

MINUTES  
BROOKINGS PLANNING COMMISSION  
REGULAR MEETING  
JUNE 6, 1988

The regular meeting of the Brookings Planning Commission was called to order at 7:00 p.m. in the Council Chambers at Brookings City Hall on the above date with the following Commission members and staff in attendance.

Ted Freeman, Jr., Chair.      Richard A. Ullian, Planning Director  
Doug Nidiffer, V-Chair.      Nancy Corrigan, Secretary  
Earl Breuer  
Mary Jane Brimm  
Judi Krebs  
John Herzog

Commissioner Lonny Draheim was absent

**MINUTES FOR APPROVAL**

By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Brimm), the Planning Commission approved the minutes of the Commission regular meeting of May 2, 1989, as amended by including the term of former Commissioner Hagens service to the citizens of Brookings in the capacity as Planning Commissioner.

**FINAL ORDERS AND FINDINGS OF FACT**

1. By a unanimous vote (motion: Commissioner Breuer, second: Commissioner Brimm), the Planning Commission adopted the Final ORDER and Findings of Fact Document in the matter of Planning Commission action on the application for minor partition approval request submitted by Larry Anderson (File No. M3-5-89).

**THE PLANNING COMMISSION TOOK ACTION ON THE FOLLOWING COUNTY REFERRAL**

1. By an unanimous vote (motion: Commissioner Krebs, second: Commissioner Herzog), the Planning Commission accepted the Planning Staff Agenda Report, dated May 31, 1989, and recommended to the County Planning Commission to approve, with an additional condition to consider high density standards for frontage of Benham Lane, a conditional use permit for an automobile sales & service in a C-1 zone, located on property on the west side of Hwy 101, north of Benham Lane submitted by Richard A. Guthrie ( County File No. C-8918)

## THE PLANNING COMMISSION ALSO TOOK THE FOLLOWING ACTION

1. By an unanimous vote (motion: Commissioner Brimm, second: Commissioner Breuer), the Commission accepted the Staff Agenda Report, dated May 25, 1989, and approved the request for a minor partition approval of a 1.01 acre parcel of property located at the southeast corner of Third Street and Ransom Avenue submitted by Mr. & Mrs John Bryson, et al, (File No. M3-6-89).

The Commission further directed staff to prepare and present at the next regularly scheduled meeting of the Commission, a final ORDER and Findings of Fact document containing conditions of approval accepted from the Staff Report, for consideration of adoption.

3. By an unanimous vote (motion: Commissioner Breuer, second: Commissioner Herzog) the Commission accepted the Staff Agenda Report dated May 31, 1989 and approved the request for a minor partition approval of a 1.00 acre parcel of property located on the east side of Third Street, 200 feet south of Ransom Avenue submitted by Lee and Sue Musser (File No. M3-7-89).

The Commission further directed staff to prepare and present at the next regularly scheduled meeting of the Commission, a final ORDER and Findings of Fact document containing conditions of approval accepted from the Staff Report, for consideration of adoption.

## THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARING

1. By a vote of 6 - 0 (motion: Commissioner Breuer, second: Vice Chairman Nidiffer) the Commission accepted the Staff Agenda Report, (Subdivision Report) dated May 24, 1989, as amended below, and granted the request for preliminary plat approval for a proposed eighteen (18) lot subdivision for a 5.54 acre parcel of property generally located on the north side of Ransom Avenue and south side of Sunshine Lane extensions (identified as Tax Lot 1100, Assessor's Parcel Map No. 41-13-6AB and Tax Lot 201, Map 41-13-6BA) within the R-1-6 (single Family Residential-6,00 square feet minimum lot size) zoning district; Joseph and Carmen Powers, applicant, represented by John F. Thorp, P.E. (File No. SUBD-1-89)

The Commission amended the staff agenda report with an addendum of the following:

(a) Under title of "STREETS", Ransom Avenue, amend condition #2 as follows:

2. The subdivider is responsible for the improvement of that portion of Ransom Avenue which abuts the subject property by the installation of curb, gutter, sidewalk and pavement to street centerline, plus pavement twelve (12) feet beyond the centerline.

Such improvements shall be extended beyond the subject property frontage, either easterly therefrom to connect with the intersection with Fifth Street, or westerly therefrom to the intersection of Third Street; or alternatively, due to obligations established for other developments along the same Ransom Avenue alignment, the possibility exists to form an LID to complete a full street improvement (curb, gutter, sidewalks and 30 to 36 foot wide pavement cross section), from Third Street to Sixth Street intersections. In view of this, and as an option to the above required condition, the Ransom Avenue improvement obligation may be satisfied by means of executing and recording a Deferred Improvement Agreement within 30 days following preliminary plat approval.

This action was taken following closure of the public hearing at which the following persons spoke in favor of the request:

- (a) Joseph Powers, Developer, 13104 Torrey Pines, Auburn CA 95603
- (b) Jan Loren, Pacific Coast Realty, 00197 Winchuck Road, Brookings

The following persons spoke in opposition of the request:

- (a) Frank Rude, 810 Cameo Court, Brookings

The following persons spoke with questions concerning the request:

- (a) Tony Ardagna, 810 Midland, Brookings
- (b) Larry Curry, 885 Midland, Brookings
- (c) Jane Hughes, 825 Highland, Brookings

The Commission further directed staff to prepare and present at the next regularly scheduled meeting of the Commission, a final ORDER and findings of fact document containing conditions and additions to conditions of approval accepted from the Staff Report for consideration of adoption.

#### REPORT OF THE PLANNING DIRECTOR

Mr. Ullian presented a proposal to amend the Land Development Code to allow for enclosed, covered, storm entry porches to encroach into the required frontyard setback for existing dwellings. In this coastal community, experience has documented the need for such code amendment where existing dwellings without such enclosures were originally sited right at the then affective setback line.

The Commission concurred to set this matter for public hearing by a unanimous vote, to be considered at the July 11, 1989 rescheduled meeting.

There being no further business before the Planning Commission, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**

A handwritten signature in cursive script that reads "Ted Freeman Jr.".

Ted Freeman Jr., Chairman