



**SPECIAL MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBER
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, AUGUST 14, 2018**

CALL TO ORDER 6:42 p.m.

FLAG SALUTE Commissioner Halverson.

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

City Staff: Community Development Director Bruce Buckingham, Senior Planner Rafael Castillo, and Building and Planning Tech Mesa.

AGENDA REVIEW:

Action: It was m/s by Vice Chair Blum / Commissioner Halverson to accept the agenda as presented, with the exception of moving item #3 to item #2 to accommodate a time conflict. The motion passed unanimously.

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

CONSENT ITEMS:

1. Meeting Minutes of the July 11, 2018 Planning Commission Meeting

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

PUBLIC HEARING ITEMS:

2. Development Application 18-40

Applicant – America’s Best Cannabis, LLC

The Planning Commission will consider a Use Permit to operation a commercial medical and adult-use cannabis distribution facility. The property is located at 930 Huber Street Unit H (APN 060-548-025) 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 asked a question in regards to sewer connections for other owners in the existing commercial condo complex. Director Buckingham indicated owners can tie into laterals when they are ready as they are private.

Chair Laferriere asked for an update on the commercial condo association and their insurance issues based on the last meeting.

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

Warren Hamrick, Architect, spoke briefly on the sewer connection and asked the commission that CDD-7, trash enclosure elevation condition, be revised.

Patrick Wilkinson, representative for the applicant gave an update on the insurance issue for the condo association.

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

Chair Laferriere asked staff in regards to the trash enclosure condition.

Senior Planner Castillo informed the commission that there were options to include either the change in elevation for the trash enclosure as proposed, or include secure trash storage inside the building.

Action: It was m/s Vice Chair Blum / Commissioner Halverson to adopt the resolution approving Development Application 18-40, with modification to condition CDD-7 to ensure secure storage within the building. The motion carried on the following roll call vote:

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

3. Development Application 18-33

Applicant – Cody McLaughlin

The Planning Commission will consider a Development Permit and Tentative Parcel Map (GB 3118) to construct a two unit, two-story Planned Unit Development. The property is located at 260 North 5th Street (APN 060-146-021) in the High Density Residential (R3) zone. The project is categorically exempt from the California Environmental Quality Act.

Chair Laferriere noted that staff received an email inquiry regarding this project and staff responded to the two questions.

Building/Planning Technician Mesa presented the staff report.

Chair Laferriere reiterated that this project does not have the same review requirements as the R1 Zone north of Grand Avenue.

The applicant was not present and no one from the public spoke. Chair Laferriere closed the public hearing.

Chair Laferriere reiterated that the roof deck would be increased to meet the minimum requirement.

Vice Chair Blum commented on his support of this infill project.

Action: It was m/s Commissioner Halverson / Vice Chair Blum to adopt the resolution approving the Development Application 18-33. The motion carried on the following roll call vote:

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

4. Development Application 18-17

Applicant – Legends Grover Beach, LLC

The Planning Commission will consider a Use Permit to operation a commercial medical and adult-use cannabis volatile manufacturing facility and distribution center. The property is located at 821 South Fourth Street (APN 060-541-015) in the Coastal Industrial (CI) 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. The project is located in the Coastal Zone.

Senior Planner Castillo presented the staff report.

Commissioner Halverson asked a question regard parking and handicapped spaces.

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

Craig Smith, the Applicant's Representative, introduced himself and spoke regarding the proposed project before the commission and provided a summary of Type 2 manufacturing process for fire and life safety.

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

Director Buckingham reminded the Commission that the City Council would hold a public hearing regarding fire and life safety regulations at the next city council meeting to address type 2 manufacturing.

Action: It was m/s Commissioner Halverson / Vice Chair Blum to adopt the resolution approving Development Application 18-17. The motion carried on the following roll call vote:

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

COMMISSIONERS' COMMENTS None.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham stated that there will be items for the September Planning Commission meeting, including residential projects. In October, we are looking to bring parking standards update for Commission review, and a Draft Sign Ordinance in November. Director Buckingham also provided a brief update to expect the six (6) lot industrial development on Huston Street to be brought before the commission before the end of the year.

ADJOURNMENT 7:28 p.m.

/s/
CHAIR LAFERRIERE

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

(approved at PC meeting of September 12, 2018)