



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBER
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, JUNE 13, 2018**

CALL TO ORDER 6:30 p.m.

FLAG SALUTE Commissioner Halverson.

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

City Staff: Community Development Director Bruce Buckingham, and City Attorney David Hale.

AGENDA REVIEW:

Action: It was m/s by Vice Chair Blum / 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 May 1, 2018 Planning Commission Meeting

Action: It was m/s by Vice Chair Blum / Commissioner Rodman to approve the meeting minutes from May 1, 2018, as presented and the motion passed unanimously, with Commissioner Halverson abstaining.

PUBLIC HEARING ITEMS:

2. Development Application 10-03 Amendment & Time Extension

Applicant – Grover Beach Lodge LP

The Planning Commission will consider making a recommendation to the City Council for an amendment to Development Application 10-03 to amend the Coastal Development Permit and Use Permit to eliminate the standalone conference center and make minor modifications to the site and building, and to approve a one-year time extension for the Grover Beach Lodge project. The project is located within the Coastal Zone at 55 West Grand Avenue in the Coastal Visitor Serving (CVS) Zone. A Final Environmental Impact Report (EIR) has been certified for the project. The proposed amendment does not require a subsequent EIR consistent with the California Environmental Quality Act Guidelines Section 15162.

Director Buckingham presented the staff report. He clarified that this is the final time extension request that can be processed. Prior to the expiration date, construction would need to commence. He also clarified that although the detached conference center was 11,000 square feet, not all of it was meeting space, so the elimination of the detached conference center does not result in a 7,000 square foot reduction of meeting space.

Chair Laferriere opened the public hearing, and invited the applicant to the podium.

Randy Russom, RRM Group, introduced himself. He stated the modifications and delays were a result of the plan check process.

Commissioner Rodman questioned why the conference center area is being reduced from 11,000 to 4,000 square feet. City Attorney Hale stated that with the separate city-funded conference center, the entire project would potentially be subject to prevailing wage, increasing the cost of the project. Therefore, it was decided to re-incorporate the meeting space into the hotel portion. Director Buckingham added that the 4,000 square feet of meeting space is consistent with the concession agreement.

In response to a letter submitted by a member of the public regarding the location of the equestrian area, Director Buckingham stated that the area on State Park land south of West Grand Avenue was logical due to its proximity to the trail, but the Coastal Commission denied the proposal.

The following individuals spoke against the proposed location of the equestrian area within the hotel parking lot and requested the area located on the south side of West Grand Avenue be reconsidered:

- Richard Waller, Arroyo Grande resident, representing Backcountry Horsemen of California
- Pamela Krahl, San Luis Obispo resident, representing Central Coast of California Arabian Horse Club, Ride Nipomo, and West Coast Rocky Mountain Horse
- Linda Clarke, Arroyo Grande resident, former equestrian committee member
- Jim Harrison, Nipomo resident, representing Ride Nipomo

The following individuals also spoke:

- Mary Jane Alenlge, Arroyo Grande resident, requested clarification regarding the 15 equestrian parking spaces are dedicated equestrian or shared with RVs. Director Buckingham stated that it would be up to the State.
- Patty Fuller, Nipomo resident, inquired who would be liable in the event of injury due to the design of the area. City Attorney Hale stated it would be the State because it is State property.

Chair Laferriere closed the public hearing.

Discussion ensued regarding the location of the equestrian area.

Action: It was m/s Vice Chair Blum / Commissioner Rodman to recommend the City Council approve an amendment to Development Application 10-03 to amend the Coastal Development Permit and Use Permit and approve a one-year time extension for the Grover Beach Lodge project. The motion carried on the following roll call vote:

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

COMMISSIONERS' COMMENTS None.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham stated that the July meeting agenda is likely to include three amendments to cannabis Use Permits and three new requests for Use Permits. An update to the sign regulations is in process, but the City Council wants to address political signs immediately, so that would likely also be on the agenda.

ADJOURNMENT 7:32 p.m.

/s/
CHAIR LAFERRIERE

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

(approved at PC meeting of July 11, 2018)