



**MEETING AGENDA
PLANNING COMMISSION
MARCH 2, 2021
6:00 P.M.**

In compliance with the State and County Shelter at Home Orders, and as allowed by the Governor's Executive Order N-29-20, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act, Planning Commission meetings will be held by teleconference only until further notice.

The meeting can be viewed on Channel 20 and are live streamed on the City's website and on www.slo-span.org. Members of the public may provide public comment during the meeting by calling (805) 321- 6639 to provide public comment via phone (the phone line will open just prior to the start of the meeting at 6:00 PM) or written public comments can be submitted via email to commdev@groverbeach.org prior to the meeting start time of 6:00 PM. If submitting written comments in advance of the meeting, please note the agenda item. Written comments will be read out loud during the meeting on the appropriate agenda item subject to the customary 3-minute time limit.

CALL TO ORDER

FLAG SALUTE

ROLL CALL: Commissioners Halverson, Holden, Long, McLaughlin, Chair Rodman

AGENDA REVIEW: At this time the Planning Commission will review the order of business to be conducted and receive requests for, or make announcements regarding, any change(s) in the order of the day. The Commission should by motion adopt the agenda as presented or as revised.

PUBLIC COMMENTS: At this point of the meeting, members of the public may bring up any items within the jurisdiction of the Planning Commission that are not on the agenda. Please limit your comments to three (3) minutes. The Planning Commission will listen to all comments; however, in compliance with the Brown Act, the Commission cannot act on items not on the agenda.

CONSENT ITEMS:

1. Meeting Minutes of the February 2, 2021 Planning Commission Meeting

Recommended Action: Staff recommends that the Planning Commission approve the minutes as submitted.

PUBLIC HEARING ITEMS:

2. Development Application 20-46

Applicant – Alan and Joanne Cable

The Planning Commission will consider approval of Development Application 20-46 to construct a 341 square foot addition to an existing single family residence and a new garage/shop with an attached accessory dwelling unit that exceeds 16 feet in height. Story

poles have been erected to demonstrate the proposed building envelope that would be located above 16 feet. The property is located 615 North 5th Street in the Low Density Residential (R1) Zone. The project is categorically exempt from the California Environmental Quality Act.

Recommended Action: Staff recommends that the Planning Commission adopt a resolution approving Development Application 20-46 for a Development Permit for a remodel and addition and construction of a new detached garage with an accessory dwelling unit.

3. Development Application 20-52

Applicant – Kevin Carrington

The Planning Commission will consider approval of Development Application 20-52 to construct a 540 square foot garage with a 515 square foot accessory dwelling unit above that exceeds 16 feet in height. Story poles have been erected to demonstrate the proposed building envelope that would be located above 16 feet. The property is located 956 Saratoga Avenue in the Low Density Residential (R1) Zone. The project is categorically exempt from the California Environmental Quality Act.

Recommended Action: Staff recommends that the Planning Commission adopt a resolution approving Development Application 20-52 for a Development Permit to construct a new detached garage with an accessory dwelling unit.

4. Development Application 20-45

Applicant – James and Lisa Scott

The Planning Commission will consider approval of Development Application 20-45 for a Coastal Development Permit, Development Permit, and Variance to construct a 2,510 square foot single family residence with an attached 501 square foot garage. Story poles have been erected to demonstrate the proposed building envelope that would be located above 16 feet. The project site is located at 835 Pacifica Drive in the Coastal Planned Low Density (CPR1) Zone. The project is in the Coastal Zone and is appealable to the California Coastal Commission. The proposed project is categorically exempt from the California Environmental Quality Act.

Recommended Action: Staff recommends that the Planning Commission adopt a resolution approving Development Application 20-45 for a Variance, Development Permit, and Coastal Development Permit to construct a new single-family residence.

REGULAR BUSINESS

5. Annual Report of the General Plan for 2020

Recommended Action: Staff recommends that the Planning Commission receive and file the report as submitted.

COMMISSIONERS' COMMENTS

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

ADJOURNMENT

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The agenda and staff reports or other written materials relating to each item of business referred to on this agenda are available from the City website www.groverbeach.org. If you have questions regarding any agenda item, please contact the Community Development Department at commdev@groverbeach.org.

PLANNING COMMISSION MEETING PROCEDURES

Per Resolution No. 06-077, Planning Commission meetings are scheduled to start at 6:30 p.m. and conclude no later than 11:00 p.m. Any public items remaining on the agenda at 11:00 p.m. that have not been discussed or considered by the Planning Commission will be continued to either an adjourned special meeting of the Planning Commission (scheduled before the next regular meeting) or to the next regular meeting. However, the Planning Commission may choose to continue the meeting past 11:00 p.m. upon a proper motion and a super majority vote in favor of such an action.

Planning Commission Meetings are conducted under the authority of the Chair. The Chair will announce each item which will be read into the record; thereafter, the hearing will be conducted as follows:

1. Staff will present the staff report and recommendation on the proposal being heard and respond to questions from the Planning Commission.
2. The Chair will open the public hearing and ask interested persons to present testimony either in support of or in opposition to the proposal.
3. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Commission and Staff prior to the Commission taking action on the item.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings can involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity, and respect. All persons who wish to present testimony must observe the following rules:

1. When you speak, first identify yourself and give your city of residence. Commission meetings are recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience or staff is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony. In those cases, proposal description/clarification will be limited to 12–15 minutes, individual testimony to three minutes, and speakers representing organized groups to five minutes. Focus testimony on the most important parts of the proposal, do not repeat points made by others, and do not applaud during testimony.
4. Written testimony is acceptable. Please submit to commdev@groverbeach.org and include the project information in the subject line.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision (pursuant to Grover Beach Municipal Code, Article IX, Chapter 7) to the City of Grover Beach City Council within ten working days after the date of action, in writing, to the City Clerk. The appeal fee of \$300 must accompany the appeal form. The appeal will not be considered complete if a fee is required, but not paid. The appeal must be on an original form with original signature, a FAX is not accepted.