

Development Application 15-18**Applicant – Brad Forde**

The Planning Commission will consider making a recommendation to the City Council for a General Plan Amendment, Zoning Map Amendment, Development Permit and Use Permit to construct a three-story, mixed use development. The proposed project consists of two live-work units and 13 two-bedroom apartment units within four buildings. The project proposes to change the General Plan Land Use designation from “Retail and Commercial Services” to “Central Business Mixed Use” and the zone from the Retail Commercial (RC) Zone to the Central Business Open (CBO) Zone. The property is located at 1400 Ramona Avenue (southeast corner of North 14th Street and Ramona Avenue) (APN 060-246-016). A draft Initial Study and Mitigated Negative Declaration has been prepared for this project.

Community Development Director Buckingham introduced Planner Rudolf. Planner Rudolf presented the staff report.

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

The Commission discussed the requirement to underground utilities and the option to pay an in-lieu fee, and how to ensure that the commercial portion of the live work unit is utilized for commercial purposes.

Action: It was m/s by Vice Chair Blum/Commissioner McLaughlin to adopt Resolution 16-21. The motion carried on the following roll-call vote:

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

Resolution No. 16-21: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH RECOMMENDING THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION FOR A GENERAL PLAN AMENDMENT, DEVELOPMENT CODE AMENDMENT, DEVELOPMENT PERMIT & USE PERMIT ASSOCIATED WITH DEVELOPMENT APPLICATION 15-18 (1400 RAMONA AVENUE)

Action: It was m/s by Vice Chair Blum/Commissioner McLaughlin to adopt Resolution 16-22. The motion carried on the following roll-call vote:

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

Resolution No. 16-22: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM RETAIL AND COMMERCIAL SERVICES TO CENTRAL BUSINESS – MIXED USE ASSOCIATED WITH DEVELOPMENT APPLICATION 15-18 (1400 RAMONA AVENUE)

Action: It was m/s by Vice Chair Blum/Commissioner McLaughlin to adopt Resolution 16-23. The motion carried on the following roll-call vote:

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

Resolution No. 16-23: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE DEVELOPMENT CODE TO CHANGE THE ZONING MAP FROM RETAIL COMMERCIAL (RC) TO CENTRAL BUSINESS OPEN (CBO) ASSOCIATED WITH DEVELOPMENT APPLICATION 15-18 (1400 RAMONA AVENUE)

Action: It was m/s by Vice Chair Blum/Commissioner McLaughlin to 1) eliminate the ability for the applicant to pay the underground utility in-lieu fee; 2) adopt Resolution 16-24. The motion carried on the following roll-call vote:

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

Resolution No. 16-24: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, RECOMMENDING THAT THE CITY COUNCIL APPROVE A DEVELOPMENT PERMIT AND USE PERMIT ASSOCIATED WITH DEVELOPMENT APPLICATION 15-18 (1400 RAMONA AVENUE)