



**SPECIAL MEETING MINUTES  
PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBER  
154 SOUTH EIGHTH STREET  
GROVER BEACH, CALIFORNIA  
AUGUST 27, 2019**

**CALL TO ORDER** 6:32 p.m.

**FLAG SALUTE** Commissioner Rodman

**ROLL CALL:** Commissioners Halverson, Holden, McLaughlin, Rodman, Vice Chair Blum.

City Staff: Director Buckingham, Associate Planner Mesa, Senior Planner Castillo, City Attorney Hale.

**ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR:**

**Nomination for Chair:** Commissioner Rodman nominated Vice Chair Blum for Chair, Commissioner Halverson seconded, and the motion passed unanimously.

**Nomination for Vice Chair:** Commissioner Halverson nominated Commissioner Rodman for Vice Chair, Commissioner McLaughlin seconded, and the motion passed unanimously.

**AGENDA REVIEW:** No changes were noted.

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

**CONSENT ITEMS:**

**1. Meeting Minutes of the July 24, 2019 Planning Commission Meeting**

Commissioner Holden noted that her first name was misspelled. Staff stated that it will be corrected.

**Action:** It was m/s by Vice Chair Rodman/ Commissioner McLaughlin to approve the meeting minutes from the June 26, 2019 Planning Commission meeting as corrected and the motion passed unanimously.

**PUBLIC HEARING ITEMS:**

**2. Development Application 18-06 (continued from July 24, 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).

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Director Buckingham recommended Commission to continue the item to September 10, 2019 Special Planning Commission meeting.

**Action:** It was m/s by Vice Chair Rodman / Commissioner Halverson to continue item to September 10, 2019 and the motion passed unanimously.

The motion carried on the following voice vote:

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

### 3. **Development Application 19-02**

#### **Applicant – Coastal Community Church**

The Planning Commission will consider an amendment to a Use Permit and Development Permit to convert a residence located at 1825 Farroll Road to an office for the church located at 1830 Farroll Road. The project is located in the Low Density Residential (R1) Zone and 1830 Farroll Road is located in the Medium Density Residential (R2) Zone. The project is categorically exempt from the California Environmental Quality Act.

Director Buckingham recommended Commission to continue the item to October 23, 2019 Planning Commission meeting.

**Action:** It was m/s by Vice Chair Rodman / Commissioner Holden to continue item to October 23, 2019 and the motion passed unanimously.

The motion carried on the following voice vote:

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

### 4. **Development Application 19-16**

#### **Applicant – Robert Montoya**

The Planning Commission will consider a Coastal Development Permit and Development Permit to construct a two-story, 2,034 square foot single family residence with a two-car garage and 530 square foot roof deck with a maximum height of 24 feet. Story poles have been erected to demonstrate the proposed building envelope that would be located above 15 feet. The property is located within the Coastal Zone at 234 Atlantic City in the Coastal Low Density Residential (CR1) Zone. The project is categorically exempt from the California Environmental Quality Act.

Commission Mclaughlin recused himself from the item. Vice Chair Rodman inquired whether he would need to recuse as well due to a financial relationship with the neighbor. Attorney Hale determined this was not ground to recuse himself. Associate Planner Mesa presented the staff report.

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Upon question by Commissioner Halverson, Director Buckingham provided an overview of regulations related to Accessory Dwelling Units (ADUs). He clarified that the existing unit that will become an ADU is ministerial and only the new two-story dwelling is under the purview of the Commission.

Chair Blum opened the public hearing.

Robert Montoya, applicant and Grover Beach resident, introduced himself.

Stuart Young, Grover Beach resident, spoke in opposition of the proposed project, citing concerns regarding solar access, noise from the roof deck, and privacy. He also questioned the non-conforming setback of the existing dwelling.

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Chair Blum closed the public hearing.

Director Buckingham responded to public comments.

**Action:** It was m/s by Commissioner Halverson / Commissioner Holden to adopt the resolution approving Development Application 19-16.

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The motion carried on the following roll call vote:

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

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Resolution No. 19-14: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 19-16 FOR A COASTAL DEVELOPMENT PERMIT AND DEVELOPMENT PERMIT AT 234 ATLANTIC CITY AVENUE (Applicant: Robert Montoya)

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Commissioner McLaughlin returned to the dais.

**5. Development Application 10-03 Time Extension  
Applicant – Pacifica Companies**

The Planning Commission will consider making a recommendation to the City Council for a time extension for Development Application 10-03 related to a Coastal Development Permit and Use Permit for the Grover Beach Lodge project. The project is located within the Coastal Zone at 55 West Grand Avenue in the Coastal Visitor Serving (CVS) Zone. The City Council action is appealable to the California Coastal Commission in compliance with Municipal Code, Article IX Section 7.20.040. An appeal shall be filed with the Coastal Commission Santa Cruz District Office.

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Director Buckingham presented the staff report.

Chair Blum opened the public hearing.

Joe Harrison, Ride Nipomo, stated concerns regarding maintaining equestrian trailer parking and access.

Chair Blum closed the public hearing.

**Action:** It was m/s by Commissioner Halverson / Commissioner McLaughlin to adopt the resolution approving a time extension for Development Application 10-03.

The motion carried on the following roll call vote:

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

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**COMMISSIONERS' COMMENTS**

- Vice Chair Rodman commented on the potential affordable housing project on 4<sup>th</sup> Street in Pismo Beach near the Pismo Preserve.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

- Upcoming Meeting Schedule: September's meeting will be held on September 10, and the regular meeting will be cancelled. November meeting to be potentially held a week early on November 20 and potentially cancel the December meeting.
- Updated the Commission on the upcoming Housing Item on the City Council's Agenda.

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**ADJOURNMENT** 7:38 p.m.

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