



**SPECIAL MEETING AGENDA
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBER
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, SEPTEMBER 10, 2019
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 (805) 473-4567 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 Halverson, Holden, McLaughlin, Vice Chair Rodman, and Chair Blum.

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. Meeting Minutes of the August 27, 2019 Planning Commission Meeting

Recommended Action: Staff recommends that the Planning Commission approve the minutes as submitted.

PUBLIC HEARING ITEMS:

2. Development Application 18-06 (continued from August 27, 2019)

Applicant – Ram Krupa Real Estate, LLC

The Planning Commission will consider making a recommendation to the City Council for a Zone Change, Development Permit, Vesting Tentative Parcel Map, and Use Permit for a mixed-use development which would include a 91-room and 60-room hotel, 4,000 square foot restaurant with a maximum of 100 seats, seven single family residential units, common area, and open space. The property is located at 1598 El Camino Real (APN 060-031-021 and -022) in the Retail Commercial (RC) and Open Space Zones (OS). The applicant is proposing to add a Planned Development Overlay to accomplish the horizontal mixed-use development. A Mitigated Negative Declaration has been prepared for the project (SCH# 2019069067).

Recommended Action: This item will be re-noticed for a future meeting.

3. Development Application 18-39 (continued from July 24, 2019)

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.

Recommended Action: Staff recommends that the Planning Commission recommend the City Council adopt an amendment to Municipal Code Article IX Section 3.60, Sign Regulations and related sections, and approve a Local Coastal Program amendment.

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.groverbeach.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@groverbeach.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 city 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 do not applaud 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 (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. The appeal fee of \$300 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.