



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, JULY 12, 2017**

CALL TO ORDER 6:30 p.m.

FLAG SALUTE Commissioner McLaughlin.

ROLL CALL: Commissioners McLaughlin, Rodman, and Chair Laferriere were present. Commissioner Alex and Vice Chair Blum were absent.

City Staff: Community Development Director Buckingham, City Attorney David Hale, Planner II Reese, and Building/Planning Technician Mesa.

Also present Contract Planner Lilly Rudolph of Rincon Consultants, Inc.

AGENDA REVIEW:

Action: It was m/s by Commissioner McLaughlin/Commissioner Rodman 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 Planning Commission Meeting of November 9, 2016, February 8, 2017, April 12, 2017**

Action: It was m/s by Commissioner Rodman/Commissioner McLaughlin to approve the meeting minutes, and the motion passed unanimously.

PUBLIC HEARING ITEMS:

- 2. Development Application 17-09 (continued from June 14, 2017)
Applicant – KEVCAN LLC**

The Planning Commission will consider a Use Permit to operate a microbrewery. The property is located within the Coastal Zone at 232 Front Street (APN 060-133-003) in the Coastal Commercial (CC) Zone at 232 Front Street. The project is categorically exempt from the California Environmental Quality Act.

Chair Laferriere announced that the applicant withdrew the application.

- 3. Development Application 17-03
Applicant – TDR Properties, LLC**

The Planning Commission will consider a Coastal Development Permit, Development Permit, and Use Permit to construct a two story, 2,877 square foot live/work unit with commercial space on the ground floor, one residential unit on the second floor with a 404 square foot balcony, and a 677 square foot roof deck. The property is located within the

Coastal Zone at 266 Front Street (APN 060-133-014) in the Coastal Commercial (CC) Zone. The project is categorically exempt from the California Environmental Quality Act.

Contract Planner Rudolph presented the staff report. She noted that the correct width of the lot is 48 feet.

Chair Laferriere opened the public hearing and invited the applicant to speak.

Thomas deRosa, applicant and Arroyo Grande resident, introduced himself, and made himself available for questions.

Chair Laferriere closed the public hearing.

Commissioner Rodman stated he was concerned with the boxy appearance, but given the small lot and the condition to revise the west elevation, was supportive of the project.

Commissioner McLaughlin stated he thought the appearance was appropriate for the area. He added that there may be an issue with the distance between the north wall and property line. Director Buckingham stated that the Building Division did note that potential issue, and that it would be finalized during plan check.

Chair Laferriere stated he was concerned that the roll-up door may encourage non-permitted uses, such as auto repair, but it would result in a violation of the Use Permit.

Action: It was m/s by Commissioner Rodman/Commissioner McLaughlin to adopt Resolution 17-10. The motion carried on the following roll call vote:

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

Resolution No. 17-10: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 17-03 FOR A COASTAL DEVELOPMENT PERMIT, DEVELOPMENT PERMIT, AND USE PERMIT (266 FRONT STREET)

4. Development Application 17-04

Applicant – Alexander Ghanotakis

The Planning Commission will consider a Coastal Development Permit and Development Permit to construct a three story, 2,788 square foot single family residence, with a 600 square foot two car garage, 164 square foot second floor deck and 288 square foot third floor deck. 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 858 North 5th Street (APN 060-348-014) in the Coastal Planned Low Density Residential (CPR1) Zone. The project is categorically exempt from the California Environmental Quality Act.

Building/Planning Technician Mesa presented the staff report.

Chair Laferriere confirmed that the Homeowners' Association approved the proposed project. He opened the public hearing and invited the applicant to speak.

Alex Ghanotakis, applicant and Nipomo resident, introduced himself and made himself available for questions. Upon question from Commissioner McLaughlin, he clarified that the architectural detail framing the slider would not be included around the other proposed openings because it is to help to keep rain from entering the door. The other door is recessed and does not need the same item. Upon question from Commissioner Rodman, Mr. Ghanotakis stated that he does not intend on installing solar panels, but that a future owner could pursue.

Anita Shower, Grover Beach resident, stated she was concerned about the height of the chimney in relation to the roof line and whether the story poles correctly reflect the proposed project.

Building/Planning Technician Mesa confirmed that the chimney is below the roof line and that a surveyor has certified the locations and heights of the poles.

Chair Laferriere closed the public hearing.

Action: It was m/s by Commissioner McLaughlin/Commissioner Rodman to adopt Resolution 17-11. The motion carried on the following roll call vote:

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

Resolution No. 17-11: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 17-04 FOR A COASTAL DEVELOPMENT PERMIT AND DEVELOPMENT PERMIT (858 NORTH 5TH STREET)

**5. Development Application 17-15
Applicant – Camino Media Office Park, LLC**

The Planning Commission will consider an amendment to the Master Use Permit for Grover Business Park. The property is located on Huston between Farroll Road and Highland Drive (Assessor’s Parcel Nos. 060-545-029, 060-545-030, 060-545-031, 060-545-034, 060-545-035, 060-546-001, 060-546-003, 060-546-004, 060-546-005, 060-546-006, 060-546-019, 060-546-020); in the Industrial (I) Zone. The project is categorically exempt from the California Environmental Quality Act.

Director Buckingham presented the staff report.

Chair Laferriere opened the public hearing and invited the applicant to speak.

Pamela Denney, representative for the applicant, introduced herself and stated that all of the property owners within the master plan are in agreement with the amendment in order to be consistent with the City’s Use Table for Industrial Zones in regards to commercial cannabis uses.

Chair Laferriere closed the public hearing.

Action: It was m/s by Commissioner Rodman/Commissioner McLaughlin to adopt Resolution 17-12. The motion carried on the following roll call vote:

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

Resolution No. 17-12: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 17-15 AMENDING THE GROVER BUSINESS PARK MASTER USE PERMIT

COMMISSIONERS' COMMENTS/COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Upon question, Director Buckingham provided updates on the hotel projects located at 950 El Camino Real and 55 West Grand Avenue (Grover Beach Lodge). He also stated that the information requested by the Commission from Sun Buggies has not yet been received.

Chair Laferriere inquired about the automobile repossession lot located at South 12th Street and Manhattan Avenue. Director Buckingham stated that they are a nonconforming use, and staff was not aware of any issues or complaints.

ADJOURNMENT 7:13 p.m.

/s/
CHAIR LAFERRIERE

/s/
SECRETARY TO THE PLANNING COMMISSION
BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR

(approved at PC meeting of October 11, 2017)