



**SPECIAL MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBER
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, MAY 1, 2018**

CALL TO ORDER 6:31 p.m.

FLAG SALUTE Commissioner Rodman.

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

City Staff: Community Development Director Bruce Buckingham, City Attorney David Hale, Senior Planner A. Rafael Castillo, and Planner II Janet Reese.

AGENDA REVIEW:

Action: It was m/s by Commissioner Rodman / Commissioner McLaughlin 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 the April 11, 2018 Planning Commission Meeting

Action: It was m/s by Vice Chair Blum / Commissioner Rodman to approve the meeting minutes from April 11, 2018, as presented and the motion passed unanimously.

PUBLIC HEARING ITEMS:

**2. Development Application 18-02
Applicant – Todd McKinley**

The Planning Commission will consider a Development Permit to construct a two-story, 2,782 square foot single family residence with a garage and roof deck with a maximum height of 25 feet. Story poles have been erected to demonstrate the proposed building envelope that would be located above 15 feet. The property is located at 129 Sand Castle Court (APN 060-014-058) in the Low Density Residential (R1) Zone. The project is categorically exempt from the California Environmental Quality Act.

Planning II Janet Reese presented the staff report. Upon question by Chair Laferriere, Planner Reese stated that the maximum building height of 25 feet also applies to the roof deck and items on the deck.

Chair Laferriere opened the public hearing.

Todd McKinley, applicant, spoke about the project briefly and stated that he spoke to some of the neighborhood. Upon question by Commissioner McLaughlin, he stated that the bathroom windows would be obscured.

The following individuals spoke against the project:

- Patty Williams, Grover Beach resident, due to loss of views of the ocean, which would result in reduced value of existing residences, and reduced sunlight.
- Frank Williams, Grover Beach resident, due to loss of views of the ocean and the compatibility of the architectural style of the proposed residence with the neighborhood
- Jane Hughes, Grover Beach resident, due to lack of yard space, size of residence in relation to the lot, the proposed architecture is out of character with the neighborhood.

Lynn Austin, Grover Beach resident, requested clarification on what can be built within the existing easements. Planner Reese clarified that no portion of the structure could be located within the easement.

Chair Laferriere closed the public hearing.

Discussion ensued regarding the impact of the proposed project on existing views and the architectural style of the proposed residence.

Action: It was m/s Commissioner McLaughlin / Vice Chair Blum to:

- 1) add condition CDD-4 to read as follows:

Prior to issuance of a building permit, a lighting plan shall be submitted to demonstrate that the lighting for the roof deck and its access are designed to prevent excess lighting from flooding onto adjoining properties in compliance with Development Code Section 2.20.060.F.

- 2) add condition CDD-5 to read as follows:

All roof deck furnishings shall not exceed the maximum building height of 25 feet in compliance with Development Code Section 2.20.060.F.

and 3) adopt Resolution 18-03. The motion carried on the following roll call vote:

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

Resolution No. 18-03: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 18-02 FOR A DEVELOPMENT PERMIT (129 SAND CASTLE COURT)

3. Development Application 18-14 Applicant – City of Grover Beach

The Planning Commission will consider making a recommendation to the City Council to amend Grover Beach Municipal Code Article IX, Sections 4.10.045, 6.10.020, and 9.10.020 and a Local Coastal Program Amendment to allow adult-use cannabis uses and authorize the Planning Commission to be the Review Authority for non-retailer commercial cannabis uses.

Director Buckingham presented the staff report. Director Buckingham referenced CEQA finding revised per staff comment presented. Commissioner Rodman asked whether decisions of the Planning Commission could be appealed. Director Buckingham answered that there is an appeal to the Council. Chairperson Laferriere asked if the commission was okay with being the review authority for manufacturing, cultivation, testing, and distribution of medical and adult use of cannabis.

Chairperson Laferriere opened the public hearing.

Karen Walsh, Grover Beach resident, stated that she was concerned about changing the review authority from the City Council to the Planning Commission because Planning Commission meetings are not publicized and accessible like City Council meetings.

Chairperson Laferriere closed the public hearing.

Director Buckingham clarified that the noticing requirements for a public hearing are identical regardless of the review authority.

Action: It was m/s Vice Chair Blum / Commissioner Rodman to 1) amend the CEQA exemption from Section 15161 to Section 15162; and 2) recommend the City Council adopt an amendment to Municipal Code Article IX and the Local Coastal Program to allow adult-use cannabis uses and authorize the Planning Commission to be the Review Authority for non-retailer commercial cannabis uses.

The motion carried on the following roll call vote:

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

COMMISSIONERS' COMMENTS

Chair Laferriere noted that the May Planning Commission meeting was moved from May 9 to this date, so the next meeting will be held in June. Director Buckingham stated that the agenda will include a time extension and amendment to the Grover Beach Lodge and Industrial Design Guidelines.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham provided the Commission an update on the hotel project located at 950 El Camino Real. He also provided a summary of recent and upcoming Council items, including the development at 1598 El Camino Real pre-application study session held by the City Council to

which the Council directed the use of a 35-foot buffer from the homes at Laguna Court. Director Buckingham also mentioned direction on proposed sign ordinance amendment.

ADJOURNMENT 7:59 p.m.

/s/

CHAIR LAFERRIERE

/s/

SECRETARY TO THE PLANNING COMMISSION
BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR

(approved at PC meeting of June 13, 2018)