



**SPECIAL MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBER
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
SEPTEMBER 10, 2019**

CALL TO ORDER 6:30 p.m.

FLAG SALUTE Commissioner Halverson.

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

City Staff: Community Development Director Bruce Buckingham, Senior Planner Rafael Castillo, City Attorney David Hale.

AGENDA REVIEW:

Action: It was m/s by Vice Chair Rodman/ Commissioner Halverson to accept the agenda as presented and the motion passed unanimously.

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

CONSENT ITEMS:

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

Action: It was m/s by Vice Chair Rodman/ Commissioner McLaughlin to approve the meeting minutes from August 27, 2019 Planning Commission meeting 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.

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

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development. A Mitigated Negative Declaration has been prepared for the project (SCH# 2019069067).

Upon question by Vice Chair Rodman, Planner Castillo explained the the term “horizontal mixed use development”.

Action: It was m/s by Vice Chair Rodman / Commissioner Halverson to continue the item to a date uncertain and the motion passes unanimously.

The motion carried on the following voice vote:

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

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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.

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Senior Planner Castillo presented the staff report, stating that this item was continued from the June 24, 2019 Planning Commission meeting, reviewed the type of signs provided an overview of the proposed regulations.

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

Discussion ensued among the Commissioners regarding the proposed regulations.

Action: It was m/s by Commissioner Rodman / Commissioner Halverson to recommend the City Council to adopt an amendment to Municipal Code Article IX Section 3.60, Sign Regulations and related sections, with the recommendation to staff to research non-governmental flags, and approve a Local Coastal Program amendment.

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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.

COMMISSIONERS' COMMENTS

Upon question by Commissioner Halverson, Director Buckingham discussed the Calendar for the remainder of the year. Commissioner Halverson stated he may not be available for the October meeting.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham provided a summary of City Council's discussion on the housing policies and SB2 funding.

ADJOURNMENT 7:59 p.m.

CHAIR KARL BLUM

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SECRETARY TO THE PLANNING COMMISSION
BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR

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(approved at PC meeting of _____, 2019)

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