



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBER
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, APRIL 24, 2019**

CALL TO ORDER 6:30 p.m.

FLAG SALUTE Chair Laferriere.

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 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 March 11, 2019 Planning Commission Special Meeting

Action: It was m/s by Vice Chair Blum / Commissioner Halverson to approve the meeting minutes from the March 11, 2019 Planning Commission Special meeting as presented, and the motion passed unanimously.

PUBLIC HEARING ITEMS:

2. Development Application 19-08

Applicant – Confidence Analytics CA, LLC

The Planning Commission will consider a Use Permit to operate a commercial cannabis testing facility. The property is located at 1030 Huston Street, Unit E (APN 060-545-034) in the Industrial (I) 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.

Craig Smith, project architect, and Nick Mosley, CEO of Confidence Analytics, responded to questions from the Commission regarding the proposed facility, testing and reporting procedures, and what is measured/analyzed.

Chair Laferriere closed the public hearing.

Action: It was m/s by Vice Chair Blum / Commissioner Rodman to adopt the resolution approving Development Application 19-08. 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. 19-08: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 19-08 FOR A USE PERMIT LOCATED AT 1030 HUSTON ST, SUITES E, F AND G (APPLICANT: CONFIDENCE ANALYTICS CA, LLC)

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

3. Development Application 18-44

Applicant – Hiru & Varuna Tejwani and Sundeep & Kalpana Butala

The Planning Commission will consider a Development Permit, Use Permit, and Vesting Tentative Parcel Map to construct a three story, four unit residential condominium development. The property is located at 152 North 11th Street (APN 060-237-007) in the Central Business Open (CBO) Zone. The project is categorically exempt from the California Environmental Quality Act.

Associate Planner Reese presented the staff report.

Chair Laferriere opened the public hearing.

Hiru Tejwani and Sundeep Butala, owners / applicants, made brief comments in regards to the proposed project.

Krista Jeffries, Grover Beach resident, spoke in support of the project.

Chair Laferriere closed the public hearing.

Action: It was m/s by Commissioner Rodman / Vice Chair Blum to adopt the resolution approving Development Application 18-44. 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. 19-09: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 18-44 FOR A DEVELOPMENT PERMIT, USE PERMIT, AND VESTING TENTATIVE PARCEL MAP (GB 18-0095) LOCATED AT 152 NORTH 11TH STREET (APPLICANTS: HIRU & VARUNA TEJWANI AND SUNDEEP & KALPANA BUTALA)

Commissioner McLaughlin returned to the dais.

4. Development Application 18-45

Applicant – Jacob Grossman, Coastal Community Builders

The Planning Commission will consider a Development Permit and Vesting Tentative Subdivision Map to subdivide two existing parcels into 18 lots and construct 18 single family residential units. The property is located at 1207 South 13th Street (APN 060-565-002 and 003) in the Medium Density (R2) Zone. The project is categorically exempt from the California Environmental Quality Act (Class 32 In-fill Exemption).

Senior Planner Castillo presented the staff report. Director Buckingham and Senior Planner addressed questions from the Commission regarding the proposed materials for the retaining walls, the proposed circulation, and “right-to-farm” deed notification.

Chair Laferriere opened the public hearing.

Jacob Grossman, applicant, and Eddie Herrera, project architect, clarified that the wall pillars, contrary to the plans, would be wrapped in stone veneer. They described project design elements and displayed larger versions of the colored elevations of the project. They stated that the maintenance of pavers and drainage system will be included in the CC&Rs for HOA.

The following individuals spoke against the project:

Patrick McGowen, Grover Beach resident, citing concerns regarding vehicular circulation, agricultural uses, and density

Mich Mehall, Grover Beach resident, citing concerns regarding access for emergency services

Dennis Nulman, Grover Beach resident, citing concerns regarding privacy

Staff responded to questions regarding the location of the proposed project in relation to existing residences, the disposition of an existing retaining wall adjacent to 1167 Bodega Court, the proposed drainage system, and proposed alignment of the driveway with Highland Way.

Mr. Grossman added that existing chainlink/barbed wire fencing would be removed and privacy fencing would be installed.

Chair Laferriere closed the public hearing.

Action: It was m/s by Vice Chair Blum / Commissioner Rodman to 1) add additional trees along the easterly property boundaries of lots 7 and 8; 2) for lots 7 and 8, utilize obscure glass in the windows with viewsheds to existing dwelling units; and 3) recommend the City Council adopt the resolution approving Development Application 18-45.

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

Upon question by Vice Chair Blum, in regards to a potential project located at 1935 Newport Avenue (Hillside Church), Director Buckingham stated that staff does not anticipate an application will be submittal for several months.

Upon question by Commissioner Rodman, in regards to a trails and recreation project located in the Pismo Lake area owned by California State Parks proposed about 10 years ago, Director Buckingham stated that he had not heard about the project for some time, but will look into the project status.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham provided an update on various projects and upcoming agenda items.

ADJOURNMENT 8:33 PM

/s/
CHAIR LAFERRIERE

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

(approved at PC meeting of May 22, 2019)