



**MEETING MINUTES  
PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
154 SOUTH EIGHTH STREET  
GROVER BEACH, CALIFORNIA  
WEDNESDAY, JANUARY 11, 2017**

**CALL TO ORDER** 6:29 p.m.

**FLAG SALUTE** Commissioner Alex.

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

City Staff: Community Development Director Buckingham, City Attorney Hale, and Building/Planning Technician Mesa.

**AGENDA REVIEW:**

**Action:** It was m/s by Vice Chair Blum/Commissioner Rodman 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. Meeting Minutes of Planning Commission Meetings**

**Action:** It was m/s by Vice Chair Blum/Commissioner McLaughlin to approve the meeting minutes of October 12, 2016 and December 14, 2016, and the motion passed unanimously.

**PUBLIC HEARING ITEMS:**

**2. Development Application 16-21**

**Applicant – Craig Smith, CRSA**

The Planning Commission will consider a Coastal Development Permit, Development Permit and Tentative Parcel Map for a two-story, two-unit Planned Unit Development consisting of a new 1,402 square foot residence with two balconies and a remodeled 1,149 square foot residence with a balcony and a roof deck, each with a two-car garage. The property is located within the Coastal Zone at 165 Saratoga Avenue (APN 060-076-008) in the Coastal Medium Density Residential (CR2) Zone.

Building/Planning Technician Mesa provided a staff report.

Chair Laferriere opened the public hearing.

Craig Smith, CRSA Architecture, introduced himself and responded to Chair Laferriere's questions regarding his experience with the proposed stormwater system.

Chair Laferriere closed the public hearing.

Action: It was m/s by Commissioner Rodman/Vice Chair Blum to adopt Resolution 17-01. The motion carried on the following roll-call vote:

AYES: Chair Laferriere, Vice Chair Blum, Commissioners Alex, McLaughlin and Rodman.  
 NOES: None.  
 ABSENT: None.  
 ABSTAIN: None.

Resolution No. 17-01: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING A COASTAL DEVELOPMENT PERMIT, DEVELOPMENT PERMIT AND TENTATIVE PARCEL MAP FOR DEVELOPMENT APPLICATION 16-21 (165 SARATOGA AVENUE)

**3. Development Application 16-35**

**Applicant – City of Grover Beach**

The Planning Commission will consider making a recommendation to the City Council for a Municipal Code and Local Coastal Program Amendment to allow the establishment of Commercial Medical Marijuana Uses in an Overlay Zone on approximately 70 acres in the Industrial (I) Zone and a portion of the Coastal Industrial (CI) Zone generally located south of Farroll Road, north of Highland Way, east of South 4<sup>th</sup> Street and west of South 13<sup>th</sup> Street. A draft Initial Study and Negative Declaration has been prepared for this project.

Director Buckingham presented the staff report.

City Attorney Hale clarified that the draft ordinance bans all uses under Proposition 64, except for personal cultivation which the city can reasonably regulate by limiting personal growth to six plants. He also clarified that all commercial medical cannabis uses cannot be within 600 feet of schools.

Chair Laferriere opened the public hearing.

Stacy Weissman, Grover Beach resident, cited concerns related to crime, traffic, water and decreased property values.

Todd Mitchell, Medicinal Greens, Inc., requested clarification of the uses allowed in the Grover Business Park.

Kurt Ourston, Arroyo Grande resident, business owner of Topco, cited concerns related to crime and odor.

Kathy Schultz, business owner of Coastal Dance and Music Academy, stated that the dance school should be considered a school as defined in the proposed regulations and stated that Huston is a narrow street.

Paula and Tom Richardson, business owner in Grover Business Park, cited concerns related to crime because the businesses would be a cash business and stated that they would prefer dispensaries be located on West Grand Avenue.

Bethany Gracias, Oceanside resident, suggested only one Review Authority, requested clarification how the 100 foot setback from residential zones would be measured, doesn't support a 300 foot setback from residential zones, and supports level 2 manufacturing with a closed loop lab.

Cynthia Gonzalez, Arroyo Grande resident, represents Elite Care, requested that other areas be considered for dispensaries.

Damian Martin, Los Angeles resident, discussed alternatives for measuring setbacks from property line to property line which eliminates lots for dispensaries and would prefer

property line to structure or structure to structure. Also questioned whether Dandelion Nursery qualified as a school under State law.

Adam Pinteritz, represented a potential tenant at 675 West Grand Avenue, stated that his client desired uses be permitted on West Grand Avenue because West Grand Avenue is better able to handle traffic.

Dr. Constance McLaughlin Miley, Pismo Beach resident, operator of Sweet Green Apothecary, stated that the City needs to consider delivery for people that cannot travel.

Wendy Cronin, Atascadero resident, supports delivery from the industrial area, supports the vetting process be performed by local individuals, not an outside consultant.

Brandon Parker, Laytonville resident commented on growing cannabis.

Tammy Peluso, Pismo Beach resident, represents Elite Care, stated a preference for alternate locations.

Melissa Taylor-Burns, Grover Beach resident, stated a preference for not singling out one area, and would like other areas considered. Indicated concern about crime.

Carla Snowden, Grover Beach resident, cited concerns related to smell, light, traffic, decreased property values, and the need for as many as four dispensaries.

Michael Snow, Grover Beach resident, cited concerns related to water usage, crime, and decreased property values.

Raphael Cardenas, strawberry grower, commented on agriculture and cultivation.

Chair Laferriere closed the public hearing and recessed for 10 minutes.

It was the consensus of the Commission that the following recommended changes be incorporated into the ordinance:

- Dispensary hours be limited to 9:00 a.m. to 5:00 p.m. Monday through Friday and 10:00 a.m. to 3:00 p.m. on Saturday and Sunday; and
- The proposed 100 foot setback for dispensaries, measured from property line to property line, should be required for all commercial cannabis uses.

Action: It was m/s by Commissioner Alex/Commissioner Rodman to recommend the City Council approve Development Application 16-35 to amend Article IX of the Municipal Code and a Local Coastal Program Amendment to allow the establishment of commercial medical marijuana uses in a 70 acre Overlay Zone generally located south of Farroll Road, north of Highland Way, east of South 4<sup>th</sup> Street and west of South 13<sup>th</sup> Street and adopt the Negative Declaration. The motion carried on the following voice vote:

AYES: Chair Laferriere, Vice Chair Blum, Commissioners Alex, McLaughlin and Rodman.

NOES: None.

**COMMISSIONERS' COMMENTS** None

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** None

**ADJOURNMENT** 9:00 p.m.

/s/  
 CHAIR LAFERRIERE

/s/

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SECRETARY TO THE PLANNING COMMISSION  
BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR

(Approved at PC Meeting: February 8, 2017)