



**MEETING MINUTES  
PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBER  
154 SOUTH EIGHTH STREET  
GROVER BEACH, CALIFORNIA  
WEDNESDAY, JANUARY 9, 2019**

**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, Senior Planner Rafael Castillo, Associate Planner Janet Reese, Police Chief Peters, and City Attorney David Hale.

**AGENDA REVIEW:**

**Action:** It was m/s by Commissioner Rodman / Commissioner Halverson 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 November 14, 2018 Planning Commission Meeting**

**Action:** It was m/s by Vice Chair Blum / Commissioner Rodman to approve the meeting minutes from the November 14, 2018 Planning Commission Meeting as presented, and the motion passed unanimously.

**PUBLIC HEARING ITEMS:**

**2. Development Application 18-15**

**Applicant – Jody Faulkner**

The Planning Commission will consider a Coastal Development Permit, Development Permit, and Use Permit to convert an existing warehouse building to a live-work unit. The property is located at 354 Front Street (APN 060-132-002) in the Coastal Commercial (CC) Zone. The project is categorically exempt from the California Environmental Quality Act.

Planner Reese presented the staff report.

Chair Laferriere opened the public hearing.

Matt Cebulla, project architect, introduced himself and made himself available for questions.

Chair Laferriere closed the public hearing.

Action: It was m/s by Vice Chair Blum / Commissioner Rodman to adopt the resolution approving Development Application 18-15. The motion carried on the following roll call vote:

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

RESOLUTION NO. 19-01: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 18-15 FOR A COASTAL DEVELOPMENT PERMIT, DEVELOPMENT PERMIT, AND USE PERMIT LOCATED AT 354 FRONT STREET (Applicant: Jody Faulkner)

**3. Development Application 18-54**  
**Applicant – Lifepoint Church**

The Planning Commission will consider a Use Permit for intensification of an existing, non-conforming religious assembly facility. The property is located at 946 Rockaway Avenue (APNs 060-223-007, 015, 025, and 026) in the High Density Residential (R3) Zone. The project is categorically exempt from the California Environmental Quality Act.

Planner Castillo presented the staff report. He reiterated that the applicant is Lifepoint Church, not People's Kitchen. He noted that correspondence had been received from Marsha Bolyanatz, Dave Millard, Mike Miner, and Paul Filice after the agenda packet was distributed, and copies were provided to the Commission and applicant. Planner Castillo, City Attorney Hale, and Police Chief Peters responded to the questions and topics contained in the submitted correspondence.

Chair Laferriere opened the public hearing and invited the applicant to speak.

Kevin Gotchal, lead pastor for Lifepoint Church, provided an overview of the organization and the vision for this specific location. Upon question, he stated that the number of those served ranges from 30 to 100 individuals daily, commencing at 11:45, until approximately 1:00 p.m. He stated that not all are homeless, some are "food challenged", which is why the number of meals served changes depending on the time of the month. While the number of individuals who utilize the shower facilities have been up to about 12, the shower facility can serve three individuals at a time.

Betsy Erhler, President of South County People's Kitchen, stated that she and Trinity Bike Shop have been working together to get locks for everyone that requests one to reduce the number of bike thefts. Regarding trash, a dishwasher was installed and reduced the amount of trash generated by one-third. While some individuals are from the park, it is unknown where everyone comes from or goes after the service. She stated that, even at the end of the month, they are serving about 80 people.

Rick Grether, Shower the People, stated that the shower trailer, stored at the Presbyterian Church in Nipomo, is 16 feet in length, not including the tongue, and 7 feet wide. Based on their activity from November to December, approximately 12-15 individuals utilize the showers per day, from 10:30 a.m. to 1:00 p.m.

The following individuals voiced concerns:

- Carol M. Florence, San Luis Obispo resident, representing the eight families of the Long Branch Townhomes
- Marsha Bolyanatz, Grover Beach resident
- Linda Anderson Kahn, Grover Beach property owner and Arroyo Grande resident
- Todd Anderson, Grover Beach resident
- Denise Anderson, Grover Beach resident
- Dan Bronstein, Grover Beach resident

Chair Laferriere closed the public hearing.

Chair Laferriere recessed the meeting at 8:15 p.m. The meeting resumed at 8:32 p.m.

Discussion ensued regarding requiring security measures and monitoring. Chair Laferriere proposed the conditions of approval include the installation of security cameras and on-site monitoring.

Action: It was m/s Vice Chair Blum / Commissioner Rodman to adopt the resolution, not including the conditions suggested by Chair Laferriere, approving Development Application 18-54. The motion carried on the following roll call vote:

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

RESOLUTION NO. 19-02: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 18-54 FOR A USE PERMIT LOCATED AT 946 ROCKAWAY AVENUE (Applicant: Lifepoint Church)

**REGULAR BUSINESS ITEMS:**

**4. Modify the Regular Meeting Day**  
**City Attorney Hale**

The Planning Commission will consider changing the regular meeting day from the second Wednesday to the second Tuesday of each month.

City Attorney Hale presented the staff report.

After discussion regarding alternative meeting days and potential conflicts, it was the consensus of the Commission to set the regular meeting of the Commission to be the fourth Wednesday of each month.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Director Buckingham provided updates on various projects and recent City Council meetings.

**ADJOURNMENT** 9:35 p.m.

/s/  
CHAIR LAFERRIERE

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

(approved at PC meeting of March 11, 2019)