



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

CALL TO ORDER 6:30 p.m.

FLAG SALUTE Commissioner Halverson.

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

City Staff: Community Development Director Bruce Buckingham and Senior Planner Rafael Castillo.

AGENDA REVIEW:

Action: It was m/s by Commissioner Rodman / Vice Chair Blum 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 June 13, 2018 Planning Commission Meeting

Action: It was m/s by Vice Chair Blum / Commissioner Rodman to approve the meeting minutes from June 13, 2018, as presented and the motion passed unanimously.

PUBLIC HEARING ITEMS:

**2. Development Application 17-38 Amendment
Applicant – The Hive Laboratory LLC**

The Planning Commission will consider an amendment to a Use Permit for the operation of a commercial cannabis manufacturing and distribution facility. The amendment would allow the operation of a medical and/or adult-use non-volatile and/or volatile manufacturing and distribution facility. The property is located at 949 Highland Way (APN 060-545-022) in the Industrial (I) Zone. The proposed project is categorically exempt from the California Environmental Quality Act and volatile manufacturing was analyzed as a part of the certified negative declaration for Ordinance 17-06.

Vice Chair Blum asked if the amendments to the applications include other items in addition to the changes in use. Senior Planner Castillo confirmed that there are additional changes proposed by the different applicants.

Planner Castillo went over a recap of the May 2018 City Council amendments to the commercial cannabis ordinances and presented the staff report.

Vice Chair Blum asked about the use of volatile compounds by other types of businesses in the industrial zones. Director Buckingham responded.

Chair Laferriere asked about the standings of the previously approved businesses. Planner Castillo indicated that the city has not received any complaints.

Commissioner Rodman asked about the transportation of the cannabis. Planner Castillo noted that the individual applicants would be able to respond.

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

Sean Yantzer, The Hive Laboratory LLC, answered Commissioner Rodman’s question.

No one from the public spoke. Chair Laferriere closed the public hearing.

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

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

**3. Development Application 17-50 Amendment
Applicant – Mary’s Tech CA Inc**

The Planning Commission will consider an amendment to a Use Permit and Coastal Development Permit for the operation a commercial cannabis manufacturing and distribution facility. The amendment would allow the operation of a medical and/or adult-use non-volatile 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.

Senior Planner Castillo presented the staff report.

Chair Laferriere asked if the decision is appealable to the City Council as well as the Coastal Commission. Director Buckingham indicated that it is not; it is not in the appealable jurisdiction.

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

Skylar Swinney, Mary’s Tech CA Inc, introduced himself.

Commissioner Rodman asked about the transportation of the cannabis and the applicant answered.

No one from the public spoke. Chair Laferriere closed the public hearing.

Action: It was m/s Vice Chair Blum / Commissioner Rodman to adopt the resolution approving the amendment to Development Application 17-50. The motion carried on the following roll call vote:

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

4. Development Application 18-05 Amendment

Applicants – Coastal Business Distribution LLC and BS & RG Holdings LLC

The Planning Commission will consider an amendment to a Use Permit for the operation a commercial cannabis manufacturing and distribution facility. The amendment would allow the operation of a medical and/or adult-use, non-volatile and/or volatile manufacturing, and distribution facility. The property is located at 1141 Highland Way (APN 060-546-037) in the Industrial (I) Zone. The proposed project is categorically exempt from the California Environmental Quality Act and volatile manufacturing was analyzed as a part of the certified negative declaration for Ordinance 17-06.

Senior Planner Castillo presented the staff report.

Director Buckingham clarified that all of the projects need to meet the minimum standards for security.

Commissioner Rodman spoke regarding his concerns with congestion from truck traffic.

Planner Castillo and Vice Chair Blum commented that this is an industrial zone and more business will inevitably generate more traffic.

Commissioner Rodman wanted clarification on how traffic would be controlled. Director Buckingham referenced the Circulation Element of the City’s General Plan and stated that the roads in place are capable of handling the level of service at build out.

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

Cory Black, the Applicant’s Representative, introduced himself and spoke regarding the applicant’s transportation.

No one from the public spoke. Chair Laferriere closed the public hearing.

Action: It was m/s Vice Chair Blum / Commissioner Halverson to adopt the resolution approving the amendment to Development Application 18-05. The motion carried on the following roll call vote:

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

5. Development Application 18-10

Applicant – Gold Coast Enterprises

The Planning Commission will consider a Use Permit to operate a commercial medical and adult-use cannabis distribution facility. The property is located at 930 Huber Street Unit A

(APN 060-548-018) in the Industrial (I) Zone. The project is categorically exempt from the California Environmental Quality Act.

Senior Planner Castillo presented the staff report.

Vice Chair Blum spoke regarding his concerns with the security of the business with glass windows on one of the corners of the building. Planner Castillo indicated that the applicant has been working with the Police Department in regards to the applicant’s security plan.

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

Eric Manfredonia, Gold Coast Enterprises, introduced himself and his business partner Steven Berry. He reiterated that they will comply with the safety measures from the Police Department.

Commissioner Rodman asked about transportation and the applicants answered.

Bruce Knowlton, President of the Design Center Property Owner’s Association, spoke about his concerns regarding obtaining commercial liability insurance due to the project.

Commissioner Rodman asked for clarification on the insurance coverage for the applicant and the association.

Chair Laferriere closed the public hearing and called for a recess in order to contact City Attorney Hale regarding insurance coverage.

Chair Laferriere called the meeting back to order. Director Buckingham reported that insurance is a civil matter per City Attorney Hale.

Chair Laferriere re-opened the public hearing.

The Applicant’s Attorney reiterated that the requirements of the HOA are an internal issue.

Chair Laferriere closed the public hearing.

Action: It was m/s Commissioner Rodman / Commissioner Halverson to adopt the resolution approving Development Application 18-10. The motion carried on the following roll call vote:

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

Director Buckingham reminded everyone that there is a 10 day appeal period for all Planning Commission actions to the City Council.

6. Development Application 18-12

Applicant – Cama Enterprises LLC and Lab Tested Grover Beach LLC

The Planning Commission will consider a Use Permit to operate a commercial medical and adult-use cannabis non-volatile and volatile manufacturing and distribution facility. The property is located at 939 Highland Way (APN 060-545-023) in the Industrial (I) Zone. The proposed project is categorically exempt from the California Environmental Quality Act and

volatile manufacturing was analyzed as a part of the certified negative declaration for Ordinance 17-06.

Senior Planner Castillo presented the staff report.

Chair Laferriere had questions regarding the landscaping requirement. Planner Castillo replied that landscaping was compromised in order to meet parking requirements.

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

Warren Hamrick, the Applicant’s Representative, introduced himself and indicated that the neighbors at 949 Highland Way have been supportive of the project.

Commissioner Rodman asked about transportation and the applicants answered.

No one from the public spoke. Chair Laferriere closed the public hearing.

Action: It was m/s Vice Chair Blum / Commissioner Rodman to adopt the resolution approving Development Application 18-12. The motion carried on the following roll call vote:

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

COMMISSIONERS' COMMENTS None.

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

Director Buckingham stated that there will be items for the August Planning Commission meeting, including two additional cannabis applications. However, due to Staff conflicts, the meeting may need to be scheduled for the week following the regular meeting date. Two of the cannabis retail applications have not submitted plans yet. The Monarch has not indicated when they will be submitting their plans. However, Milkman, LLC indicated that they will be submitting and plan to start demolition work in August. Supreme Automotive is actively looking and working with Milkman to relocate their business. Natural Healing Center at 998 Huston Street had their Grand Opening on July 4th.

ADJOURNMENT 8:01 p.m.

/s/ _____
CHAIR LAFERRIERE

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

(approved at PC meeting of August 14, 2018)