



**MEETING MINUTES  
PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
154 SOUTH EIGHTH STREET  
GROVER BEACH, CALIFORNIA  
WEDNESDAY, NOVEMBER 8, 2017**

**CALL TO ORDER** 6:31 p.m.

**FLAG SALUTE** Commissioner McLaughlin.

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

City Staff: Community Development Director Buckingham, City Attorney David Hale, and Planner II Reese.

**AGENDA REVIEW:**

**Action:** It was m/s by Vice Chair Blum/Commissioner McLaughlin to hear item 3 prior to item 2, and the motion passed unanimously.

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

**CONSENT ITEMS:**

**1. Meeting Minutes of Planning Commission Meeting of October 11, 2017**

**Action:** It was m/s by Vice Chair Blum/Commissioner McLaughlin to approve the meeting minutes of October 11, 2017 as presented, and the motion passed unanimously.

**PUBLIC HEARING ITEMS:**

**3. Development Application 17-36**

**Applicant – TDR Properties LLC**

The Planning Commission will consider a Coastal Development Permit, Development Permit, and Use Permit to modify Development Application 06-49 for an approved 5,400 square foot mixed-use building to construct an architectural feature with a height of approximately 36.1 feet that exceeds the maximum building height of 35 feet and a fence with a height of 7 feet that exceeds the maximum fence height of 6 feet. The property is located at 200 South 4<sup>th</sup> Street (APN 060-213-013) in the Coastal Industrial (CI) Zone within the Coastal Zone. The modification to the project is categorically exempt from the California Environmental Quality Act.

Planner Reese presented the staff report.

Chair Laferriere opened the public hearing.

Thomas da Rosa, applicant, Arroyo Grande resident, stated that the increased building height was a result of needing an elevator that could accommodate a gurney, and that the requested fence height was due to security.

Gary Garza, project manager, added that the trash enclosure is also adjacent to one of the arches, so the fence would provide screening. He also stated that having the fencing to the south and west of the building the same height as the arches would be aesthetically superior than at the six foot height.

Chair Laferriere closed the public hearing.

Action: It was m/s by Vice Chair Blum/Commissioner McLaughlin to 1) remove condition CDD-2 and 2) adopt Resolution 17-18. The motion carried on the following roll call vote:

AYES: Commissioner McLaughlin, Vice Chair Blum, Chair Laferriere.  
 NOES: Commissioners – None.  
 ABSENT: Commissioner Rodman.  
 ABSTAIN: Commissioners – None.

Resolution No. 17-18: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 17-36, FOR A COASTAL DEVELOPMENT PERMIT, DEVELOPMENT PERMIT, AND USE PERMIT TO AMEND DEVELOPMENT APPLICATION 06-49 (200 SOUTH 4<sup>TH</sup> STREET)

**2. Development Application 17-40  
Applicant – City of Grover Beach**

The Planning Commission will consider making a recommendation to the City Council to amend Municipal Code Article IX Sections 4.10.045 and 9.10.020 and a Local Coastal Program Amendment to increase the maximum number of dispensaries to four and make revisions to be consistent with the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA). An Initial Study and Negative Declaration was previously prepared and adopted that evaluated up to four dispensaries for Ordinance 17-05.

Director Buckingham presented the staff report. He added that the term “dispensary” has been replaced with “retailer” and applies whether the entity is open to the public or is delivery only. The Commission was provided with a revised version of the proposed ordinance.

Chair Laferriere opened the public hearing.

Kathy Schultz, Shell Beach resident, owner of Coastal Dance and Music Academy, requested that the Commission, when evaluating a Use Permit, consider nearby sensitive uses and the displacement of successful businesses.

Joseph Agrusa, Grover Beach resident, stated the businesses will improve the area, adding security and lighting.

Matthew Bashwiner, CFO of The Monarch, stated additional retail licenses would be beneficial because two licenses would limit the market too much.

Sunni Mullinax, CEO of The Monarch, expressed her support for four retail licenses.

Lynnette Navarro, Grover Beach resident and business owner, stated that she has seen a lot of changes in the area since January. She stated that four retailers were too many for such a small area.

Susan Cleek, Grover Beach resident, stated that the businesses in the industrial areas were overwhelmed when the ordinance was adopted. For a city that is two square miles in size, two seems enough.

Wendy Cronin, 805 Beach Breaks, stated that there are over 200 retailers that operate county-wide now, and effective January 2018, each one will need to be affiliated to a “brick and mortar” location. Therefore, more than two sites in the City are needed. Todd Mitchell, Grover Beach resident, provided a non-emailed version of correspondence submitted after publication of the staff report. He provided a summary of the letter, specifically requesting that delivery only establishments be considered separately from the four retailer (previously dispensary) licenses.

Chair Laferriere closed the public hearing.

City Attorney Hale clarified that as proposed, deliveries can only be made by a retailer or microbusiness license (type 10 or 12 state license) with a physical location, whether they are open to the public or are delivery only. The Commission further discussed the concept of allowing retailer and microbusinesses that are not open to the public indicating that this would reduce traffic.

Action: It was m/s by Vice Chair Blum/Commissioner McLaughlin to 1) recommend the City Council adopt the ordinance as presented and 2) recommend the City Council consider allowing retailer and microbusinesses with a physical location in the city that are not open to the public (i.e., delivery only). The motion carried on the following roll call vote:

AYES: Commissioner McLaughlin, Vice Chair Blum, Chair Laferriere.  
 NOES: Commissioners – None.  
 ABSENT: Commissioner Rodman.  
 ABSTAIN: Commissioners – None.

**COMMISSIONERS' COMMENTS**

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Director Buckingham announced that Commissioner interviews are scheduled for December 18, and the next Planning Commission meeting is scheduled to be a special meeting on December 19, 2017 at 6:30. He also provided updates regarding construction at 950 El Camino Real and a potential proposal for 1598 El Camino Real involving two hotels and residential units.

**ADJOURNMENT** 7:53 p.m.

/s/  
 CHAIR LAFERRIERE

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

(approved at PC meeting of December 19, 2017)