



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBER
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, APRIL 11, 2018**

CALL TO ORDER 6:30 p.m.

FLAG SALUTE Commissioner McLaughlin.

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 Building/Planning Technician Cassandra 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 the February 14, 2018 Planning Commission Meeting

Action: It was m/s by Commissioner McLaughlin/Commissioner Halverson to approve the meeting minutes from February 14, 2018, as presented and the motion passed unanimously.

2. Annual Report of the General Plan for 2017

Commission Laferriere asked that the item be pulled and considered after the public hearing items.

PUBLIC HEARING ITEMS:

**3. Development Application 17-41
Applicant – Michael Sabatino**

The Planning Commission will consider a Coastal Development Permit, Development Permit and Tentative Parcel Map to construct a two unit, two-story Planned Unit Development. The property is located in the Coastal Zone at 247 Newport Avenue (APN 060-083-002) in the Coastal Medium Density Residential (CR2) Zone. The project is categorically exempt from the California Environmental Quality Act.

Building/Planning Technician Mesa presented the staff report. Chair Laferriere commented on the quality of renderings by the applicant and whether the plans were adequate to render a public discussion of the project. Director Buckingham stated that plans must meet

minimum submittal requirements, but that the requirements do not specify how the plans are generated.

Chair Laferriere opened the public hearing.

Michael Sabatino, applicant, Grover Beach resident, spoke in regards to the project. In response to an inquiry from Commissioner Halverson, Mr. Sabatino stated that although the plans indicate an above-ground basin is proposed to comply with both private open space and stormwater requirements, he intends to install an underground storm chamber system to comply with stormwater requirements, and improve the usability of the private open space area.

Greg Soto, project architect, Arroyo Grande resident, responded to comments made regarding the quality of the plans and color board. In regards to utilizing an above-ground basin as private open space, he stated that the basin can be utilized as long as the slope of the basin sides do not exceed a 3:1 slope. Mr. Soto requested to increase the proposed building height by one foot, indicating that the final building height would not exceed the maximum allowed height in the CR2 Zone of 25 feet in the Development Code.

In response to a comment regarding the upcoming street reconstruction by Chair Laferriere, Mr. Sabatino stated he would contact the City’s Public Work Department to coordinate the proposed public improvements with the current street paving project.

Chair Laferriere closed the public hearing.

Action: It was m/s Vice Chair Blum/Commissioner Rodman to 1) amend condition CDD-1 to read as follows:

This approval authorizes a two lot subdivision and construction of a two unit, detached Planned Unit Development in substantial conformance with the project plans attached as Exhibit A, as amended herein, with a maximum building height of 25 feet.

and 2) adopt Resolution 18-02. The motion carried on the following roll call vote:

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

Resolution No. 18-02: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 17-41 FOR A COASTAL DEVELOPMENT PERMIT, DEVELOPMENT PERMIT AND TENTATIVE PARCEL MAP LOCATED AT 247 NEWPORT AVENUE (Applicant: Michael and Crystal Sabatino)

**4. Development Application 17-27
Applicant – Pace Homes LLC**

The Planning Commission will consider making a recommendation to the City Council for a Development Permit and Tentative Parcel Map to construct a two unit, two-story Planned Unit Development. The City Council would provide direction regarding the abandonment for

all or a portion of right of way in the 500 block of Manhattan Avenue. The property is located at 557 Manhattan Avenue (APN 060-271-009) in the High Density Residential (R3) Zone. The project is categorically exempt from the California Environmental Quality Act.

Building/Planning Technician Mesa presented the Staff Report. Upon question by Chair Laferriere, Building/Planning Technician Mesa clarified that, should the right-of-way abandonment be reduced from the requested six-feet to five-feet recommended by the City Engineer, the development be required to move the front unit one foot to comply with the minimum setback requirement.

Upon question by Commissioners Halverson and Rodman, Director Buckingham stated that the location of the curb, gutter, and sidewalk would align with the adjacent improvements. The area of the right-of-way abandonment is located behind the sidewalk.

Chair Laferriere opened the public hearing.

Dan Pace, applicant, and Greg Soto, project architect, Arroyo Grande resident, acknowledged the reason the City Engineer has requested the five foot public-right-of-way abandonment and it’s ramifications to the proposed project. Upon question by Commissioner Halverson, Mr. Soto stated that the ground floor bathroom would be a full bathroom and is incorrectly shown as a half bath. Mr. Soto also requested an increase in the proposed height by one foot, which would not to exceed the maximum height permitted in the zone.

Chair Laferriere closed the public hearing.

Action: It was m/s Commissioner McLaughlin/Vice Chair Blum to 1) amend condition CDD-1 to read as follows:

This approval authorizes a two lot subdivision and construction of a two unit, detached Planned Unit Development in substantial conformance with the project plans attached as Exhibit A, as amended herein, with a maximum building height of 26 feet and contingent upon City Council approval of the right-of-way abandonment of approximately five feet on Manhattan Avenue to meet the minimum lot size of 3,500 square feet. The findings herein and the effectiveness of this Resolution are subject to the Council approving an abandonment of the adjacent City right-of-way consistent with the staff report and this resolution.

and 2) recommend the City Council adopt the resolution approving Development Application 17-27. 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 18-05

Applicants – Coastal Business Distribution LLC and BS & RG Holdings 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 1141 Highland Way (APN 060-546-037) in the Industrial (I) Zone. The project is categorically exempt from the California Environmental Quality Act.

Planner Reese presented the staff report. Upon question by Commissioner Rodman, Planner Reese stated that the project will not restrict or affect the existing driveway access. Director Buckingham added that the existing driveway complies with the current minimum fire lane width.

Chair Laferriere opened the public hearing.

Warren Hamrick, project architect, Shell Beach resident, made himself available for any questions.

Chair Laferriere mentioned correspondence had been received from a property owner in support of the project and closed the public hearing.

Action: It was m/s Commissioner Rodman/Commissioner McLaughlin to recommend the City Council adopt the resolution approving Development Application 18-05. 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.

6. Development Application 17-47

Applicant – Central Coast Clear Source LLC

The Planning Commission will consider making a recommendation to the City Council for a Use Permit to operate a commercial medical cannabis manufacturing facility. The property is located at 1091 Highland Way (APN 060-546-033) in the Industrial (I) Zone. The project is categorically exempt from the California Environmental Quality Act.

Planner Reese presented the staff report. In reference to the increase to the Floor Area Ratio (FAR) discussed in the staff report, Chair Laferriere asked if the necessary economic development finding could be made if the proposed use was not an a cannabis use. Director Buckingham said that since the adoption of the Development Code in 2012, there has not been a request for increased FAR, however based of the adopted cannabis tax, staff believes the finding could be made. Upon question by Chair Laferriere, in the event that the requested FAR increase was not approved, Planner Reese stated that sufficient floor area would need to be removed in order to comply with the 0.5 maximum.

Chair Laferriere opened the public hearing.

Warren Hamrick, project architect, Shell Beach resident, stated that he is supportive of staff's recommendation to remove one of the bathrooms on the second floor, but in regards to removing the kitchen, he would like to retain the kitchen area for an employee breakroom. Director Buckingham clarified that the removal of the stove would satisfy the condition. Mr. Hamrick made himself available for any questions.

Commissioner Halverson, referring to a reference of 29 persons on the plans, asked about the number of employees and the eight on-site parking spaces. Christos Georgitsis, representative of the applicant, stated that there would be approximately eight employees.

Upon question from Commissioner Rodman, Cory Black, representative of the applicant, stated that the business did not need a distribution license because they would work with a distributor to pick up the manufactured product(s) and deliver to other companies.

Chair Laferriere closed the public hearing.

Discussion ensued regarding the merits of increasing the FAR and the required finding that there is a substantial economic benefit. There was also an extensive discussion on whether to remove or retain the bathrooms and kitchen improvements.

Commissioner Rodman made a motion to: 1) amend condition CDD-7 to read:

Prior to building permit issuance, the building plans shall include the removal of ~~one bathroom and~~ the kitchen on the second floor.

and 2) recommend the City Council adopt the resolution approving Development Application 17-47. The motion was unable to obtain a second.

Vice Chair Blum made a motion to: 1) amend condition CDD-7 to read:

Prior to building permit issuance, the building plans shall include the removal of one bathroom, the tub/shower facility in the second bathroom, and the kitchen on the second floor.

and 2) recommend the City Council adopt the resolution approving Development Application 17-47. The motion was seconded by Commissioner Halverson.

Chair Laferriere re-opened the public hearing to allow the applicant to comment on the amended condition.

Mr. Georgitsis requested that the bathrooms be permitted to remain. He stated that their type of manufacturing process exposes the employees to trim, which gets on the employees who prefer to shower prior to going home for the day. Mr. Hamrick added that the business is not a unisex business and that they would need separate facilities for men and women.

Chair Laferriere closed the public hearing.

Vice Chair Blum withdrew his previous motion.

Action: It was m/s Vice Chair Blum/Commissioner Rodman to recommend the City Council adopt the resolution approving Development Application 17-47. 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.

The meeting was recessed at 8:30 p.m.

The meeting reconvened at 8:35 p.m.

7. Development Application 17-50

Applicant – Mary’s Tech CA Inc

The Planning Commission will consider making a recommendation to the City Council for a Use Permit and Coastal Development Permit to operate a commercial medical cannabis manufacturing and distribution facility. The property is located in the Coastal Zone at 927 South Fourth Street (APN 060-542-040) in the Coastal Industrial (CI) Zone. The project is categorically exempt from the California Environmental Quality Act.

Planner Castillo presented the Staff Report.

Chair Laferriere opened the public hearing.

Skyler Sweeny, representative for the applicant, Pismo Beach resident, stated that their business started in Colorado approximately 6 years ago. He stated that extraction is not part of their manufacturing process. They take oil from other manufacturers that extract and infuse it into products, then package. Upon question by Vice Chair Blum, he added that their “infusion” process is really mixing the ingredients together, like in cooking.

Chair Laferriere closed the public hearing.

Action: It was m/s Commissioner Rodman/Commissioner McLaughlin to recommend the City Council adopt the resolution approving Development Application 17-50. 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.

2. Annual Report of the General Plan for 2017

Chair Laferriere asked the Commission if there were questions regarding the report; there were none. He stated that he was happy to see that some of the General Plan Elements and Housing Element policies would be addressed in the coming year.

Action: It was m/s by Vice Chair Blum/Commissioner Rodman to receive and file, as presented and the motion passed unanimously.

COMMISSIONERS' COMMENTS

Discussion ensued regarding the level of standards for plans. Consensus was staff would work with applicants to ensure plans are legible and include a color rendering of the front elevation.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham provided the Commission a summary of recent and upcoming Council items, including direction regarding revising commercial cannabis regulations. He also provided status updates on the Grover Beach Lodge and Holiday Inn projects.

ADJOURNMENT 9:41 p.m.

/s/

CHAIR LAFERRIERE

/s/

SECRETARY TO THE PLANNING COMMISSION
BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR

(approved at Special PC meeting of May 1, 2018)