, of LGA, expressed gratitude to staff for their assistance and recommendation of approval to the project. He presented images to the Planning Commission as he explained the design concept. He felt the design was appropriate for massing buildings with its architectural diversity in width and plane, and various material details added in to break up the design and create an illusion of a small European village. He compared the project to a photo of an adjacent project without a break in the roof plane. He also said that this multi-family

project, with the help of SB1818, allows two affordable units with attached garages, and requested project approval from the Commission.
Commissioner Luce asked if the tract map was correct.

Acting Planner III Hawkins responded the tract map needed to be updated.

Commissioner Keith asked if the project could be brought forward without the updated map.

City Attorney Koczanowicz responded to continue the item if the map is the 'dealmaker'; otherwise, the project could go forward.

Chair Versaw stated the information is in the staff report; however, the Tentative Tract Map still shows parking that was deleted, and the verbiage in the text box is also incorrect.

Vice Chair Marshall questioned the elevations of the northern buildings.

Mr. Vernon replied that Buildings C and D are lowered, and showed a diagram of the lowered rooftop.

Chair Versaw closed the Public Hearing.

Commissioner Keith stated that although he acknowledged the petition while reviewing the plans, he expressed support to the project, with exception of the view blockage. He noted the direction the City has taken in ordinances and the measures the Applicant has taken to mitigate the project. He expressed project support despite the Tentative Tract Map defects, which he felt could be addressed afterwards by staff.

Commissioner Luce agreed on all points made by Commissioner Keith and expressed encouragement of affordable housing.

Vice Chair Marshall reiterated his concern over building three stories, and stated he felt the project was not right for the residential area right now.

Commissioner Bright expressed her appreciation of attractive design; however, she felt it was not appropriate for the North Grover Beach Neighborhood Plan. Her concerns were of the small private backyard spaces, and the amount of lot coverage by concrete and asphalt.

Commissioner Barnett liked the project and stated that the very low income housing is desirable.

Chair Versaw liked the design, but expressed it was not keeping in character to the North Grover Beach neighborhood. She said the incorrect Tentative Tract Map wasn't an issue, but she was not supportive of approval of the project.

Commissioner Keith brought to attention the tentative vote appeared to be tied, and suggested a continuance of the item.

Commissioner Luce inquired why the project had taken 1½ years to process.

Acting Planner III Hawkins replied the timeline was due to various revisions and the changed Senate law regarding affordable housing.

City Attorney Koczanowicz recommended a continuance to August 23, 2005, when there are seven Planning Commissioners present.

Commissioner Keith added it would give the Applicant time to update the Tentative Tract Map.

Chair Versaw closed the public hearing and on consensus vote, the item was continued to a Special Planning Commission meeting, scheduled for August 23, 2005, at 6:30 p.m.

4) General Plan Amendment, Architectural Approval, Coastal Development Permit, Use Permit, Tentative Tract Map and Environmental Determination Application No. 04-077, Cobalt Construction, 178 S. 4th Street. (APN 060-212-018)

Request to amend the General Plan Land Use Element and Housing Element to allow a maximum potential of 40 units per acre for mixed-use projects in the C-B-D, C-P, C-V, C-C-V, and C-S zones; as well as a request to allow the construction of an 11 unit air space condominium, in a four story building with parking and two retail/office spaces on the first floor,

and nine residential units on the upper three levels, located in the Coastal Visitor Services (C-C-V) Zone. Two residential units will be designated as affordable housing.

City Attorney Koczanowicz clarified to the Planning Commission that the General Plan Amendment for Land Use Element and Housing Element would be heard first as a separate issue, followed by the applicant's project.

At this time, Commissioner Keith stepped down and left the room, citing a conflict of interest with a property within the radius of the General Plan Amendment.

Acting Planner III Julie Hawkins gave the staff report. She reported that in reviewing the project, it was determined that the C-C-V Land Use designation did not clearly allow the density of residential units reflected in the Zoning Ordinance. She recommended the Commission deliberate and considers amending the Land Use Element to be consistent with the Zoning Ordinance. Also, in order to facilitate the type of development discussed through the visioning process, it would provide an opportunity to increase densities for future projects. Her recommendation was to clarify the Land Use Element by explicitly stating a density of 20 units per acre.

Chair Versaw opened public hearing.

There were no comments from the public

Chair Versaw closed public hearing and called for a motion.

On motion by Vice Chair Marshall to approve the General Plan Amendment, seconded by Commissioner Bright, and on the following roll-call vote, to wit:

AYES: Vice Chair Marshall, Commissioners Barnett, Bright, Luce, and Chair Versaw
NOES: None
ABSENT: Commissioners Peterson and Keith
ABSTAIN: None

The foregoing Resolution Nos. 05-069 and 05-070 was adopted on the 9th day of August, 2005, recommending the General Plan Amendment to City Council for approval.

At this time, Commissioner Keith returned to the meeting.

Acting Planner III Hawkins gave the staff report for Application 04-077.

Vice Chair Marshall inquired into the incentives requested by the Applicant.

Acting Planner III Hawkins explained the ratio of affordable housing. She said based on the construction of two moderate affordable units, the two incentives requested by the Applicant could be provided: 1) height and number of stories and, 2) ratio of commercial versus residential use.

Chair Versaw inquired why only 13.6% was being designated as retail.

Acting Planner III Hawkins responded that the percentage requested was reflective of the current market being residential, not commercial.

Chair Versaw opened the public hearing.

Applicant Ron Perkins, 590 10th Street, stated he has submitted ideas to address the redevelopment of Grover Beach in collaboration with the visioning study along the Grand Avenue Corridor, including an 80-room hotel at 4th and Grand Avenue and a 40-room condominium/retail project on Highway 1 and Grand Avenue. He said the proposed increased housing along the Grand Avenue Corridor would help create a revitalized downtown area.

George Garcia, Architect for the Applicant, discussed how the project addressed the transition from residential to commercial North to Grand Avenue and offered a visual analysis of the project. The three-dimensional image illustrated parking provisions, and design elements of the 4-story building. He suggested that the urban in-fill could create opportunities for ground-floor ownership options of the retail spaces, integrated with affordable housing.

Vice Chair Marshall questioned if the project architecturally blended in with Beach Place.

Mr. Garcia responded that the Beach Place design was used as a model, and said the project would compliment Beach Place in massing and pedestrian traffic.

Vice Chair Marshall inquired how much of the exposed side facing Grand could be softened.

Mr. Garcia explained because the wall is in direct proximity of the property line, there was relief and banding provided along the edge. He also offered his cooperation in working with staff to give adequate visual interest to the wall.

Vice Chair Marshall asked if the location of the affordable units had been determined, and if the roof deck was to be shared or for the penthouse residents only. He also inquired about insulation for the third floor roof.

Mr. Garcia replied that locations of the affordable units were undetermined, but that one unit would have an ocean view. He said the roof deck was designated to the penthouse units, and the third floor roofs would have concrete decks above them.

Vice Chair Marshall inquired about the ratio of garages to the residential units, and also questioned if the affordable units would be deed restricted. He also expressed concern of a specific parking space on the Tentative Tract Map.

Mr. Garcia said the garages would be sold separately, on a first come – first serve basis.

Acting Planner III Hawkins informed the Commission that one project had been approved by the City, and said the status of deed restriction management is currently in progress. The documents were reviewed by the City Attorney, approved and would be recorded upon the sale of the units. The City is working with the Housing Authority and Trust Fund in tracking sales of affordable units.

Chair Versaw expressed her support of mixed use, stating the City of Grover Beach needs the tax revenue; however, her concern was over the ratio of commercial over residential units.

Mr. Perkins stated the effort it takes to put commercial projects together. He suggested Beach Place was the first step in the redevelopment of Grover Beach, and expressed his effort in being fiscally responsible.

Pat Cusack, 1080 Spring Grove, spoke of his support to the project, his involvement in the Visioning Study, and the needs of the community.

Chair Versaw recommended the discussed parking space to be designated as compact on the Tentative Tract Map, and also to the address the South façade on CDD10.

Chair Versaw closed the Public Hearing and called for a motion.

On motion by Vice Chair Marshall, seconded by Commissioner Keith, and on the following roll-call vote, to wit:

AYES: Commissioners Barnett, Bright, Keith, Luce, Vice Chair Marshall, and Chair Versaw
NOES: None
ABSENT: Commissioner Peterson
ABSTAIN: None

The foregoing Resolution Nos. 05-071, 05-072, 05-073, 05-074, and 05-075 was adopted on the 9th day of August, 2005, conditionally approving the project.

5) Architectural Approval Application No. 05-021, WG Construction – Wade Griest, 1682 Laguna Court (APN 060-031-031)

A request to construct a new 3,280 square foot single family residence with attached 3-car garage in the Residential Agricultural (R-A) Zone. Acting Planner III Julie Hawkins gave the staff report.

At this time, Commissioner Luce cited a conflict of interest, stepped down from the Commission and left the room.

Chair Versaw questioned the approval for the project color board by the Community Development Director, addressed in CDD25, and in review of the application, asked for the color boards.

Commissioner Bright stated that in keeping in compliance of Oak Meadows rules, residences next to each other can not be identical in color.

City Attorney Koczanowicz recommended delegation by the author of CDD25 to approve the color board to the Community Development Director when the color board is submitted, and inquired if the color board had prior approval by the Oak Meadows homeowner's association. Applicant Susan Luce informed the Commission she had asked Planner III Hetherington if he had received the color board, and proceeded to describe the colors of the project to the commissioners.

Vice Chair Versaw opened the Public Hearing.

Mike Newman, 1664 Laguna Court, stated that the proposed color is unique and complies with Oak Meadow regulations. His concern was regarding the retaining wall height.

Acting Planner III Hawkins responded that the wall had been reviewed and approved by the Building Engineer.

Vice Chair Commissioner Marshall noted that the retaining wall hits 5' along the storm drain easement.

Acting Planner III Hawkins said that the resolution requires it to be no higher than 4'.

Chair Versaw closed the Public Hearing.

Commissioner Keith said he was in favor of moving ahead, and to delegate color board authority to staff.

Commissioner Bright commented that the Commission could rely on CCD to approve the color board.

With no other comments from Commissioners, Chair Versaw called for a motion.

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

AYES: Commissioners Bright, Keith, Barnett, Luce, Vice Chair Marshall, and Chair Versaw
NOES: None
ABSENT: Commissioner Peterson
ABSTAIN: None

The foregoing Resolution No. 05-021 was adopted on the 9th day of August, 2005, recommending approval of the project.

6) Use Permit Application No. 05-024, Raul Gutierrez, 779 So. 7th St. (APN 060-334-009)

A request to build a 10' x 30' addition to a 1,295 square foot single-family residence in Residential (R-1) Zone. Acting Planner III Julie Hawkins gave the staff report.

Vice Chair Marshall expressed his concern over the garage setback previously approved.

City Attorney Koczanowicz advised that the Use Permit could be reviewed and modified with the new application.

Acting Planner III Hawkins commented that if the project was redesigned, it wouldn't need a use permit.

Commissioner Luce brought up a point that the building would remain non-conforming if there were no improvements done.

Commissioner Keith questioned curb, gutter and sidewalk improvements, and if there would be enough room to move back; also, the size of the proposed garage and the space between the back of property and garage.

Acting Planner III Hawkins explained that per Public Works review, there would be sprinkler and under grounding. She said the 20' x 20' area behind are laundry and pantry areas. The space on the interior lot line is the allowed 5' setback. Another portion of the home would have to be redesigned.

Chair Versaw commented that CDD4 and CDD9 are duplicate conditions. She also expressed concern regarding the drainage basin.

Acting Planner III Hawkins responded that the City Engineer reviewed and approved the onsite retention, and will review again prior to issuance of the building permit.
Chair Versaw opened the public hearing.

It was noted by Acting Planner III Hawkins that the applicant had left during recess and did not return during review of his application, possibly due to language difficulties.

Chair Versaw suggested continuance of items when applicants are not present to answer questions by the Commission.

Commissioner Keith recommended interpreters be provided to address language barriers.

City Attorney Koczanowicz stated that there is no legal requirement by the applicant to be present for hearings, and suggested to Commission to adopt an attendance policy. The matter would need to be placed on agenda with the ability to deny or continue.

Commissioner Luce commented the driveway is currently 15' in length, and the drainage has been addressed. She inquired if the applicant would be able to mitigate those issues, if present.

Chair Versaw suggested continuance of the item.

Commissioner Bright stated if the Commission requests information from an applicant and the questions can not get answered, they can not make a decision.

City Attorney Koczanowicz recommended the issues already identified to be continued or denied. He also suggested a policy be established to mandate attendance by applicants, which may create a delay of the approval process.

Commissioner Keith expressed his opposition to mandating attendance, since it occurs rarely and in this instance, was due to a language barrier. He recommended continuance with suggestion of driveway modification to the staff, in order to give applicant the opportunity to redesign and be present at the public hearing.

Chair Versaw closed the public hearing and on consensus vote, the item was continued to a Special Planning Commission meeting, scheduled for August 23, 2005, at 6:30 p.m.

7) Architectural Approval, Coastal Development Permit Application No. 05-027, Victor & Julia Johnson 191 Atlantic City Ave (APN 060-075-006)

A request to build a 1,867 square foot single-family residence with a 513 square foot attached garage in the Coastal Residential (C-R-1) Zone. Acting Planner III Julie Hawkins gave the staff report.

Vice Chair Marshall requested clarification of the definition of a granny unit.

Acting Planner III Hawkins defined it as a secondary dwelling unit, reflective of state and city building codes of a maximum 1000 square foot detached dwelling with 1 parking space per bedroom.

Chair Versaw opened the public hearing.

Greg Reed, 1146 E. Grand, architect for the project, was present to answer questions.

Chair Marshall inquired about the basin.

Mr. Reed explained the lot is graded one foot higher north than south. The basin goes Westside of the house. The proposed basin will go Northerly.

As there were no further comments by the Commissioners, Chair Versaw closed the public hearing and called for a motion.

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

AYES: Commissioners Barnett, Luce, Bright, Keith, Vice Chair Marshall, and Chair Versaw
NOES: None
ABSENT: Commissioner Peterson
ABSTAIN: None

The foregoing Resolution No. 05-066 was adopted on the 9th day of August, 2005, recommending approval of the project.

8) Architectural Approval, Use Permit Application No. 05-31, Cobalt Construction, 1728 Newport (APN 060-181-034)

A request to construct a three-unit, two-story, detached, single-family Planned Unit Development in Duplex Residential (R-2) Zone. Acting Planner III Julie Hawkins gave the staff report.

At this time, Commissioner Bright cited a conflict of interest, stepped down from the Commission and left the room.

Chair Versaw opened the public hearing.

Applicant Ron Perkins, 590 North 10th Street, stated he could have submitted plans to build 4 units, but desired a nicer 3-unit design.

Vice Chair Marshall voiced his concern regarding the driveway and parking space design for Parcel 1, citing limited pass-by space for Parcels 2 and 3, adding that guest spaces have 16 feet to back out of the interior units. He also suggested a redesign to one large underground basin instead of the proposed individual basins. He commented that Units B and C look identical in design.

Mr. Perkins responded by saying the entrances are at different elevations, thus breaking up the design. He stated the possibility of redesigning the retention, and although the City Engineer had no comments for backup drive requirement, he would recheck the dimensions with his designers.

Commissioner Luce inquired why multiple retention basins were approved.

Acting Planner III Hawkins responded that Engineering checks the design for functionality, but it is the responsibility of the applicant to propose design. When the applicant comes in for a grading permit, if approved, the Engineer would recheck function.

Vice Chair Marshall stated his prior experience with the smaller basin design and the tendency to get filled in. He recommended a condition be placed for a larger basin.

Mr. Perkins responded it could create a financial burden, and requested no condition.

Commissioner Luce proposed a new design of the basin with review by the City Engineer.

Vice Chair Marshall expressed his desire for diversity in design, and driveway modification to allow more access in the three guest drives.

Chair Versaw closed the public hearing and called for a motion.

On motion by Vice Chair Marshall, seconded by Commissioner Keith, and on the following roll-call vote, to wit:

AYES: Vice Chair Marshall, Commissioners Keith, Barnett, Luce, , and Chair Versaw
NOES: None
ABSENT: Commissioners Peterson and Bright
ABSTAIN: None

The foregoing Resolutions No. 05-067 and 05-076 was adopted on the 9th day of August, 2005, recommending conditional approval of the project.

9) Use Permit Application No. 05-32, Steven Steger 191 S. Oak Park Blvd, (APN #060-309-002)

Request to set up Aikido studio in (Shopping Center) CS zone. Planner I Rachel Grossman gave the staff report.

Commissioner Keith stated that the application is for a use permit; however the applicant is currently utilizing the property.

Planner I Grossman responded that when she photographed the location in June, there was no occupancy.

Commissioner Keith suggested examining preventative methods to such violations.

City Attorney Koczanowicz advised that code enforcement should notify applicants of violations.

Chair Versaw opened the public hearing.

Applicant Steven Steger, 34 Parkview, stated he did open his business due to financial struggles, and requested exoneration of the violation from the Planning Commission.

Chair Versaw closed the public hearing and called for a motion.

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

AYES: Commissioners Bright, Luce, Keith, Barnett, Vice Chair Marshall, and Chair Versaw
NOES: None
ABSENT: Commissioner Peterson
ABSTAIN: None

The foregoing Resolutions No. 05-068 was adopted on the 9th day of August, 2005, recommending approval of the project.

REGULAR BUSINESS

10) Planning Commission Interpretation, Parking in the designated setback areas

A request of the Planning Commission to interpret the Zoning Ordinance definition of a yard and the allowance of parking vehicles in designated setback areas. This item has been requested to be continued to the Special Planning Commission meeting scheduled for August 23, 2005 at 6:30 p.m.

11) Architectural Approval Application 05-018, Ed Grimshaw, 490 Ramona Avenue (APN 060-214-011)

Request to construct a two-car garage and second story apartment in the Multiple Family (R-3) Zone. This item has been requested to be continued to the Special Planning Commission meeting scheduled for August 23, 2005

COMMISSIONERS' COMMENTS:

Report from Council Representatives: Vice Chair Marshall attended the City of Grover Beach City Council Meeting.

Other Commissioners' Comments:

1. Planning Commissioner's Handbook

PUBLIC COMMENTS:

ASSIGNMENT TO ATTEND CITY COUNCIL MEETING(S):

Chair Versaw is scheduled to attend the City Council meetings for the month of September.

ADJOURNMENT: 10:48 p.m.

/s/ Chair Versaw

/s/ SECRETARY TO THE PLANNING COMMISSION
JOYCE WILLIAMS, ADMINISTRATIVE SECRETARY