



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBER
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, JUNE 26, 2019**

CALL TO ORDER 6:30 p.m.

FLAG SALUTE Commissioner Halverson

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

City Staff: Community Development Director Bruce Buckingham, Senior Planner Rafael Castillo, Assistant Planner Cassandra Mesa, and City Attorney David Hale.

ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR: Vice Chair Blum announced that this item would be postponed until the next meeting when all Commission members would be in attendance. He also announced that he would act as Chair for the meeting.

AGENDA REVIEW: Director Buckingham requested that Item 5, Sign Regulations, be considered before Item 4, Commercial Cannabis Development Standards.

Action: It was m/s by Commissioner Rodman / Commissioner Halverson to take Item #5, ahead of Item #4, while the rest of the agenda is as presented. The motion passed unanimously.

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

CONSENT ITEMS:

1. Meeting Minutes of the May 22, 2019 Planning Commission Meeting

Action: It was m/s by Commissioner Rodman / Vice Chair Blum to approve the meeting minutes from the May 22, 2019 Planning Commission meeting as presented, and the motion passed unanimously.

PUBLIC HEARING ITEMS:

**2. Development Application 19-07
Applicant – Douglas Johnson**

The Planning Commission will consider a Tentative Parcel Map for a two unit, two-story Planned Unit Development. The project was previously approved on March 8, 2017. The property is located at 344 and 348 North 5th Street (APN 060-145-005) in the Medium Density Residential (R2) Zone. The project is categorically exempt from the California Environmental Quality Act.

Assistant Planner Mesa presented the staff report.

Vice Chair Blum opened the public hearing, and seeing no one who wished to speak, closed the public hearing.

Action: It was m/s by Commissioner Halverson / Commissioner Rodman to approve Development Application 19-07.

The motion carried on the following roll call vote:

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

RESOLUTION NO. 19-10: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 19-17 FOR A RECONSIDERATION OF TENTATIVE PARCEL MAP G-16-0234 FOR 344 & 348 NORTH 5TH STREET (Applicant: Douglas Johnson)

3. Development Application 19-09

Applicant – Scott Pace

The Planning Commission will consider a Development Permit and Tentative Parcel Map to construct a two unit Planned Unit Development. The property is located at 773 Manhattan Avenue (APN 060-277-014) in the High Density Residential (R3) Zone. The project is categorically exempt from the California Environmental Quality Act.

Assistant Planner Mesa presented the staff report.

Upon question by Commissioner Rodman, Assistant Planner Mesa stated that the existing palm tree would be removed as part of the proposed project.

Vice Chair Blum opened the public hearing.

Scott Pace, applicant and Arroyo Grande resident, stated that two or three trees will be planted.

Vice Chair Blum closed the public comment.

Action: It was m/s by Commissioner Rodman / Commissioner Halverson to approve Development Application 19-09.

The motion carried on the following roll call vote:

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

RESOLUTION NO. 19-11: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 19-09 FOR A DEVELOPMENT PERMIT AND TENTATIVE PARCEL MAP LOCATED AT 773 MANHATTAN AVENUE (Applicant: Scott Pace)

4. Development Application 18-39

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 3.60 Sign Regulations, and approve a Local Coastal Program amendment. The amendment is a comprehensive update of the sign regulations for all zones within the City. The amendment is 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.

Senior Planner Castillo presented the staff report. He and Director Buckingham responded to questions from the Commission regarding the following:

- the prohibition of feather flags except with a Temporary Use Permit
- modification of yard sign regulations to address Planned Unit Developments and other deep lot developments where only the front lot has street frontage
- retention or replacement of non-conforming historic signs

Vice Chair Blum opened the public hearing.

The following people spoke:

Jim Cravens, Grover Beach resident and sign business owner, cited examples of the benefits of allowing feather flags and sandwich boards due to high volume of vehicles travelling to beach

Tom Rehder, Grover Beach business owner, stated that the real estate apps are not as effective as temporary open house signs, requested clarification regarding cost difference for permit/registration for temporary signage versus feather flags; stated quality of materials used for temporary signs affects the appearance and life span of the sign, stated temporary signs are necessary to attract tourists

Chris Rivas, Grover Beach business owner, stated his existing signage is necessary to convey his services and products

Charlie Brunetti, Grover Beach business owner, stated concerns regarding fair enforcement and processing of complaints

Debbie Peterson, Grover Beach business owner, encouraged staff to work with the Chamber and Pismo Coast Association of Realtors, sign companies, businesses along West Grand Avenue; requested reconsideration of back-lit awnings

Director Buckingham addressed concerns raised regarding enforcement and outreach. He stated that the draft addresses feather flags separately from other types of temporary signage due to initial direction from Council, but the Commission can provide a different recommendation.

Action: It was m/s by Commissioner Rodman / Commissioner Halverson to to continue the public hearing a date certain (July 24, 2019).

The motion carried on the following roll call vote:

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

5. Development Application 19-19

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 Section 4.10.045 and approve a Local Coastal Program amendment to revise the commercial cannabis development standards. The amendment is 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.

Director Buckingham presented the staff report.

Vice Chair Blum opened the public hearing.

The following people spoke in support:
Julie Reed, Arroyo Grande resident

Vice Chair Blum closed the public hearing.

Action: It was m/s by Commissioner Rodman / Commissioner Halverson to recommend the City Council amend the Grover Beach Municipal Code Article IX Section 4.10.045 and approve a Local Coastal Program amendment to revise the commercial cannabis development standards.

The motion carried on the following roll call vote:

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

COMMISSIONERS' COMMENTS

Upon question by Commissioner Rodman and Vice Chair Blum, Director Buckingham provided information regarding revenues from commercial cannabis businesses and the status of various commercial cannabis businesses. Upon question by Commissioner Rodman, he also provided updates on hotel projects located at 950 El Camino Real and 1598 El Camino Real.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham provided a summary of the short-term rental regulations adopted by Council.

ADJOURNMENT 8:08 PM

/s/
COMMISSIONER RODMAN

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

(approved at PC meeting of July 24, 2019)