



**MEETING MINUTES  
PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
154 SOUTH EIGHTH STREET  
GROVER BEACH, CALIFORNIA  
TUESDAY, JULY 14, 2015**

**CALL TO ORDER** 6:30 p.m.

**FLAG SALUTE** Commissioner Alex.

**ROLL CALL:** Commissioners Alex, Rodman and Chair Laferriere were present. Vice Chair Blum was absent.

Staff present: Community Development Director Buckingham, Public Works Director/City Engineer Ray, and Planner II Reese.

**AGENDA REVIEW:**

Action: It was m/s by Commissioner Rodman/Commissioner Alex to accept the agenda as presented, and the motion passed unanimously.

**PUBLIC COMMENTS:** There was no one present that wished to speak.

**CONSENT ITEMS:**

- 1. Approval of Minutes of Planning Commission meeting of January 13, 2015.**
- 2. Approval of Minutes of Planning Commission meeting of February 10, 2015.**
- 3. Approval of Minutes of Planning Commission meeting of March 10, 2015.**

Action: It was m/s by Commissioner Alex/Commissioner Rodman to approve Agenda Item Nos. 1, 2, 3, and the motion passed unanimously.

**PUBLIC HEARING ITEMS:**

**4. Development Permit 14-14**

**Applicant – GTE Mobilenet of Santa Barbara DBA Verizon Wireless  
Representative - Brendan Leonard, Complete Wireless Consulting Inc.**

The Planning Commission will consider a Use Permit to establish a 48-foot telecommunications facility within a 21-foot by 40-foot lease area. The property is located at 141 South 10<sup>th</sup> Street (APN 060-235-014) in the Central Business (CB) Zone.

The representative withdrew the project from the agenda.

**5. Development Permit 14-21**

**Applicant – Bischoff Homes, Inc.**

The Planning Commission will consider a Development Permit to construct a three unit Planned Unit Development. The property is located at Oak Park Boulevard, intersected by Manhattan Avenue to the west and Cranberry Street to the east (APN 060-309-005) in the High Density Residential (R3) Zone.

Action: It was m/s by Commissioner Alex/Commissioner Rodman to open the public hearing and continue the item to August 11, 2015. The motion passed unanimously.

**REGULAR BUSINESS ITEMS:**

**6. Capital Improvement Program: Finding of General Plan Conformity**

The Capital Improvement Program (CIP) is a coordinated program of proposed public projects that provides for long range planning, budgeting and financing of capital construction and major maintenance. Government Code Section 65401 requires the City to submit the CIP to the Planning Commission for review as to conformity with the General Plan.

Public Works Director/City Engineer Ray presented the staff report.

Action: It was m/s by Commissioner Alex/Commissioner Rodman to adopt Resolution The motion carried on the following roll call vote:

- AYES: Commissioners Alex, Long, and Chair Laferriere.
- NOES: Commissioners – None.
- ABSENT: Vice Chair Blum.
- ABSTAIN: Commissioners – None.

Resolution No. 15-03: A Resolution of the Planning Commission of the City of Grover Beach, Finding Conformity Between the City’s General Plan and the Capital Improvement Program (CIP) for FY 2016 through FY 2020.

**COMMISSIONERS' COMMENTS**

Upon question by Commissioner Alex, Director Buckingham stated that, unlike in the Cambria area, there has not been a coordinated multi-jurisdictional effort in regards to vagrancy issues in the area.

Upon question by Commissioner Rodman, Director Buckingham stated that when the Pismo Lakes area was transferred from the Department of Fish and Wildlife to State Parks a few years ago, State Parks had discussed a project constructing trails in Pismo Lakes area, but has not heard of when that might be occurring. Director Buckingham also stated that the construction on West Grand Avenue in the area of the Grover Beach Lodge site, was related To phase three of the West Grand Avenue Enhancement Project, but the driveway aprons are in the correct locations for the Grover Beach Lodge.

Upon question by Chair Laferriere regarding the Hilton Garden Inn site, Director Buckingham stated that the grading permit was issued, and the building permit is ready, the water and sewer improvements were still in plan check.

**COMMUNITY DEVELOPMENT DIRECTOR’S REPORT**

Director Buckingham stated that Commission Long resigned, and applications were being accepted to fill the vacant seat.

**ADJOURNMENT** 6:54 p.m.

/s/  
CHAIR LAFERRIERE

/s/  
SECRETARY TO THE PLANNING COMMISSION  
BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR

(Approved at PC Meeting: September 16, 2015)