

## LAND USE COMMITTEE MEETING

MONDAY, JUNE 1, 2009- VETS ANNEX HALL I, 3 P.M.

(Action Items are III B.1 and B.2 and C(VanDer Poel), IV A,B,C, D, &E)

1. Call to Order 3 p.m.

II. Introduction, Sign-In Sheet, Welcome

### Following Projects on Hold from Previous Meetings:

A. Mainini DRC 2007 0016 M.U.P. to expand mining area and reclamation plan; APN 046-201.

Planner: Jeff Oliveira. Need update from planner.

B. Gilbert Avenue Property Owners- Still on hold- Planning stages- No new input.

C. Hall M.U.P., continued from April 1, 2009 LUC meeting. 3560 Studio Dr.- needs more information.

### III. Old Business

A. Meetings/Projects- updates/Paul Sittig: DRC 2008-00079, APN 064-227-014. Hearing Date : continued. Case Planner- Paul Sittig. Sampson Project-1402 Pacific Avenue.

Loperena- M.U.P. DCR 2005-00216, APN 064-253-007. Hearing continued from Sept. 21, 2007. Hearing Date: Continued(EIR completeness issue).

B. Update Status on:

1. Basement Definition- status- Review April 27 letter.

2. Covered 2<sup>nd</sup> story decks- Review April 27 letter.

May 4, 2009 Items - Continued

A. Presentation from Cannon Associates/Public Works regarding CSA 10A tank site selection between Old Creek and Chaney. Referred to CSA 10A sub-committee.

B. GELBARD-DRC 2008-00127 M.U.P. for a new 2 story SFR on 17 14<sup>th</sup> Street SSN; APN 064-223-006. 1650 +/- GSA. House) 3000 sq. ft. lot(40' x 75'). Setbacks: TBD. 25' maximum height. Planner: Airlin Singewald. Architect: Jon McAlpin. Status:\_\_\_?

C. VANDER POEL- DRC 2008-00125 M.U.P. for a new 2 story SFD(currently a duplex) with enclosed 1 car garage, entry cupola & carport at 400 Pacific Avenue(ocean side). APN 064-148-004. 3500 GSA. Setbacks: TBD. Lot Size: 6,770 Sq. Ft. +/- . Maximum building height above street center line: 15'. Planner- Paul Sittig. Note original PRC 2004-00188 expired. Architect: John Pryor. Status: Basement issue/SSN Footage + \_\_\_? Hearing date is \_\_\_? Additional information received from Applicant.

### IV. New Items

A.GOWGANI- DRC 2008-00131. M.U.P. for an addition to an existing SFR at 3421 Studio Drive. APN 064-441-022. Currently 1226 sq. ft. Proposed upper floor 256 sq. ft. Revised ground floor. Total 1482 Sq. Ft. Plus 456 Sq. Ft. Garage(2 car?) with 721 Sq. Ft. deck. Covered Deck area= 98 Sq. Ft. Setbacks?

Lot Size ? Maximum building height 24' plus chimney. Planner: Paul Sittig, Architect John McDonald. Status: \_\_\_?

B. ORCUTT, Ross- DRC 2006-00069, APN 064-2111-046. Request for variance. 2711 Richard Ave. Incomplete information in 2006. Hearing delayed to August 13, 2009. Planner: Paul Sittig. Variance request for grading on slope exceeding 30% for construction of 2531 sq.ft. S.F.R.(?) with garage below 3 levels of living space. Under new Estero Plan, lot coverage may exceed 50% allowed. Architect is: Alexander Residential Design. Geotechnical report just received. Other information also requested.

C. MATHER-Courtesy Review- 41 5<sup>th</sup> St., Cayucos, SSN, M.U.P. 2500 sq.ft. S.F.R. on 5000 sq.ft. lot. 2 story. Courtyard. 24' height(?), elevator, 2 car garage. Streetscape, elevations, floor plan, site plan, topo, provided.

D. BOND. DRC 2007-00031. APN 064-443-003. Resubmittal from 2007. M.U.P., SSN. 3455 Studio Drive(Corner of Rapf & Studio). Architect John McDonald. 1593 Sq. Ft. 2story S.F.R. proposed, plus basement(690 sq.ft.)-staff supports; decking(430 sq.ft.); and 100 sq.ft. covered porch proposed on 2875 sq. ft. lot. Planner: Paul Sittig?

E. Meeting Hours and Days- Discuss & finalize

F. Continued to June LUC Meeting.

Review and Discuss, Set-Up/Agendize:

1. Parking & Parking Waivers- Esp. Downtown.
2. Basements- see above
3. Drainage
4. Abandoned Projects- performance bonds. Time frames.
5. Gilbert Ave. & Paper lot areas- roads, geological stability, E.I.R.'s, etc.
6. Checklist of how to review and comment on submittals. Better communication.
7. CCAC- review current L.U. standards. Adequate? Request revision from County?
8. Noticing, Posting.
9. Smart Growth & the Future.
10. Co-ordination with other CCAC Committees.
11. Handbook- Stds.
12. Your Special Item.

If we run out of time in June, be prepared to discuss in July.

V. Good of the Order- next meeting.