



**SPECIAL MEETING MINUTES  
PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBER  
154 SOUTH EIGHTH STREET  
GROVER BEACH, CALIFORNIA  
MONDAY, MARCH 11, 2019**

**CALL TO ORDER** 6:30 p.m.

**FLAG SALUTE** Commissioner McLaughlin.

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

City Staff: Community Development Director Bruce Buckingham, Senior Planner Rafael Castillo, Associate Planner Janet Reese, and Assistant Planner Cassandra Mesa.

**AGENDA REVIEW:**

**Action:** It was m/s by Vice Chair Blum / Commissioner Rodman 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 January 9, 2019 Planning Commission Meeting**

**Action:** It was m/s by Vice Chair Blum / Commissioner Halverson to approve the meeting minutes from the January 9, 2019 Planning Commission meeting as presented, and the motion passed unanimously.

**2. Annual Report of the General Plan for 2018**

**Action:** It was m/s by Vice Chair Blum / Commissioner Halverson to receive and file the annual report as presented, and the motion passed unanimously.

**PUBLIC HEARING ITEMS:**

**3. Development Application 19-01  
Applicant – MBS Land Surveys**

The Planning Commission will consider a Time Extension for Parcel Map G16-0171 (Development Application 16-21) for a two unit Planned Unit Development. The property is located at 165 and 175 Saratoga Avenue (APN 060-076-008) in the Coastal Medium Density (CR2) Zone. The project is categorically exempt from the California Environmental Quality Act.

Assistant Planner Mesa presented the staff report.

Chair Laferriere opened the public hearing.

Mike Stanton, MBS Land Survey, requested a one year time extension to record the final map due to construction delays.

Chair Laferriere closed the public hearing.

**Action:** It was m/s by Commissioner Rodman / Commissioner Halverson to adopt the resolution approving Development Application 19-01. The motion carried on the following roll call vote:

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

**RESOLUTION NO. 19-03:** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 19-01 FOR A ONE YEAR TIME EXTENSION FOR DEVELOPMENT APPLICATION 16-21 (165 SARATOGA AVENUE)

**4. Development Application 18-22  
Applicant – 1071 Highland Way LLC**

The Planning Commission will consider a Development Permit and Use Permit to construct and operate a commercial cannabis manufacturing and distribution facility. The property is located at 1071 Highland Way (APN 060-546-028) in the Industrial (I) Zone. A Mitigated Negative Declaration has been prepared for the project.

Senior Planner Castillo presented the staff report. He amended the draft conditions contained in Attachment 2 as follows:

PW/CE-8. Prior to issuance of a Building Permit for each phase, the project shall comply with Municipal Code Article IX Development Code, Chapter 5.50 Grading and Drainage. The plan shall be prepared by a Civil Engineer, licensed by the State of California, and include the following, as determined by the City Engineer

~~PW/CE-13. Prior to occupancy of Phase 1, the applicant shall be responsible for working with the applicable utility companies to raise the existing transmission lines along the project frontage to meet the required minimum height clearance of the utility companies.~~

Planner Castillo clarified that the performance bond would guarantee the completion of the public improvements.

Chair Laferriere opened the public hearing.

Warren Hamrick, project architect, stated that the applicant has accepted the conditions, and made himself available for questions.

Joe Stute, Grover Beach property owner, distributed and described photos taken of 1053 Highland Way depicting safety concerns.

Planner Castillo stated that staff was unaware of any complaints regarding the operations at 1053 Highland.

Chair Laferriere closed the public hearing.

Director Buckingham, referring to Mr. Stute's concerns, stated that the Police Department should be contacted when parked vehicles are protruding into the travel lanes of a street.

Upon question by Chair Laferriere, Director Buckingham explained that staff was recommending that frontage improvements could be deferred for up to one year versus the six months that previous projects received because this is a phased project.

**Action:** It was m/s by Commissioner Halverson / Commissioner McLaughlin to adopt the resolution certifying the MND for Development Application 18-22. The motion carried on the following roll call vote:

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

**RESOLUTION NO. 19-04:** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH CERTIFYING ENVIRONMENTAL DOCUMENT NUMBER 2018-01 FOR A DEVELOPMENT APPLICATION 18-22 TRIDENT MANAGEMENT SOLUTIONS (Applicant: 1071 Highland Way, LLC)

**Action:** It was m/s by Commissioner McLaughlin / Vice Chair Blum to adopt the resolution approving Development Application 18-22, as amended by staff. The motion carried on the following roll call vote:

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

**RESOLUTION NO. 19-05:** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 18-22 FOR A USE PERMIT LOCATED AT 1071 HIGHLAND WAY (Applicant: 1071 Highland Way, LLC)

## **5. Development Application 18-50**

### **Applicant – Kevin Galvin**

The Planning Commission will consider a Use Permit to operate a commercial cannabis manufacturing and distribution facility. The property is located at 930 Huber Unit G (APN 060-548-024) 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 Chair Laferriere, he stated that the applicants will be replacing the existing windows.

Chair Laferriere opened the public hearing.

Warren Hamrick, applicant's representative, stated that the applicant is in agreement with the conditions, and made himself available for questions.

Upon question by Vice Chair Blum, Kevin Galvin, applicant, stated the proposed manufacturing involved a rosin press, which is similar to t-shirt imprinting, and pre-rolls.

Chair Laferriere closed the public hearing.

**Action:** It was m/s by Vice Chair Blum / Commissioner Rodman to adopt the resolution approving Development Application 18-50. As amended by staff. The motion carried on the following roll call vote:

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

**RESOLUTION NO. 19-06:** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 18-50 FOR A USE PERMIT LOCATED AT 930 HUBER STREET SUITE "G" (Applicant: Mello Mills, LLC)

Commissioner McLaughlin recused himself from the next item as he was the architect of record and stepped down from the dais.

## 6. **Development Application 18-51**

### **Applicant – Pacific Coastal Productions**

The Planning Commission will consider a Use Permit to operate a commercial cannabis cultivation, manufacturing and distribution facility (microbusiness). The property is located at 451/461 Leoni Drive (APN 060-541-018) in the Industrial (I) Zone. The project is categorically exempt from the California Environmental Quality Act.

Senior Planner Castillo presented the staff report.

Chair Laferriere opened the public hearing.

Eric Hughes, representing applicant Adrian Medina, stated that the applicant is in agreement with the conditions, and made himself available for questions.

Chair Laferriere closed the public hearing.

It was the general consensus that proposed exemption to the landscaping requirements was acceptable.

**Action:** It was m/s by Commissioner Rodman / Commissioner Halverson to adopt the resolution approving Development Application 18-51, as amended by staff. The motion carried on the following roll call vote:

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

**RESOLUTION NO. 19-07:** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 18-51 FOR A USE PERMIT LOCATED AT 451 & 461 LEONI DRIVE (Applicant: Pacific Coast Productions, LLC)

Commissioner McLaughlin returned to the dais.

## 7. **Development Application 19-04**

### **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 Sections 1.20.060, 2.30.030, 2.40.030, 2.80.020, 2.90.030, 4.30.040, 6.20.020, 6.20.030, 6.20.060, 6.20.090, 6.30.060, and 9.10.020 and approve a Local Coastal Program Amendment. The amendments are not a project within the meaning of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) Section 15378 and are therefore exempt from CEQA.

Associate Planner Reese presented the staff report. She indicated that staff was recommending two modifications to the draft ordinance: 1) under Parts 2 and 12, remove real estate offices from the amendment; and 2) under Part 11, amend the time extension verbiage to be consistent with the Subdivision Map Act:

- a. Time for filing. The Applicant shall file an application for an extension of time with the Director before the expiration of the permit, together with the filing fee required by the City's Master Fee Schedule. The permit shall be automatically extended for 60 days, or until the application for the extension is acted upon approved, conditionally approved, or denied, whichever occurs last.

Seeing no one from the public was in attendance, Chair Laferriere opened and closed the public hearing.

**Action:** It was m/s by Vice Chair Blum / Commissioner Rodman to recommend the City Council adopt Ordinance 19-02 as amended by staff and approve the Local Coastal Program Amendment. The motion carried on the following roll call vote:

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

**COMMISSIONERS' COMMENTS**

Vice Chair Blum requested an update on the status of the two commercial cannabis retailers that have yet to open. He also asked whether Highland Way qualifies as a residential street under the K-14 Bond.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Director Buckingham stated that the regular March Planning Commission meeting had been cancelled because tonight's meeting included the items that had been tentatively scheduled. He provided an overview of items that may be before the Commission in the upcoming months. He also provided an update on construction projects.

**ADJOURNMENT**      8:35 PM

/s/ \_\_\_\_\_  
CHAIR LAFERRIERE

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

(approved at PC meeting of April 24, 2019)