

## **PLANNING COMMISSION MINUTES**

City Hall Council Chambers  
154 South Eighth Street

Grover Beach, CA  
Tuesday, September 14, 2004  
6:30 p.m.

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

**FLAG SALUTE**: by Commissioner Versaw

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

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

**PUBLIC COMMENTS**: None

### **STAFF COMMENTS**:

1. Minor Modifications Report: 1190 Rose Ct. – Addition of 143 sq.ft. sunroom;  
645 Rockaway Ave. – change of colors and materials. Assistant Planner Julie Hawkins  
gave the report.

**Approved by Community Development Director.**

Commissioner Leon commented on color change and asked why the Commission was hearing that  
minor of a change. Community Development Director Raper stated that the minor modifications go  
to the Department and then are seen by Commissioners.

Commissioner Versaw requested that staff include references in the reports.

### **CORRESPONDENCE**:

The Commission received a letter summarizing three different issues facing the community.

### **CONSENT AGENDA**:

**Approval of Minutes of August 10, 2004**; 2 abstentions.

Motioned by Commissioner Marshall, seconded by Commissioner Calmenson and carried  
unanimously by voice vote, with Commissioners Leon and Versaw abstaining from the vote.

### **REGULAR BUSINESS**

1. **Application #04-047, Ginny L. Barnett, 457 Saratoga Avenue (APN 060-088-024)**

A request for Architectural Approval to construct a deck addition to an existing Planned Unit Development in the Duplex Residential District (R-2 Zone). Staff Assistant Sean Nicholas gave the Staff Report.

Commissioner Marshall asked if any palm trees were proposed to be removed.

Chair Mires opened the Public Hearing.

General public had no comments.

Chair Mires closed the Public Hearing.

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

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

the foregoing Resolution No. 04-057 was adopted on this 14th day of September.

2. **Application #04-055, Glendale Rosie O'Brien, 1127 Atlantic City Avenue (060-443-040)**

A request for Architectural Approval to construct a two-story single family residence in the Single Family Residential District (R-1 Zone). Staff Assistant Corey Funk gave the staff report. The project requires architectural approval because it exceeds 15' at the high point and 25' at the low point of the lot. A view impact assessment was conducted and it was determined that story poles were not required.

Commissioner Leon had a question regarding story poles.

Chair Mires opened the Public Hearing.

Applicants O'Briens had no comment. Commissioner Versaw asked Mrs. O'Brien about two driveways.

General public had no comments.

Chair Mires closed the Public Hearing.

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

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

the foregoing Resolution No. 04-056 was adopted on this 14th day of September, 2004.

3. **Application #04-054, Ernest & Susan Treadwell, 874 N. Second St. (APN 060-491-006)**

A request for Architectural Approval and a Coastal Development Permit to construct a second-story addition to a single family residence in the Coastal Single Family Residential District (C-R-1 Zone). Requires a Coastal Development Permit. Staff Assistant Sean Nicholas gave the Staff Report.

Commissioner Versaw questioned the height limit for flat lots versus sloped lots and stated that the chimney looked like smokestacks.

Chair Mires opened the Public Hearing.

Applicant Susan Silva Treadwell, 874 N. Second St., came to the podium. She stated that she also did not like the chimney.

Howard Bellew, 854 N. Second St., came to the podium. He suggested lowering the garage floor, re-design and recommended rounding off driveway. Community Development Director Raper stated it would be impractical and that we should bring the matter back to the Commission.

Applicant Susan Treadwell stated they have a wood-burning stove that they never use and could re-design the project without the chimney.

Chair Mires closed the Public Hearing.

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

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

the foregoing Resolution No. 04-058 was adopted on this 14th day of September.

**PUBLIC HEARING ITEMS:**

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

A continued 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 gave the Staff Report.

Chair Mires opened the Public Hearing.

Applicants Curtis and Catherine Eismann came to the podium and stated that they want a nice, clean lot; that if you are driving by, you really don't see the camper shells stacked. Linda Webb, their real estate agent, stated that the Eismanns are trying to purchase the property. Mr. Eismann stated the ratio of sales to installation is one per day and the install is simple. Commissioner Versaw suggested using potted plants and trees to soften the look of the property. Mr. Eismann stated that there is no security fencing. The installation and forklift are in back of the property, inventory is located in the front. The existing sign will be used, with the new name.

Chair Mires closed the Public Hearing.

Commissioner Versaw stated that we need to protect the look of Grand Ave. and suggested the stipulation to keep a 3-stack level (7-1/2' – 8'), with landscaping approach.

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

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

the foregoing Resolution No. 04-060 was adopted on this 14th day of September, 2004.

5. **Application #04-053, Deven Wek, 1527 Brighton Avenue (APN 060-175-046)**

A request for a Use Permit, Tentative Parcel Map and Architectural Approval to construct a 4-unit Planned Unit Development in the Duplex Residential District (R-2 Zone). Assistant Planner Julie Hawkins gave the Staff Report.

Chair Mires opened the Public Hearing.

Damian Minjarez, designer for Mr. Wek, came to the podium. He stated the driveway could be constructed of permeable concrete, a sandy brown color.

The following persons spoke *against* the proposed project:

Ron Little, 1513 Brighton Avenue, Grover Beach;  
Elaine Shomberg, 1509 Brighton Avenue, Grover Beach;  
Nancy Mills, 1519 Brighton Avenue, Grover Beach.

Commissioner Calmenson questioned the width of the driveway. Commissioner Versaw was concerned about parking issues and suggested a study and monitoring. Commissioner Leon stated the lot lends itself to the design.

Chair Mires closed the Public Hearing.

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

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

the foregoing Resolution No. 04-055 was adopted on this 14th day of September.

6. **Application #04-052, Ron Perkins, SE Corner of 4<sup>th</sup> St. & Grand (APN 060-215-**

**001,002,006)**

A request to adopt a Mitigated Negative Declaration and grant a Use Permit, Architectural Approval, and a Coastal Development Permit, to allow a mixed-use development in the Coastal Visitor Services District (C-C-V Zone). Assistant Planner Julie Hawkins gave the staff report.

Chair Mires opened the Public Hearing.

Applicant Ron Perkins came to the podium. He requested that:

Condition #11 be removed or amended;

Condition #13 be amended;

Condition #14 be removed completely.

Community Development Director Raper commented that an irrigation system should be installed for landscaping, that the City should not have to provide this, and that the applicant must maintain trees.

The following persons spoke in support of the proposed project:

Dr. Janai, Pediatrician, 145 Bridge St., Arroyo Grande, a prospective tenant.

Ron Porter, (mortgage lender), 515 Ventura Rd., Arroyo Grande, a prospective tenant.

Chair Mires closed the Public Hearing.

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

AYES: Commissioners Versaw, Marshall, and Chair Mires

NOES: Commissioners Leon and Calmenson

ABSENT: Commissioners Matsuura and Barnett

ABSTAIN: None

the foregoing Resolutions No. 04-059 and 04-057 were adopted on this 14th day of September.

7. **Application #04-020, View Shed Ordinance**

A request to adopt a Negative Declaration and Zoning Ordinance Amendment, Application Number 04-020, modifying development standards and procedures related to protecting views where development occurs north of Grand Avenue in the C-R-1, Coastal Single Family Residential District and R-1, Single Family Zone District, and amending the Grover Beach Local Coastal Plan incorporating said development review procedures. Community Development Director Raper gave the staff report.

Chair Mires opened the Public Hearing.

A presentation was given by Paul Crawford, Crawford, Multari, and Clark, San Luis Obispo.

Decision was made for continuance to next meeting on October 12, 2004, at 6:30 pm.

Chair Mires closed the Public Hearing.

**COMMISSIONER'S COMMENTS:**

Commissioner Leon stated he will miss the next two Planning Commission meetings because he will be in Europe in November and has surgery scheduled for December.

**ADJOURNMENT** was at 11:00 p.m. to the next regular Planning Commission Meeting on **Tuesday, October 12, 2004**, at 6:30 p.m.

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CHAIR MIRES

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SECRETARY TO THE PLANNING COMMISSION  
JAKE RAPER, JR., AICP, COMMUNITY DEVELOPMENT DIRECTOR