



**SPECIAL MEETING AGENDA
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, JUNE 24, 2014
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, Long, Rodman, Vice Chair Blum and 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.

PUBLIC HEARING ITEMS:

**1. Development Code and Local Coastal Program Amendment –
Development Application No. 11-12 (continued from June 9, 2014)**

The Planning Commission will consider proposed amendments to the Local Coastal Program and Development Code related to coastal access, coastal hazard, protection of coastal resources, requirements for coastal development permits, development standards for the area west of Highway 1, and other minor revisions.

Pursuant to the California Environmental Quality Act (CEQA), a Negative Declaration was previously adopted by the City Council for this project. An Addendum to the Negative Declaration has been prepared pursuant to CEQA Guidelines Section 15164. The amendments include minor revisions and would not increase the severity of previously identified impacts.

Recommended Action: Staff recommends the Planning Commission adopt the resolutions recommending the City Council adopting the Addendum to the Negative Declaration and amendments to the Development Code and Local Coastal Program.

REGULAR BUSINESS ITEMS:

2. Election of Planning Commission Chair and Vice Chair (continued from June 9, 2014)
Annually, the Commission nominates and elects its Chair and Vice Chair.

COMMISSIONERS' COMMENTS

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

ADJOURNMENT

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The agenda and staff reports or other written materials relating to each item of business referred to on this agenda are available from the City website www.grover.org and a public counter copy is available for public inspection and reproduction during normal business hours at City Hall, 154 South 8th Street, Grover Beach, CA. Related materials submitted after distribution of the agenda packet are available in the Community Development Department during normal business hours. If you have questions regarding any agenda item, please contact the Community Development Department at commdev@grover.org or (805) 473-4520. Any writings or documents regarding any item on this agenda, not exempt from public disclosure, provided to a majority of the Planning Commission and distributed subsequent to distribution of the agenda packet will be made available for public inspection in the Community Development Department during normal business hours.

PLANNING COMMISSION MEETING PROCEDURES:

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.

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

1. Staff will present the staff report and recommendation on the proposal being heard and respond to questions from the Planning Commission.
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 action on the item.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings can 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 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 three

minutes, and speakers representing organized groups to five minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others; and, 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

Coastal Zone

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 within five 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. The appeal must be on an original form with 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-A, 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 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.

Non-Coastal Zone

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision (pursuant to Grover Beach Municipal Code, Article IX, Chapter 7) to the City of Grover Beach City Council within ten 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. The appeal must be on an original form with original signature, a FAX is not accepted.