



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBER
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, FEBRUARY 14, 2018**

CALL TO ORDER 6:30 p.m.

FLAG SALUTE Vice Chair Blum.

ROLL CALL: Commissioners Halverson, McLaughlin, Rodman, Vice Chair Blum and Chair Laferriere.

City Staff: Community Development Director Bruce Buckingham, City Attorney David Hale, Senior Planner A. Rafael Castillo, Planner II Janet Reese, and Public Works Director/City Engineer Greg Ray.

AGENDA REVIEW:

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

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

CONSENT ITEM:

1. Meeting Minutes of the January 10, 2018 Planning Commission Meeting

Action: It was m/s by Vice Chair Blum / Commissioner Rodman to approve the meeting minutes from January 10, 2018, as presented and the motion passed unanimously.

PUBLIC HEARING ITEMS:

2. Development Application 17-51

Applicant – Jared Thinger

The Planning Commission will consider a Use Permit to operate a tattoo establishment. The property is located at 1543 West Grand Avenue (APN 060-251-013) in the Retail Commercial (RC) Zone. The project is categorically exempt from the California Environmental Quality Act.

Planner Reese presented the Staff Report. Chairperson Laferriere asked what zones that tattoo shops were allowed. Planner Reese stated that the current Development Code only allows them in the Retail Commercial Zone subject to approval of a Use Permit.

Chair Laferriere opened the public hearing.

Jared Thinger, the applicant, briefly described his business plan both as a tattoo artist and as an art gallery.

Chair Laferriere closed the public hearing.

Action: It was m/s Vice Chair Blum/Commissioner Rodman to adopt Resolution 18-01. The motion carried on the following roll call vote:

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

Resolution No. 18-01: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 17-51 FOR A USE PERMIT (1543 WEST GRAND AVENUE)

3. Development Application 17-39

Applicant – The Milkman LLC

The Planning Commission will consider making a recommendation to the City Council for a Use Permit to operate a commercial medical cannabis retailer, manufacturing, and distribution facility. The property is located at 923 Huber Street (APN 060-544-013) in the Industrial (I) Zone. The project is categorically exempt from the California Environmental Quality Act.

Planner Castillo presented the Staff Report. He stated that staff was recommending modifications to the conditions as follows:

Add PW/CE-9: If the project connects to the City sewer, an additional sanitary sewer service fee shall be imposed for prior constructed sewer infrastructure accommodating sewer service for the subject property area consistent with the reimbursement agreement the City entered into in September 2000. The subject infrastructure includes a force main, sewer lift station and gravity feed sewer line.

Chair Laferriere requested how to ensure that six month performance bond doesn't set precedence for future development. Director Buckingham indicated that cannabis projects are consistent with Council goals for economic development and that deferring public improvements for up to six month will allow the applicant to start operating and give them time to complete the design and installation of the public improvements. He also stated that this is an existing building that was being remodeled which is different than a new development.

Chair Laferriere opened the public hearing.

Tom McCauley, co-applicant, introduced himself and partner Brennan Thicke, and architect Andrew Goodwin. Mr. Thicke stated that they would like to continue to utilize the existing pole sign, but it could be replaced. Mr. Goodwin clarified that they will be reskinning the building because of the removal of some of the roll-up doors. Upon question, they also listed some of their security measures.

Chair Laferriere closed the public hearing.

Action: It was m/s Vice Chair Blum/Commissioner McLaughlin to recommend the City Council adopt the resolution, as amended, approving Development Application 17-39. The motion carried on the following roll call vote:

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

4. Development Application 17-21

Applicant – 805 Beach Breaks Inc

The Planning Commission will consider making a recommendation to the City Council for a Use Permit to operate a commercial medical cannabis retailer, manufacturing, and distribution facility. The property is located at 1053 Highland Way (APN 060-546-027) in the Industrial (I) Zone. The project is categorically exempt from the California Environmental Quality Act.

Planner Castillo presented the Staff Report. He stated that staff was recommending modifications to the conditions as follows:

Modify PW/CE-5 to read: Prior to issuance of occupancy of the building space for manufacturing uses, the applicant shall have the option to obtain all State regulatory permits for industrial waste discharge for a private septic system, which will include compliance with all conditions imposed by any State regulatory agency issuing the permit or the applicant shall extend the City's sewer line to the property boundary line of the subject property and connect to the City's sewer system per city standards. A portion of this line extension and connection may be reimbursed upon adoption by the City Council of a reimbursement service area and a development fee.

Upon question by Chair Laferriere, City Attorney Hale stated the Improvement Agency could have been a tool to install public improvements, and the elimination of redevelopment agencies have made it more difficult for cities to facilitate public improvements. An assessment district is one option, but in this specific situation, it is difficult due to the size of the area. Another is a reimbursement agreement where an applicant installs the improvements and future developments pay a pre-determined amount to reimburse the applicant.

Director Buckingham stated that there are a number of Use Permit applications currently in process in close proximity to the site that could share in the cost of extending the sewer. The modification of PW/CE-5 provides the applicant flexibility to either utilize the existing septic tank or extend the City sewer main.

Upon question by Commissioner Halverson, regarding the abandonment of the right of way, Planner Castillo stated that the City Council has the option to apply the abandonment to the specific parcel, or for a larger area.

Chair Laferriere opened the public hearing.

Warren Hamrick, architect for the project, provided overview of proposed improvements and stated that the owners concur with the conditions of approval. Upon question by Commissioner McLaughlin, Mr. Hamrick stated that the exterior materials include Hardie panel that would be stained to look like wood. He also introduced Wendy Cronin, representative of the applicant. Upon question by Vice Chair Blum, she stated that they intend to connect the site to the City sewer system.

Chair Laferriere closed the public hearing. Commissioner Rodman stated that he believes it is beneficial for these uses to connect to the City sewer system.

Chair Laferriere stated that the Commission does not have the ability to require the uses to connect to the City sewer system if the site is located more than 200 feet from an existing sewer main, but the Commission can recommend the site connect. He also stated that he would recommend the abandonment of the public right of way even if the use was not cannabis related as it would provide additional site area for landscaping.

Action: It was m/s Vice Chair Blum/Commissioner Halverson to recommend the City Council consider the abandonment of the public right of way as depicted on the plans; and adopt the resolution, as amended, approving Development Application 17-21. The motion carried on the following roll call vote:

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

NOES: Commissioners – None.

ABSENT: Commissioners – None.

ABSTAIN: Commissioners – None.

5. Development Application 17-38

Applicant – The Hive Laboratory LLC

The Planning Commission will consider making a recommendation to the City Council for a Use Permit to operate a commercial medical cannabis manufacturing and distribution facility. The property is located at 949 Highland Way (APN 060-545-022) in the Industrial (I) Zone. The project is categorically exempt from the California Environmental Quality Act.

Planner Castillo presented the Staff Report. He stated that staff was recommending modifications to the conditions as follows:

Modify PW/CE-5 to read: Modify PW/CE-5 to read: Prior to issuance of occupancy of the building space for manufacturing uses, the applicant shall have the option to obtain all State regulatory permits for industrial waste discharge for a private septic system, which will include compliance with all conditions imposed by any State regulatory agency issuing the permit or the applicant shall extend the City's sewer line to the property boundary line of the subject property and connect to the City's sewer system per city standards. A portion of this line extension and connection may be reimbursed upon adoption by the City Council of a reimbursement service area and a development fee.

Chair Laferriere questioned whether the retail and non-retail sites should be held to the same architectural standards or if the retail sites should be held to a higher architectural standard. Director Buckingham stated that until the Council adopts design guidelines or provides direction, staff is encouraging the applicants to update the sites by introducing another building material to the facades of the older metal buildings and install landscaping. There are at least five buildings on Highland Way that are in the Use Permit process and this is an opportunity to improve the appearance of Highland Way.

Commissioner Rodman stated that the non-retail sites are still being improved, but the question is how much of an improvement can we get.

Vice Chair Blum stated that the suggested façade improvements have a minimal cost in the overall startup costs of the businesses.

Chair Laferriere opened the public hearing.

Patrick Wilkinson and Sean Yantzer, applicants, introduced themselves and stated that they have been working on the tenant improvements. In reference to connecting to the City sewer system and abandoning the septic tank, they stated that they are open to connecting to the sewer system and have started discussing the issue with neighbors. Referring to the new proposed exterior rendering, Mr. Yantzer clarified that the “wood” material will be “Trex” for durability.

Upon question by Vice Chair Blum, Mr. Yantzer stated that they intend to connect to the City sewer system in the future, but that they intend to commence operations (extraction of oil and infusing the oil into products) utilizing the existing septic tank. Upon question by Commissioner Rodman, Mr. Yantzer provided an overview of the proposed security measures. Commissioner McLaughlin stated that the architectural style is dated and encouraged the applicant to eliminate the mansard roof. Mr. Wilkinson stated that they are leasing the building and investing a significant amount of funds into a site that they do not own. Chair Laferriere closed the public hearing.

Action: It was m/s Vice Chair Blum/Commissioner Rodman to recommend the City Council adopt the resolution, as amended, approving Development Application 17-38. The motion carried on the following roll call vote:

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

COMMISSIONERS' COMMENTS

Vice Chair Blum stated that he observed some construction activity at North 12th Street and El Camino Real. Commissioner Rodman added that he had not noticed any other activity. Director Buckingham stated that that activity is related to the proposed hotel located at 950 El Camino Real and that the developer has stated they will begin construction as soon as financing has been secured.

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

Director Buckingham provided a summary of the past Council agenda and a summary of upcoming items on future Council agendas.

ADJOURNMENT 8:18 p.m.

/s/

CHAIR LAFERRIERE

/s/

SECRETARY TO THE PLANNING COMMISSION
BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR

(approved at PC meeting of April 11, 2018)