

PLANNING COMMISSION MINUTES

City Hall Council Chambers
154 South Eighth Street

Grover Beach, CA
Tuesday, October 12, 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: Barnett, Matsuura, Marshall, Calmenson, Versaw,
Chair Mires
Absent: Commissioner Leon

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: 998 and 1030 Huston St.**
Approved by the Community Development Director.

CORRESPONDENCE: None

CONSENT AGENDA:

- 2. Approval of Minutes of September 14, 2004:** Commissioner Versaw addressed a concern about the brevity of the minutes for the September 14th Planning Commission Meeting. Community Development Director Raper advised that the official record is the audiotape. The written minutes are designed to record the action and not intended to record in-depth discussions, nor expression of opinions. This item is to be scheduled for future discussion.

Motioned by Commissioner Calmenson, seconded by Commissioner Marshall, and carried by voice vote, with exception of Commissioner Versaw voting No.

- 3. Approval of Minutes of October 5, 2004:** Commissioner Versaw stated that major policy issues should be included. Per Community Development Director Raper, the City Council has not established policy, but more detailed information will be provided to the Planning Commission.

Motioned by Commissioned Leon, seconded by Commissioner Marshall, and carried unanimously by voice vote.

REGULAR BUSINESS

4. Application # 04-065, Carol McLellan, 631 Ocean View Avenue (APN 060-532-003)

A request for a waiver of the requirement to underground overhead utilities per Section 9137.28 of the Grover Beach Municipal Code. Staff is recommending approval of this request.

Chair Mires opened the Public Hearing.

Applicant Carol McLellan presented information to the Planning Commission and Paul Davis, Contractor, supported the request for waiver and discussed the issue. Commissioner Versaw and Commissioner Matsuura discussed the issue and are in support of the waiver.

Chair Mires closed the Public Hearing.

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

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

the foregoing Resolution No. 04-062 was adopted on this 12th day of October.

5. Application #04-066, George & Susan Barley, 662 Ocean View Avenue (APN 060-534-002)

A request for a waiver of the requirement to underground overhead utilities per Section 9137.28 of the Grover Beach Municipal Code. Staff is recommending approval of this request.

Chair Mires opened the Public Hearing.

Applicant Susan Barley presented information to the Planning Commission and Paul Davis, Contractor, supported the request for waiver.

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

the foregoing Resolution No. 04-063 was adopted on this 12th day of October, 2004.

6. Application #04-061, Eugene and Colleen Ghiglia, Lot #7 of Oak Meadow Heights, Laguna

Court (APN 060-031-034)

A request for Architectural Approval to construct a new single-family home in the R-A Zoning District. Staff Report was presented to the Planning Commission.

Chair Mires opened the Public Hearing.

Architect John Mack commented on the issue of sidewalks; he stated this is the only lot that has a sidewalk in front of it – everyone else has driveways to rolled curb. Regarding trimming trees, the arborist identified a couple of branches that would be allowed to be trimmed.

Frank Pell, owner of the adjoining property to Lot 7, supports approval.

Debra Walker came to the podium. She lives across the street from Laguna Ct. and asked if the Ghiglias are requesting additional height. John Mack stated that 25' is allowed and they are averaging 22' 7". The house will look like a one-story house because it is on a slope.

Chair Mires closed the Public Hearing.

Under Planning Commission discussion, conditions CDD-2 and PW-3 were modified and condition PW-6 was deleted.

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

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

the foregoing Resolution No. 04-069 was adopted as modified on this 12th day of October.

PUBLIC HEARING ITEMS:

7. Application #04-067, Jerry Gaye, 250 South 10th Street (APN 060-233-016)

A request for a Use Permit to construct a 2-car garage on a nonconforming parcel in the R-3 Zone. Staff Report was presented to the Planning Commission.

Chair Mires opened the Public Hearing.

Applicant had no questions or comments.

Jim Sill objected to the project due to property line dispute.

City Attorney Koczanowicz stated that a boundary line dispute is a civil issue. The City does not have jurisdiction over that issue.

Chair Mires closed the Public Hearing.

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

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

the foregoing Resolution No. 04-067 was adopted on this 12th day of October, 2004.

8. Application #04-059, D.C. Cycles, 1351 West Grand Avenue (APN 060-243-013)

A request for a Use Permit to allow a motorcycle sale with repairs business in the C-S Zone. Staff Report was presented to the Planning Commission.

Chair Mires opened the Public Hearing.

Commissioner Versaw expressed concern over applicant's sign. Mr. Cho stated it would be hard for him to change because the logo is part of clothing he sells. The applicant stated he wanted to paint a mural on the side of the building, and would obtain all of the permits necessary.

City Attorney Koczanowicz commented that Staff is reworking the sign ordinance. Current ordinance sets out certain guidelines regarding size and location of sign, but is content neutral.

Chair Mires closed the Public Hearing.

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

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

the foregoing Resolution No. 04-068 was adopted on this 12th day of October, 2004.

9. Application #04-041, Alfred and Evelyn Sa, 155 Lynne Street, (APN 060-611-012)

A request for a Use Permit to construct an addition of a handicapped bathroom and an extension of the master bedroom to a nonconforming Single Family Residence in the Multiple-Family Planned-Development District (R-3-P-D zone). Staff Report was presented to the Planning Commission.

Chair Mires opened the Public Hearing.

Applicant Evelyn Sa stated she and her husband, Alfred, wish to modify and expand the existing floor plan.

Chair Mires closed the Public Hearing.

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

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

the foregoing Resolution No. 04-065 was adopted on this 12th day of October.

10. Application # 04-043, DeBlauw Builders Inc., 441 S. 6th Street, (APN 060-275-014)

A request for a Use Permit, Architectural Approval and Tentative Parcel Map to construct a 2-unit, 2-story Planned Unit Development in the Duplex Residential District (R-2 zone). Staff Report was presented to the Planning Commission.

Chair Mires opened the Public Hearing.

J. W. Ohler, representing DeBlauw Builders, Inc., stated that the owner would conform to conditions. Mr. Ohler feels it would be an improvement to the neighborhood and they could accommodate shared parking and are amenable to any color changes and could move windows around for privacy.

Chair Mires asked the applicant if there is any problem in continuing the project for another month to resolve parking issues. The applicant stated that he can adjust the property line and client could live with the condition.

Chair Mires closed the Public Hearing.

Planning Commission modified the conditions by requiring tree replacement, editorial corrections, and parking compliance for each parcel.

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

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

the foregoing Resolution No. 04-065 as modified was adopted on this 12th day of October.

11. Application #04-020, View Shed Ordinance

A continued 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. Staff Report was presented to the Planning Commission.

The Planning Commission discussed other policy issues relating to view shed protection City-wide.

Commissioner Versaw feels that Staff should be directed to put South of Grand ordinance amendment into the hopper; majority agreed. Staff will prepare a future report to the Planning Commission on view shed protection.

Chair Mires closed the Public Hearing.

The Planning Commission amended the ordinance by amending text.

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

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

the foregoing Resolution No.'s 04-070 and 04-071 was adopted as modified on this 12th day of October.

COMMISSIONER'S COMMENTS: None

ADJOURNMENT was at 9:45 p.m. to the next regular Planning Commission Meeting on **Tuesday, November 9, 2004**, at 6:30 p.m.

CHAIR MIRES

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