



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBER
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, OCTOBER 10, 2018**

CALL TO ORDER 6:30 p.m.

FLAG SALUTE Vice Chair Person Blum

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

City Staff: Community Development Director Bruce Buckingham, Senior Planner Rafael Castillo, Building/Planning Technician Mesa, City Attorney David Hale, and Martha Miller, Lisa Wise Consulting.

AGENDA REVIEW:

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

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

CONSENT ITEMS:

1. Meeting Minutes of the September 12, 2018 Planning Commission Meeting

Action: It was m/s by Vice Chair Blum / Commissioner Rodman to approve the meeting minutes from the September 12, 2018 Planning Commission Meeting as presented, and the motion passed unanimously.

PUBLIC HEARING ITEMS:

Prior to discussion of Agenda Item No. 2, Commissioner McLaughlin declared a conflict of interest due to being the architect of record. He then stepped down from the dias and left the Council Chamber.

2. Development Application 18-35 (continued from September 12, 2018)

Applicant – Bischoff Homes

The Planning Commission will consider a Development Permit and Tentative Parcel Map (G18-0055) to construct a three unit, two-story Planned Unit Development. The property is located at 267 North 14th Street (APN 060-174-024) 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, she clarified the proposed building heights versus the maximum allowable building heights in the R3 Zone.

Chair Laferriere, in reference to 14th Street's upcoming reconstruction as part of the City's street program, inquired whether the applicant can coordinate with staff construction of the

project. Director Buckingham stated that coordination with applicants and upcoming street projects is ongoing.

Chair Laferriere opened the public hearing.

Paul Bischoff, applicant representative, stated that, as a result of discussions with a neighboring property owner, a screen will be added to the parapet wall to screen views.

Chair Laferriere closed the public hearing.

Director Buckingham recommended that the Commission add the following condition:

- CDD-5. The applicant may add screening to the roof decks up to a maximum of six feet above the roof deck that is architecturally integrated into the project design, subject to approval by the Community Development Director.

Action: It was m/s Commissioner Rodman / Vice Chair Blum to 1) add CDD-5 as noted previously, and 2) adopt the resolution approving Development Application 18-35. The motion carried on the following roll call vote:

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

RESOLUTION NO. 18-13: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 18-35 FOR A DEVELOPMENT PERMIT AND VESTING TENTATIVE PARCEL MAP LOCATED AT 267 NORTH 14TH STREET (Applicant: Bischoff Homes)

Commissioner McLaughlin returned to the dias.

3. Development Application 18-41

Applicant – Sheldon Moseley

The Planning Commission will consider a Use Permit to operate a commercial medical and adult-use cannabis cultivation, distribution, and manufacturing facility. The property is located at 750 Farroll Road, Units D and E (APNs 060-548-009 and -010) in the Industrial (I) Zone. The project is categorically exempt from the California Environmental Quality Act.

Senior Planner Castillo presented the staff report. Upon question by Commissioner Rodman regarding screening the proposed water tanks, Senior Planner Castillo stated that the 24-inch box trees will be planted and the tanks will be painted the building color.

Chair Laferriere opened the public hearing.

Warren Hamrick, project architect, stated that they are intending on planting shrubs and vines in addition to the trees previously mentioned. He stated the applicant has reviewed and concurred with the project conditions.

Chair Laferriere closed the public hearing.

Action: It was m/s Commissioner Rodman / Commissioner McLaughlin to adopt the resolution approving Development Application 18-41. The motion carried on the following roll call vote:

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

RESOLUTION NO. 18-21: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 18-41 FOR A USE PERMIT LOCATED AT 750 FARROLL SUITES D & E (Applicant: Cannaco California, LLC)

4. Development Applications 18-23 through 28

Applicant – Prime Capital Venture LLC

The Planning Commission will consider Development Permits to develop approximately 5.3 acres for the construction of six (6) separate buildings on six (6) legal lots to construct a total of 114,894 square feet for mixed-light indoor cultivation, manufacturing, and distribution of commercial cannabis. The properties are located at 928, 938, 943, 953, 963, and 973 Huston (APNs 060-545-030, 060-545-031, 060-546-004, 060-546-005, and 060-546-019) in the Industrial (I) Zone. A Mitigated Negative Declaration has been prepared in compliance with Section 21080 of the California Environmental Quality Act Guidelines.

Senior Planner Castillo presented the staff report. Staff responded to questions regarding the calculation of required parking, the height of the buildings, architectural/building design alternatives, date of the traffic study data

Chair Laferriere opened the public hearing.

Craig Smith, project architect, provided additional information regarding the proposed project.

Marc Barnum, Nipomo resident, representing adjacent property, raised concerns about security.

Michael Schulte, Clovis resident, representing Coastal Dance Music Academy, spoke against the project due to the proximity to the Academy.

Dan Snowden, Grover Beach resident, raised concerns about the noise generated by employee car doors at shift change since the facility will be a 24 hour facility. He requested clarification whether the project would be building a blockwall adjacent to his blockwall, if the site lighting would be emanating into his dwelling, and what kind of pesticides will be utilized.

Larry Ferguson, Grover Beach resident, raised concerns of property values and building height.

Chair Laferriere closed the public hearing.

Senior Planner Castillo and Director Buckingham responded to questions and concerns raised by the public. Regarding security, it was stated that all cannabis businesses have conceptual and final security plans that are reviewed. The proposed wall will be built around

the entire development, and would be approximately 6-8 feet in height, depending upon the grade elevation. The project has been conditioned to work with the adjacent residents to avoid double walls. Regarding odor, the operation would be out of compliance and would be required to be rectified. Regarding pesticides and chemicals, are regulated by State codes.

Mr. Smith responded to questions, stating that the perimeter wall could be built at the beginning of the project, as it would provide security.

Senior Planner Castillo stated that for the residential property that already has a block wall constructed, the condition requires that they work with that owner. It could be that they integrate the wall into the new wall, or if the height is insufficient, additional height would be added.

Mr. Smith added that the developer wants to work with each property owner so that they are satisfied.

Director Buckingham suggested the following condition for the parcels adjacent to the residential lots to the east:

CDD-16. Prior to the start of building construction, perimeter walls shall be constructed adjacent to residential property lines, and may be a maximum of eight (8) feet in height.

Action: It was m/s Vice Chair Blum / Commissioner Rodman to:

- 1) Adopt the resolution certifying Environmental Document Number 2018-01. The motion carried on the following roll call vote:

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

RESOLUTION NO. 18-14: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH CERTIFYING ENVIRONMENTAL DOCUMENT NUMBER 2018-01 FOR A DEVELOPMENT APPLICATIONS 18-23 THROUGH 18-28 HUSTON COMMERCIAL CANNABIS COMPLEX (Applicant: Prime Capital Venture, LLC)

- 2) Adopt the resolution approving Development Application 18-23. The motion carried on the following roll call vote:

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

RESOLUTION NO. 18-15: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 18-23

FOR A USE PERMIT LOCATED AT 953 HUSTON STREET (Applicant: Prime Capital Venture, LLC)

- 3) Adopt the resolution approving Development Application 18-24. The motion carried on the following roll call vote:

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

RESOLUTION NO. 18-16: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 18-24 FOR A USE PERMIT LOCATED AT 963 HUSTON STREET (Applicant: Prime Capital Venture, LLC)

- 4) Adopt the resolution approving Development Application 18-25. The motion carried on the following roll call vote:

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

RESOLUTION NO. 18-17: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 18-25 FOR A USE PERMIT LOCATED AT 973 HUSTON STREET (Applicant: Prime Capital Venture, LLC)

- 5) Adopt the resolution approving Development Application 18-26. The motion carried on the following roll call vote:

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

RESOLUTION NO. 18-18: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 18-26 FOR A USE PERMIT LOCATED AT 943 HUSTON STREET (Applicant: Prime Capital Venture, LLC)

- 6) Adopt the resolution approving Development Application 18-27. The motion carried on the following roll call vote:

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

RESOLUTION NO. 18-19: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 18-27 FOR A USE PERMIT LOCATED AT 938 HUSTON STREET (Applicant: Prime Capital Venture, LLC)

- 7) Adopt the resolution approving Development Application 18-28. The motion carried on the following roll call vote:

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

RESOLUTION NO. 18-20: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 18-28 FOR A USE PERMIT LOCATED AT 928 HUSTON STREET (Applicant: Prime Capital Venture, LLC)

5. Development Application 18-46

Applicant – City of Grover Beach

The Planning Commission will consider making a recommendation to the City Council to amend Grover Beach Municipal Code Article IX, Development Code Section 3.50 Parking Regulations and a Local Coastal Program Amendment regarding parking regulations in all zones within the City. The amendment also includes minor revisions to landscaping standards in Development Code Section 3.30 Landscaping Standards, Development Code Chapter 4 Standards for Specific Development and Land Uses regarding parking standards, and adds a definition to Development Code Section 9.10.020 Definitions of Specialized Terms and Phrases. City staff is reviewing California Environmental Quality Act to determine compliance.

Director Buckingham and Martha Miller from Lisa Wise Consulting presented the staff report and responded to questions regarding whether the angled on-street parking spaces would allow backing in, bonuses for electric vehicle parking, bicycle and/or scooter parking requirements, parking requirements for Planned Unit Developments and Affordable Housing projects, reductions for single family residences, and street parking versus off-street lot parking.

Chair Laferriere opened the public hearing.

Marianne Garrett, Oceano resident, had a number of questions regarding the proposed changes and how they will be enforced for public parking.

Larry Conner, Oceano resident, questioned why he was towed when parked in the Amtrak parking lot while on a trip via Amtrak.

Director Buckingham stated the modifications to the parking regulations are for private developments and uses. The issues raised related to the Amtrak or City parking lots, and the length of time a vehicle can be parked on street or in lots are not in this code and not under the purview of the Commission.

Action: It was m/s Vice Chair Blum / Commissioner Rodman to continue the item to the November 14, 2018 Planning Commission Hearing. The motion carried.

COMMISSIONERS' COMMENTS None.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham made a brief report on project updates and potential upcoming agenda items for the November Planning Commission meeting.

ADJOURNMENT 9:44 p.m.

/s/
CHAIR LAFERRIERE

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

(approved at PC meeting of November 14, 2018)