SPECIAL MEETING AGENDA
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, FEBRUARY 15, 2012
6:30 P.M.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting, please contact the City Clerk's Office (473-4568) at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

CALL TO ORDER

FLAG SALUTE

ROLL CALL: Commissioners: Alex, Blum, Coleman, Evans, Long, and Vice Chair Laferriere.

AGENDA REVIEW
At this time the Planning Commission will review the order of business to be conducted and receive requests for, or make announcements regarding, any change(s) in the order of the day. The Commission should by motion adopt the agenda as presented or as revised.

PUBLIC COMMENTS: At this point of the meeting, members of the public may bring up any items within the jurisdiction of the Planning Commission that are not on the agenda. Please limit your comments to three (3) minutes. The Planning Commission will listen to all comments; however, in compliance with the Brown Act, the Commission cannot act on items not on the agenda.

CONSENT ITEMS:

1. **Approval of Minutes of Planning Commission meeting for July 21, 2011.**

PUBLIC HEARING ITEMS:

2. **Development Permit Application No. 10-003**
   Applicant –Pacifica Companies
   The Planning Commission action on this item will be a recommendation to the City Council. On July 21, 2011, the Planning Commission held a public hearing and recommended the City Council approve the proposed project. The applicant has since revised the proposed project to enlarge the conference center area and related minor modifications. The purpose of the meeting is for the Planning Commission to consider the proposed project modifications and make a recommendation to the City Council. This Development Permit Application is a request for approval of a Local Coastal Program Amendment, Zoning Code Amendment, Coastal Development Permit, and Site and Architectural Plans to allow construction of a 150-room hotel with conference center and restaurant consisting of four buildings not to exceed 40 feet in height, totaling approximately 123,604 square feet. The approximately 13 acre site would also include improvements to the existing public plaza area, new walkways and paths, redesign of the existing parking area, riparian enhancement to Meadow Creek and dune restoration. The project proposes to relocate the existing equestrian parking area and the recreational vehicle sewer dump station. A Revised Final Environmental Impact Report (EIR) has been prepared for the project consistent with the California Environmental Quality Act and addresses the project modifications. The Revised Final EIR is available for review at City Hall and on the City's

website at www.grover.org. The proposed project is generally bounded by West Grand Avenue to the south, Le Sage Drive to the north, Meadow Creek to the east and the Pacific Ocean to the west (Assessor Parcel Nos. 060-381-010 & 11, and a portion of 060-380-002). The property is zoned Coastal Planned Commercial (C-P-C) and is located within the Coastal Zone.

Recommended Action: Staff recommends the Planning Commission adopt the resolutions recommending that the City Council approve the project as follows:

1. Make a motion to approve Resolution 12-06 recommending that the City Council certify the Final EIR for Development Application 10-003.
2. Make a motion to approve Resolution 12-07 recommending that the City Council approve the LCP Amendment for Development Application 10-003.
3. Make a motion to approve Resolution 12-08 recommending that the City Council adopt an Ordinance to amend the Zoning Code for Development Application 10-003.
4. Make a motion to approve Resolution 12-09 recommending that the City Council approve a Coastal Development Permit for Development Application 10-003.
5. Make a motion to approve Resolution 12-10 recommending that the City Council approve the Site and Architectural Plans for Development Application 10-003.

3. Development Permit Application No. 10-023
Applicant – T-Mobile West Corporation
This Development Permit Application is a request for approval of a Coastal Development Permit, Site and Architectural Plans, and Use Permit to modify an existing commercial building by increasing the height of the cupola from 40'6" feet to 42'6" feet and installing a cellular antenna within the cupola. Electrical and other related equipment is proposed to be located within the interior and exterior of the building. The project is located in the Coastal Zone at 170 West Grand Avenue (APN 060-206-026) in the Coastal Visitor Services (C-C-V) Zoning District. This project is appealable to the Coastal Commission.

Recommended Action: Adopt the resolutions approving the Coastal Development Permit, Site and Architectural Plans, and Use Permit.

COMMISSIONERS' COMMENTS:

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Report on City Council meetings.

STAFF COMMENTS

ADJOURNMENT

PLANNING COMMISSION MEETING PROCEDURES:

Planning Commission Meetings are conducted under the authority of the Chair. The Chair will announce each item which will be read into the record by the Secretary; thereafter, the hearing will be conducted as follows:

1. The planning staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.

2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.

3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.

4. Finally, the Chair will invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Commission and Staff prior to the commission taking a decision.

Per Resolution No. 06-077, Planning Commission meetings are scheduled to start at 6:30 p.m. and conclude no later than 11:00 p.m. Any public items remaining on the agenda at 11:00 p.m. that have not been discussed or considered by the Planning Commission will be continued to either an adjourned special meeting of the Planning Commission (scheduled before the next regular meeting) or to the next regular meeting. However, the Planning Commission may choose to continue the meeting past 11:00 p.m. upon a proper motion and a super majority vote in favor of such an action.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and give your place of residence. Commission meetings are tape recorded and this information is required for the record.

2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience or staff is not permitted.

3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 – 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.

4. Written testimony is acceptable. However, letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Community Development Department, to the attention of the Community Development Director.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the City of Grover Beach City Council up to 5 working days after the date

of action, in writing, to the City Clerk. Fees must accompany the appeal form. The appeal will not be considered complete if a fee is required, but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Commission decisions may be appealed to the California Coastal Commission pursuant to Coastal Act Section 30603 and the City of Grover Beach Municipal Code, Article IX, Part 45, Section 9145 (Coastal Development Permit Procedures) and Part 48 Definitions, Section 9148.2. Exhaustion of appeals at the City of Grover Beach is required prior to appealing the matter to the California Coastal Commission. Parties interested in filing an appeal with the Coastal Commission should consult with the Community Development Director prior to the expiration of the five (5) day appeal period with the City. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the City Council appeal period to appeal the decision. This means that no construction permits can be issued until both the City appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed. Contact the California Coastal Commission's Santa Cruz office at (831) 427-4863 for further information on California Coastal Commission appeal procedures.