

City of Pismo Beach

PLANNING COMMISSION AGENDA

MEMBERS OF THE PLANNING COMMISSION: Chairman Nick Leaverton, Stanley Bell, Thomas Rasori and John Stocksdale

There will be a meeting of the Planning Commission on
TUESDAY, JANUARY 14, 1997, beginning at 6:30 P.M.
in the Pismo Beach City Council Chambers,
760 Mattie Rd., Pismo Beach, CA

- 1) **CALL TO ORDER: 6:30 P.M.**
- 2) **PLEDGE OF ALLEGIANCE:**
- 3) **ROLL CALL:**
- 4) **ACCEPTANCE OF AGENDA:**
- PG 5) **CORRESPONDENCE:**
- 6) **PUBLIC COMMENTS: CONSENT AGENDA AND NON-AGENDA ITEMS**
This section is reserved for comment on non-public hearing items.
- 7) **CONSENT AGENDA:**
- PG 005 7A) **Approval of Minutes of the Planning Commission of December 10, 1996**

Submitted by: Minute Clerk



8) PUBLIC HEARING AGENDA:

Applicants or their authorized agent shall attend in order to answer any pertinent questions. Comments by the public shall be limited to three (3) minutes for each person. Public Comment will be taken by the Commission after hearing the staff report and upon opening the public hearing.

- PG 017 8A) **Sonny Higgenbotham, 991 Tulare Street, APN 005-231-001, Project #96-197**
Public hearing to consider approval of a Variance from height limit and sideyard setback requirements for residential single family development. The site is zoned R-1 and is located within the Pismo Heights planning area
Recommendation: Open public hearing and continue per applicants request to January 28, 1997 regular meeting.
- PG 019 8B) **Coastal Community Builders, 2610 Barcelona, APN 010-044-095, Project #96-219**
Public hearing to consider approval of a Coastal Development Permit and Architectural Review permit for the construction of a new single-family residence. The site is zoned PR and is located within the Freeway Foothills planning area.
Recommendation: Approval
- PG 035 8C) **Coastal Community Builders, 2657 Barcelona, APN 010-044-055, Project #96-218**
Public hearing to consider approval of a Coastal Development Permit and Architectural Review permit for the construction of a new single-family residence. The site is zoned PR and is located within the Freeway Foothills planning area.
Recommendation: Approval
- PG 051 8D) **Coastal Community Builders, 2600 Barcelona, APN 010-044-093, Project #96-217**
Public hearing to consider approval of a Coastal Development Permit and Architectural Review permit for the construction of a new single-family residence. The site is zoned PR and is located within the Freeway Foothills planning area.
Recommendation: Approval

PG 067 8E) **Michael White, 119 Vista Del Mar, APN 010-232-013, Project #96-214**
Public hearing to consider approval of a Coastal Development Permit and Architectural Review Permit for the remodel and construction of a garage addition to an existing single-family residence. The site is zoned R3 and is located within the Shell Beach Planning Area H.
Recommendation: Approved

PG 079 8F) **M/M Johnathan Mielziner, 404 Indio Drive, APN 010-174-00, Project #96-207**
Public hearing to consider approval of a Coastal Development permit and Architectural Review Permit for the construction of a bedroom addition and deck cover to an existing single-family residence. The site is zoned R-1 and is located in the Sunset Palisades Planner Area (A2).
Recommendation: Approved

9) **BUSINESS ITEMS:**

PG 093 9A) **Report on City Council action on Degasparis/Latta bluff protection Project #96-164 to return application to Planning Commission public hearing on January 28, 1997.**

PG 165 9B) **Discussion of the upcoming League of California Cities Planning Commissioner Conferences scheduled for January 24, 1997 and March 12-14, 1997.**

10) **DIRECTORS REPORT:**

11) **COMMISSIONERS' COMMENTS:**

12) **ADJOURNMENT: 10:00 P.M.**

Commission policy provides that adjournment will occur at or near 10:00 p.m. Any item not addressed at that time will be continued by the Commission to a specific date.



**CITY OF PISMO BEACH
PLANNING COMMISSION MEETING MINUTES
TUESDAY, DECEMBER 10, 1996**

AGENDA
ITEM 7A

ITEM #1 -- CALL TO ORDER:

The regular meeting of the Pismo Beach Planning Commission was called to order at 6:30 p.m. on Tuesday, December 10, 1996 in the Pismo Beach Council Chambers, 760 Mattie Road, Pismo Beach, California.

ITEM #2 -- PLEDGE OF ALLEGIANCE:

Chairman Leaverton conducted the pledge of allegiance.

ITEM #3 -- ROLL CALL:

Present: Commissioner Stanley Bell
Commissioner Thomas Rasori
Commissioner John Stocksdale
Chairman Nick Leaverton

Absent: None

Also present from staff were City Manager Mike Fuson, Planner Helen Elder, and Public Services Director R. Dennis Delzeit.

ITEM #4 -- ACCEPTANCE OF THE AGENDA:

Commissioner Stocksdale made a motion to accept the agenda as presented. The motion was seconded by Commissioner Rasori and unanimously approved.

ITEM #5 -- CORRESPONDENCE:

There was no further correspondence brought forward.

ITEM #6 -- PUBLIC COMMENTS ON CONSENT AND NON-AGENDA ITEMS:

Fred Schött, engineer, suggested the Commission recommend to the Council the institution of a fee for appeals. There should be a stop to frivolous appeals.

Joe Boyson, 292 Eldorado Way, stated he is involuntarily involved in a controversy over some trees on this property where he is being prosecuted by the City. Yesterday afternoon he received a call from a man who identified himself as Brent Marks with the City. Mr. Marks said he wanted to speak to Mr. Boyson regarding his trees. After some research, he found out this man

also made a report to the police. He asked the Commission to be offended by this act. Impersonating a public official is an offense. There is a chance this phone call can be traced to find the identity of this caller.

There being no further speakers come forward, the public comment session was closed.

ITEM #7 -- CONSENT AGENDA:

ITEM #7A -- APPROVAL OF THE MINUTES:

Commissioner Stocksdale made a motion to accept the Planning Commission Meeting Minutes of November 25, 1996 as presented. The motion was seconded by Commission Bell and unanimously approved.

ITEM #8 -- PUBLIC HEARING AGENDA:

ITEM #8A -- ERIK AND INGE KIELER, 423 INDIO DRIVE, APN 010-175-004, PROJECT NO. 96-142:

A continued public hearing from November 12, 1996 to consider approval of a Coastal Development Permit and Architectural Review Permit for a cliff face retaining wall for a single-family residence. The site is zoned R-1 and is located within the Coastal Appeal Zone.

Director Delzeit presented the staff report and recommended approval.

There were no questions asked of staff at this time.

PUBLIC COMMENTS:

Fred Schott, project engineer, stated staff has done an excellent job in presenting this. A portion of the bluff was reinforced in '89. It was felt at that time that that was the portion that needed the reinforcement. The hasn't been a significant amount of movement until this past winter. Mr. Schott described the photos provided to the Commission. This is a bank that's in active movement and it's dangerous. The longer we wait, the less chance there is to save it. The work will be held up by rainfall because it's too hazardous to work there. There system that was designed is the least dangerous for the workers. It was felt that if they waited until next Spring or went through the process with all of the recent appeals, there would be no chance in saving the bank this year.

Seeing no further speakers come forward, the public comment session was closed.

COMMISSIONERS' COMMENTS:

Chairman Leaverton stated he couldn't find the letter from the Coastal Commission in his packet.

Director Delzeit stated the staff report referred to a phone message on Page 15. There are three letters on Page 73, 75, and 76. There was a Coastal Commission staff member on the site last week who reviewed the situation in the field and agreed the condition warranted an emergency permit.

Chairman Leaverton asked what emergency steps could be taken to avoid the damage from the rain to the soft soil on top of the bank to keep it from going over.

Director Delzeit stated the emergency steps they are taking is to construct this retaining wall structure which is being placed on top of the bedrock which is 40' above the waterline.

Chairman Leaverton stated the damage is on the surface by the house and is caused by surface runoff. This is the emergency that needs addressing. How will they fix this emergency by going down to the bedrock?

Director Delzeit stated they are not going down to the bedrock. They are tying the retaining wall into the bedrock, but the retaining wall sits on top of the bedrock. The sliding is caused by saturation of the terrace soils. The conditions specify irrigation or no irrigation and a diverting of surface waters from the top of the bluff and safely down the bluff.

Commissioner Rasori asked that the public hearing to be reopened.

FURTHER PUBLIC COMMENTS:

Commissioner Rasori asked if Mr. Schott did the engineering on 431 and 435.

Mr. Schott replied yes.

Commissioner Rasori asked why this wall is any different than the other two.

Mr. Schott stated there is substantial difference. They have sealed the cracks and have plastic over the cracks. They are doing everything possible to keep the rainfall from soaking into the ground. A majority of the water that is saturating the bank is coming from the hills up behind this property. They are doing everything they can to seal off the existing bank. This is an unstable condition. This is a moving mass of soil and it needs to be addressed immediately. The project at the DeGasperis' is slightly different in that is a vertical drop that was caused by the flooding that came across from a storm drain on the north side at the end of Indio.

Commissioner Rasori noticed there was an anchor drilled at the bottom tier for the other projects.

Mr. Schott stated for this project they have drilled anchors into the bedrock at the face of the bluff. They also have anchors up at the top. If they were to try to dig vertically, they would be basically removing the support system. So by putting in the buttresses up slope, they are able to put the vertical sections in. The horizontal portion of it isn't necessary.

Seeing no further speakers come forward, the public comment session was closed.

COMMISSIONERS' COMMENTS:

Commissioner Bell made a motion to approve Resolution 96-142 and the finding for the approval of the Negative Declaration, the Coastal Development Permit, Architectural Review Permit with the conditions shown on Exhibits 1 and 2. The motion was seconded by Commissioner Rasori.

AYES: Commissioners Bell, Rasori, Stocksdale, and
Chairman Leaverton

NOES: None

ABSTAIN: None

**ITEM #8B -- COASTAL COMMUNITY BUILDERS, 2669 BARCELONA, APN
010-044-054, PROJECT NO. 96-191:**

A public hearing to consider approval of a Coastal Development Permit and Architectural Review Permit for the construction of a new single-family residence. The site is zoned PR and is located in the Freeway Foothills Planning Area and within the Coastal Zone.

Planner Elder presented the staff report and recommended approval.

PUBLIC COMMENTS:

Matt Linden, Coastal Community Builders representative, thanked staff for their diligence and offered to answer any questions.

Seeing no further speakers come forward, the public comment session was closed.

COMMISSIONERS' COMMENTS:

Commissioner Rasori asked if Lot 17 has already been started.

Planned Elder stated there is a foundation there now.

Commissioner Rasori feels the Commission may need more information for making a decision on this house.

Commissioner Stocksdale had no comments.

Commissioner Bell feels the revised elevation that the Commission just received is a significant improvement over the one that was in the earlier packet. The elevation that is seen from the freeway has been vastly improved.

Chairman Leaverton stated he couldn't read the plans and has no comments. He doesn't have any idea what this project is about other than Exhibit C.

Commissioner Stocksdale moved approval of Project 96-191 with the elevation submitted this evening. The motion was seconded by Commissioner Bell.

AYES: Commissioners Stocksdale, Bell, and Rasori
NOES: Chairman Leaverton
ABSTAIN: None

Commissioner Rasori expressed concern about the amount of information which the Commission receives.

ITEM #8C -- CITY OF PISMO BEACH, 1000 BELLO STREET, APN 005-041013 AND 005-036-008, PROJECT NO. 95-222:

A public hearing to consider a Coastal Development Permit and Architectural Review Permit for an approximately 8,000 s.f. Police Facility. The site is zone Government (G) and is located within the Pismo Heights Planning Area and the Coastal Zone.

Director Delzeit presented the staff report and recommended approval.

Chairman Leaverton stated this project was approved as Item #8B at the December 3 Council meeting. He feels this should not be before the Commission.

Director Delzeit stated the Commission is the body that reviews and approves coastal development permits and architectural review permits. This project is unusual in that the City is the applicant. The applicant had to be satisfied with the design before it could be presented to the Commission. It couldn't have been done in reverse and have the Commission review it first and then send it to Council.

Commissioner Stocksdale expressed concern relative to receiving the request for architectural review comments late. He is not against the project and would like to see it go forward, but the plans only show the roof. He has no idea of what's in the building. He also questioned the future expansion of the police facility. He asked if the City purchased the property next door.

Director Delzeit stated the City plans to expand in that direction, but the City does not own the property. This does appear to be a logical location for future expansion.

Director Delzeit added the City is on a very short timeline to meet the grant requirements.

Commissioner Rasori stated the Commission in the past has asked for better layouts. He asked why the elevation of the fire department was not included.

Director Delzeit deferred the question to the architect.

Commissioner Stocksdale concurred with Commissioner Rasori. He is disappointed with the lateness of the plans and the request for architectural review comments.

Chairman Leaverton stated the Council had their plans for review in a sufficient time for their meeting on December 3. He asked why the Commission wasn't given a set of plans at the same time the Council received theirs.

PUBLIC COMMENTS:

Howard Leach, architect, displayed a site plan sketch to the Commission and stated by removing the existing storage building in back, they were able to gain the 8,000 s.f. police station and 33 parking spaces behind the building and four spaces out front. There is one handicapped space in front for visitors and one in back for staff. The plan shows a fairly significant landscaped area in the front. There is quite a setback because of the necessity to put the building behind the fire station. They are making the best they can of the design by landscaping it and installing a handicapped ramp and police signage. Because of the tight budget and the site, they can only build to 8,000 s.f. At sometime in the future an addition is going to be necessary.

Commissioner Bell asked if the stairway which goes down to the basement will be removed or is the driveway going to be next to the stairway.

Mr. Leach stated at this stage they have not gotten into the refinement in detail. There is a 25' space between the buildings and drive really only needs to be 20' wide. As they get more detail and go into the next phase, they will detail this out.

Commissioner Bell asked the width of the traffic isle that runs east-west at the top and the depths

of the spaces.

Mr. Leach stated it is 25' and 18½' for the depth.

Commissioner Bell stated at the rear of the police facility there is a handicapped parking area, but there is no area adjacent to the handicapped area that makes it a handicapped area.

Mr. Leach stated the width is under the roof shelter. They can get out of their vehicles under shelter.

Commissioner Stocksdale asked if there is a door in the rear for the handicapped.

Mr. Leach replied yes.

Commissioner Stocksdale asked if there will be the availability to expand the building upwards.

Mr. Leach stated it isn't feasible to go upwards. Approximately \$100,000 would have to be spent immediately make foundations and spaces for elevators and stairs. If this expansion did occur, the police would have to move out because there is no way to occupy a building while a second floor is being added. To keep within a budget which is extremely tight, they are providing as much as they can. They cannot provide for a future second floor.

Mr. Leach stated the mechanical would be better closer to the center of the building. It would make a lot of difference as far as appearance and it would allow them to shift the mechanical over.

Mr. Leach displayed a drawing of the front elevation and stated it is raised up several steps because of the slope. There is a handicapped ramp. The building is very simple with stucco and a gabled roof. The brick front will tie in with the existing older buildings and will be compatible.

Mr. Leach displayed cross sections of the building to the Commission.

Commissioner Stocksdale asked the height.

Mr. Leach stated it is still approximate until the structural engineering is solved.

Commissioner Bell asked what the roof material will be.

Mr. Leach stated it will be composition shingle of good quality.

Commissioner Bell asked if the color of the stucco has been specified.

Mr. Leach replied no, but it will be compatible with the existing older buildings. They will try to make all the colors harmonious.

Mr. Leach display a sketch of the old school/police building and the fire station.

Commissioner Rasori expressed concern relative to receiving a rendering.

Commissioner Bell feels the street scene looks great. He likes the way Mr. Leach has mimicked some of the elements of the old school house and feels it goes well with the fire station.

Dan Boone, Chief of Police, stated this project is moving very rapidly. This is the third year for this project and we're at the point where the state said this project must proceed this year or the grant money will be lost. Through a series of interviews Mr. Leach was contracted. Everyone who was interviewed for this design made it clear that upward expansion was not appropriate. The expansion as far as what is being proposed to go to the side was the most logical and cost effective way to do the project. This is a long-range plan the City has to look at over the next five to ten years. They have been very pleased with Mr. Leach and his firm. This 8,000 s.f. building meets the needs at the present time and this project is within budget. The perimeter fencing in back and the rolling gates that were designed for the first building have been cut out on this one because there just isn't enough money to do this at this point in time. From the Department's standpoint, they are very pleased with the design.

Commissioner Bell is concerned about the four parking spaces off the access road being allowed to be used for the public. It is important to have public access to a public facility.

Chief Boone stated they are still working of this project as it moves along. They are some alternative plans for the parking. The spaces in front of the building are primarily designed for the public and one fire command vehicle. Since there is no secure enclosure at this time, some of the fire employees can't park at the rear of the station.

Commissioner Rasori has checked the codes and Section 17.057.020 and is satisfied with what is before the Commission.

Seeing no further speakers come forward, the public comment session was closed.

COMMISSIONERS' COMMENTS:

Commissioner Stocksdale asked if the Commission is being asked to approve a design concept since the Commission does not have what it normally has from an applicant.