

## **PLANNING COMMISSION MINUTES**

City Hall Council Chambers  
154 South Eighth Street

Grover Beach, CA  
Tuesday, August 10 2004  
6:30 p.m.

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

**FLAG SALUTE**: by Commissioner Matsuura

**INTRODUCTION OF NEW PLANNING COMMISSIONER**: Chair Mires introduced Glenn Marshall as the new member to the Planning Commission. Chair Mires also welcomed Bart Calmenson back to serve on the Commission.

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

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

**PUBLIC COMMENTS**: None

### **STAFF COMMENTS**:

1. **Story-poles**. Assistant Planner Julie Hawkins provided an updated report as requested by the Planning Commission.

**CORRESPONDENCE**: None

### **CONSENT AGENDA**:

For the record, Commissioner Matsuura stated that he would be covering the second City Council meeting in July instead of Commissioner Leon. In turn, Commission Leon would be covering the first City Council meeting in December.

On motion by Commissioner Matsuura, with the inclusion in the minutes of the above note, seconded by Commissioner Barnett and carried unanimously by voice vote, with Commissioners Leon and Versaw absent and Commissioner Marshall abstaining from the vote.

2. Approval of the minutes of July 13, 2004.

### **PUBLIC HEARING ITEMS**:

3. **Application #04-038, De La Cruz Construction, 1559 Atlantic City Avenue (APN 060-031-006)**

A request for a Use Permit to construct an addition above a garage to an existing nonconforming single family residence in the Residential Agricultural District (R-A Zone). Staff Assistant Cory Funk presented the staff report:

Commissioner Marshall asked Staff to clarify that the garage dimensions would meet the requirements to accommodate the stairwell. Mr. Funk confirmed that the garage did meet the minimum dimension of 20 x 20 feet and stated that the depth of the garage was 25 feet. Chair Mires opened the Public Hearing.

Michael Congdon, 540 County Club Drive, San Luis Obispo, designer of the project, came to the podium.

There was no further testimony and Chair Mires closed the Public Hearing.

Resolution No. 04-049 was approved on motion by Commissioner Matsuura, seconded by Commissioner Barnett and on the following roll-call vote to wit:

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

Resolution # 04-049, was adopted this 10<sup>th</sup> day of August, 2004.

4. **Application #04-045, John Koepf, 228 West Grand Avenue (APN 060-206-028)**

A request for an amendment to an existing Use Permit to convert two garages into two handicapped accessible units in the Coastal Visitor Services District (C-V-C Zone). Assistant Planner Julie Hawkins presented the staff report.

Commissioner Marshall and Commissioner Calmenson were concerned at the absence of handicap ramps. Mr. Raper explained that the conversion was required to comply with ADA accessibility.

Chair Mires opened the Public Hearing.

John Koepf, 2041 Carriage Lane, Arroyo Grande, project applicant, came to the podium.

Chair Mires closed the Public Hearing.

Resolution No. 04-050, was approved on motion by Commissioner Calmenson, seconded by Commissioner Barnett, and on the following roll-call vote to wit:

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

Resolution #04-050 was adopted this 10<sup>th</sup> day of August, 2004.

5. **Application #04-049, Catherine Eismann, 1625 West Grand Avenue (APN 060-253-004)**

A request for a Use Permit to allow a camper shell installation and accessories business in the Shopping Center District (C-S Zone). Assistant Planner Julie Hawkins presented the Staff Report. However, Staff was requesting a continuance of this item to the next meeting, to address issues of parking and storage of equipment that arose after the Staff Report was written.

Chair Mires opened the Public Hearing.

Kurt & Cathy Eismann, 1625 West Grand Avenue, applicants, agreed to the continuance of the project to the next meeting.

Chair Mires continued the item to the next Planning Commission meeting on September 14, 2004.

### **REGULAR BUSINESS**

#### **6. Application #04-042, Robert Lee, 1150 Loreto Court (APN 060-567-007)**

A request for Architectural Approval to construct a sun room with a second-level deck in the Single Family with Planned Community Development District (R-1-P-D Zone). Staff Assistant Sean Nicholas gave the Staff Report.

Chair Mires opened Public Testimony.

Michael Congdon, 540 Country Club Drive, San Luis Obispo, representing the applicant, came to the podium.

Chair Mires closed the Public Testimony.

Commissioner Calmenson asked staff what the difference was between a sun-room as opposed to a room. Ms. Hawkins stated that the addition was categorized as a sun room because there were no plumbing fixtures installed.

Resolution No. 04-053 was approved on motion by Commissioner Matsuura, seconded by Commissioner Marshall and on the following roll-call vote to wit:

AYES: Commissioners Matsuura, Marshall, Barnett, Calmenson, Chair Mires

NOES: None

ABSENT: Commissioners Leon, Versaw

ABSTAIN: None

Resolution #04-053 was adopted this 10<sup>th</sup> day of August, 2004.

#### **7. Application #04-056, Tony Fernandez, 239 Ocean View Avenue (APN 060-521-003)**

A request for Architectural Approval to construct a second-story addition and a granny unit in the Single Family Residential District (R-1 Zone). Staff Assistant Eric Muzzy gave the Staff Report.

Commissioner Calmenson was concerned that story-poles were not installed. Mr. Muzzy stated that it was Staff's opinion that the neighbors' far reaching views would not be affected, nor would there be a needless or substantial view blockage.

Chair Mires opened the Public Testimony.

Michael Congdon, 540 County Club Road, San Luis Obispo, representative of the applicant, came to

the podium.

Chair Mires closed the Public Testimony.

Chair Calmenson was concerned that the second unit was not required to have fire sprinklers. Mr. Muzzy stated that when this applicant submitted the project it was routed to the Fire Department who did not require the second unit to be sprinkled.

Mr. Raper confirmed that the authority to require fire sprinklers lies with the Fire Department.

Resolution No. 04-052 was approved on motion by Commissioner Barnett, seconded by Commissioner Calmenson and on the following roll-call vote to wit:

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

Resolution #04-052 was adopted this 10<sup>th</sup> day of August, 2004.

Commissioner Calmenson stepped down from the following item due to a conflict of interest.

8. **Application #04-034, Richard Coscia, 580 Newport Avenue (APN 060-145-022)**

A request for Architectural Approval to construct a two-story single family residence in the Duplex Residential District (R-2 Zone). Assistant Planner Julie Hawkins gave the Staff Report.

Commissioner Marshall was concerned that there was no front-yard setback dimension to the house shown on the plans, and no sidewalk. Ms. Hawkins that the project was conditioned to provide curb, gutter and sidewalk and meet the 15-foot front yard setback requirement.

Chair Mires opened the Public Testimony.

Maureen Coscia, 6520 Bellevue, San Luis Obispo, stated that they could push the house back if they did not meet the front yard setback requirement.

Chair Mires closed the Public Testimony.

Resolution #04-044 was approved on motion by Commissioner Matsuura, seconded by Commissioner Barnett, and on the following roll-call vote to wit:

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

Resolution #04-044 was adopted this 10<sup>th</sup> day of August, 2004.

Commissioner Calmenson returned to the dais.

**COMMISSIONER'S COMMENTS:**

9. **Report from Council Representatives:** There were no reports.

**PUBLIC COMMENTS:**

Mr. Raper asked the Commission to let him know if they wished to attend the workshop on Residential Street Design Standards, on October 20, 2004 in San Luis Obispo. Mr. Raper also stated that the new development fees would be in effect on August 16, 2004.

**ADJOURNMENT** was at 7:30 p.m. to the next Regular Planning Commission meeting on **Tuesday, September 14, 2004**, at 6:30 p.m.

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CHAIR MIRES

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SECRETARY TO THE PLANNING COMMISSION