Call to Order: 6:30 p.m.

1. Roll Call and Pledge of Allegiance:

   Commissioners present: Commissioners Kari Bhana, Doreen Curtze, Mark Padovan, Vice-Chair Dean Overland, and Chair DJ White
   Commissioners absent: Eric Woodhouse (Alternate)
   Staff present: Jon Biggs, Community Development Director; Michael Gruver, Associate Planner; Chad Stoehr, Engineer; Erica Inderlied, City Clerk

2. Acceptance of Agenda:

   Motion by Chair White, seconded by Commissioner Curtze, to approve the agenda as presented.

   The motion carried 5—0 by general consent.

   Voting Yes: Bhana, Curtze, Overland, Padovan, White
   Voting No: None
   Absent: Woodhouse

3. Public Comments:

   Chair White opened the public comment period. Seeing no one wishing to address the Commission, Chair White closed the public comment period.

4. Approval of Meeting Minutes:

4.A. July 14, 2015 Joint City Council Minutes

   Motion by Vice-Chair Overland, seconded by Commissioner Bhana, to approve the minutes as presented.

   The motion carried 5—0 by general consent.

   Voting Yes: Bhana, Curtze, Overland, Padovan, White
   Voting No: None
   Absent: Woodhouse

4.B. August 11, 2015 Regular Meeting Minutes
Motion by Commissioner Bhana, seconded by Commissioner Curtze, to approve the minutes as presented.

The motion carried 5—0 by general consent.

Voting Yes: Bhana, Curtze, Overland, Padovan, White
Voting No: None
Absent: Woodhouse

5. Consent Calendar: None.

6. Public Hearing Agenda:

Minor Modification to Permit # P14-000145 for a new roof over stairs leading to a roof deck. The project is located in the Single-Family Residential (R-1) Zone of the Shell Beach Planning Area. APN: 010-335-015. The project is located in the Coastal Zone and is not appealable to the California Coastal Commission.

Associate Planner Gruver presented the staff report, recommending that the Commission adopt a resolution approving the project as conditioned, and responded to Commission inquiries.

Duke Sterling, applicant, summarized the history of the project and thanked staff for their work; noted no intent create a habitable space upstairs.

Walter Cerny, project engineer, responded to Council inquiry regarding structural evaluation conducted on the existing home.

Warren Hamrick, project architect, summarized the rationale for modifications to and structural rehabilitations performed on the home.

Chair White opened the public hearing.

Chair White read into the record comment from Peter Keith, Pismo Beach, in support of the project.

Seeing no one else wishing to address the Commission, Chair White closed the public hearing.

Commissioners Bhana and Curtze commented that the cumulative work performed on the home between the original Administrative Coastal Development Permit and current Minor Modification request should warrant site improvements typically associated with modifications of more than 50% of a structure, such as creating an additional parking space.

Motion by Commissioner Padovan, seconded by Vice-Chair Overland, to adopt Resolution approving the project as conditioned.
The motion carried 3—2 by roll call vote.

Voting Yes: Padovan, Overland, White
Voting No: Bhana, Curtze
Absent: Woodhouse

6.B. 991 Shaffer Lane; Bruce & Karin Jurcevich, Applicants: Project no. P14-000175. Coastal Development Permit for the construction of a new 4,383 square foot single-family residence on a vacant lot. The project is located in the Single-Family Residential (R-1) Zone of the Pismo Heights Planning Area. APN: 005-032-047. The project is located in the Coastal Zone and is not appealable to the California Coastal Commission.

Associate Planner Gruver presented the staff report, recommending that the Commission adopt a resolution approving the project as conditioned, and responded to Commission inquiries.

Michael Dayermeyer, project architect, summarized the project.

Chair White opened the public hearing.

Susan Rafian, nearby property owner, noted concern about her property’s proximity to the bluff which may be subject to erosion during project construction.

Seeing no one else wishing to address the Commission, Chair White closed the public hearing.

Commissioners Curtze and Bhana spoke in support of the project.

Motion by Vice-Chair Overland, seconded by Commissioner Curtze, to adopt Resolution approving the project as conditioned.

The motion carried 5—0 by roll call vote.

Voting Yes: Overland, Curtze, Bhana, Padovan, White
Voting No: None
Absent: Woodhouse

6.C. 343 Palomar Avenue; John Mack, Applicant: Project No. P15-000019. Application for a Coastal Development Permit and Architectural Review Permit for demolition of existing buildings on-site and the construction of a new single-family dwelling with a secondary unit and basement/garage. The site is located in the Single Family Residential (R-1) Zone of the Shell Beach Planning Area. APN: 010-243-006. The project site is located outside the Coastal Appeal Zone.

Community Development Director Biggs presented the staff report, recommending that the Commission adopt a resolution approving the project as conditioned, and responded to Commission inquiries.
John Mack, project architect, summarized the project and distributed exhibits to
the Commission.

Chair White opened the public hearing. Seeing no one wishing to address the
Commission, Chair White closed the public hearing.

Commissioner Curtze spoke in support of the project’s treatment of the rooftop
deck; Vice-Chair Overland concurred.

Commissioner Bhana spoke in support of the project in general; noted concern
about the monolithic appearance of the front of the building.

Motion by Commissioner Padovan, seconded by Commissioner Curtze, to
adopt Resolution approving the project as conditioned.

The motion carried 4—1 by roll call vote.

Voting Yes: Padovan, Curtze, Overland, White
Voting No: Bhana
Absent: Woodhouse

Application for a Coastal Development Permit and Architectural Review Permit for
the construction of three (3) new apartment units, and approval of a mitigated
negative declaration. The site is located in the Resort Residential (R-R) Zone of
the Downtown Core Planning Area. APN: 005-131-038. The project site is located
outside the Coastal Appeal Zone.

Community Development Director Biggs presented the staff report, recommending that the Commission adopt a resolution approving the project and
its environmental documents, and responded to Commission inquiries.

Cody McLaughlin, project architect, summarized the project, noting that the
project is code-compliant as-is; noted willingness to add additional articulation to
the rear of the building.

Chair White opened the public hearing. Seeing no one wishing to address the
Commission, Chair White closed the public hearing.

Vice-Chair Overland, Chair White, Commissioner Bhana, Curtze and
Padovan spoke in support of the project.

Motion by Commissioner Padovan, seconded by Commissioner Curtze, to
adopt Resolution approving the project’s Mitigated Negative Declaration
(MND) and Project P15-000001, with the following additional direction:

A. Applicant shall work with staff to add architectural articulation to the
rear façade (east elevation) of the building.

The motion carried 5—0 by roll call vote.
Voting Yes: Padovan, Curtze, Bhana, Overland, White
Voting No: None
Absent: Woodhouse

7. Business Items: None.

8. Commissioner Comments: None.

9. Director Comments:

Community Development Director Biggs commented on the recent joint Planning Commission, Chapman Estate Advisory Commission and Parks, Recreation & Beautification Commission meeting with Gates + Associates to discuss the Chapman Estate Strategic Master Plan.

10. Adjournment: 8:26 p.m.

APPROVED BY THE PLANNING COMMISSION SEPTEMBER 8, 2015

ATTEST:

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ERICA INDERLIED
CITY CLERK