

**CITY OF MANZANITA
PLANNING COMMISSION SPECIAL MEETING
JANUARY 26, 2017**

I. CALL MEETING TO ORDER: Chair Owen Nicholson called the meeting to order at 5:00 p.m. in the City Council Chambers. This a continuation of the January 19, 2017 meeting.

II. ROLL: Members present were: Owen Nicholson, Burt Went, John Nanson, Phil Mannan, Karen Reddick-Yurka, and Steve Bloom. Absent and excused: Colleen Everroad. There was a quorum. Staff present: City Manager Jerry Taylor and Assistant City Manager Cynthia Alamillo.

III. AUDIENCE INTRODUCTION: There were 10 persons in the audience.

IV. CONTINUATION OF DESIGN REVIEW OF AN ADDITION TO RETAIL GROCERY STORE AND APPLICATION FOR VARIANCE FROM OFF STREET PARKING REQUIREMENTS. LOCATION: 193 LANEDA AVENUE. APPLICANTS: CHUNG AND JUDY LEE (MANZANITA GROCERY AND DELI)

Taylor presented the five issues to be discussed: parking, landscaping, lighting, mechanical equipment, and drainage. The applicant and the Commission discussed each of the issues.

Parking - The applicant withdrew their variance application and proposed to use the lot they own on 2nd Street North as additional parking. The use of this lot increases the number of available parking spaces by eight to total 22 parking spaces. They need 20 to fulfill the parking requirement. Chung is the owner of the lot which currently functions as the employee parking lot and it is graveled and has a paved entry.

Landscaping - The landscape plan is short 130 square feet. There is a lot of green landscaping so they may add some hardscaping (brick, stone, or sidewalks). They will work to mitigate the landscaping concerns expressed by the owner of the adjacent property. With the addition of the lot for parking, the percentage of landscaping must be recalculated. Applicant will provide more details on the landscape plan, such as number of plants and location, as well as the relationship to elevation.

Lighting – The plan is to add one light by the north door, one by the north east corner and two more by the west side. Currently the building has three lights. There would be no new lights on the south side; soft lights on the east side; two new lights identical to the existing on the west side. If needed, the lights on the north could have a diffuser. Neighbor stated that lighting has not been an issue.

Mechanical equipment – Currently there is a 5' setback and a 2' retaining wall along 2nd Street. The applicant asked if compressors are allowed in the 5' setback. An option is to use roof mount compressors. If compressors were allowed to be in the setback, they would be 3' so they could be placed between the setback and the retaining wall. Concern was expressed about trash, people jumping over, and noise levels. Applicant will provide documentation of the decibel level. Because there is a retaining wall, the set-back area is not visible nor usable, and there would be a clean roof. The Commission agreed to placement of the compressors in the setback area. Commissioner Reddick-Yurka inquired about the exhaust

fan which is currently not shown in the design plan. The applicant explained that a kitchen fan will also be needed. The exhaust fan will be directly above the stove and will go through the first and second floor out to the roof. It will have a dome on top to prevent water from coming in, but only 4 inches will be visible. Commissioners noted that the plan shows green space where the compressors are set to be placed. Applicants stated that they could give up one parking space to compensate for the lost green space. Taylor added that the landscaping in the added parking lot could be used to meet the landscape requirement if they treated it as one development. Taylor will provide the new landscape calculation. Bloom asked about the electrical drop. The drop is currently on the west side and drops to the two houses across from the building. Applicant explained that these two buildings will go away and the drop will too. PUD has not determined where the electrical will be moved to. **Drainage** – The drainage plan was presented. There will be a gutter extended into the driveway. The design will make sure water flow is not inhibited. The runoff from the new addition will need to be calculated.

Commissioner Mannan inquired about the aesthetics of the double roof pitch. He noted that the absent Commissioner has expressed concern and would like to see the roof design simplified. Bloom expressed that the windows need to be softened up by adding a trim because they look boxy. Reddick-Yurka expressed her appreciation to the applicant for withdrawing the variance application explaining that the Commission does not want to set that precedent. Other Commissioner concerns included vehicles and pedestrians exiting the driveway onto 2nd Street who would be looking to the north and south for oncoming traffic, and the need to have a scale on the design plans.

The Commission agreed by consensus to take no action on this issue; to have City Manager Taylor draft a revised staff report; and to have the applicants return with a revised plan to reflect the expressed concerns. Commissioner Mannan stipulated that his approval on the generator being relatively close to the property and the retaining wall is particular to this case and should not be considered a precedent for other cases.

V. ADJOURN

Chair Nicholson adjourned the meeting at 6:35 p.m.

**MINUTES APPROVED THIS
21ST DAY FEBRUARY, 2017**

D. Owen Nicholson, Chair

ATTEST:

Jerald P. Taylor, City Manager/Recorder

Planning Commission
January 26, 2017