



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBER
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, NOVEMBER 14, 2018**

CALL TO ORDER 6:30 p.m.

FLAG SALUTE Commissioner McLaughlin.

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

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

AGENDA REVIEW:

Action: It was m/s by Commissioner Rodman / Commissioner McLaughlin to accept the agenda as presented. The motion passed unanimously.

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

CONSENT ITEMS:

1. Meeting Minutes of the October 10, 2018 Planning Commission Meeting

Action: It was m/s by Vice Chair Blum / Commissioner Rodman to approve the meeting minutes from the October 10, 2018 Planning Commission Meeting as presented, and the motion passed unanimously, with Commissioner Halverson abstaining.

PUBLIC HEARING ITEMS:

2. Development Application 18-42

Applicant – Crosstown California Holdings, LLC

The Planning Commission will consider a Use Permit to operate a commercial medical and adult-use cannabis distribution and manufacturing facility. The property is located at 650 Farroll Road, Units A through D (APN 060-541-022) in the Industrial (I) Zone. The project is categorically exempt from the California Environmental Quality Act.

Senior Planner Castillo presented the staff report. In response to questions from the Commission, Planner Castillo stated that the City and the Air Pollution Control District would have regulatory roles to enforce regulations regarding the emission of noxious odors from manufacturing sites. He also clarified that, due to the proposed site being a portion of the total overall site, the sewer connection would connect the entire site, not just a specific units.

Chair Laferriere opened the public hearing.

John Mack, architect and applicant's representative, Arroyo Grande resident, stated that the applicants will clean up the site, and paint the building different colors, to match the

business’ logo colors. In regards to sewer, the septic tank is located at the southern end of the site, so the whole building will be on sewer.

Mark Hartwig, co-owner/applicant, Colorado resident, provided an overview of their activities. Upon question by Commissioner Rodman, he stated that they produce infused gummy candies and an inhaler, similar to an asthma inhaler. The candies include “THC” on the gummy to help distinguish it from children’s gummy candies.

Chair Laferriere closed the public hearing.

Action: It was m/s Commissioner Rodman / Commissioner Halverson to adopt the resolution approving Development Application 18-42. The motion carried on the following roll call vote:

AYES: Commissioner Halverson, McLaughlin, Rodman, Vice Chair Blum, and Chair Laferriere.
 NOES: None.
 ABSENT: None.
 ABSTAIN: None.
 RECUSED: None.

RESOLUTION NO. 18-22: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 18-42 FOR A USE PERMIT LOCATED AT 650 FARROLL ROAD (Applicant: Crosstown California Holdings, LLC)

3. Development Application 18-48

Applicant – Susan Kurdi

The Planning Commission will consider a Use Permit to operate a hookah bar. The property is located at 1523 West Grand Avenue (APN 060-251-013) in the Retail Commercial (RC) Zone. The project is categorically exempt from the California Environmental Quality Act.

Planner II Reese presented the staff report. In response to questions by the Commission, staff stated that they likely became aware of the operation through the Police Department since they oversee licensing of tobacco retailers, and did not have a record of any complaints. Staff also stated that, although the Commission could approve a shorter timeframe, the applicant would need the staff recommended 60 days to obtain permits and complete the installation of the requested mechanical systems. They also stated that they were not aware of any other smoking lounges within the City, although they were aware that some other tobacco retailers allow smoking within the establishment. They also clarified that there is not a minimum separation between tobacco retailers, and that smoking of cannabis is not permitted.

Chair Laferriere opened the public hearing.

Susan Kurdi spoke on in regards to the business and the use permit. Upon question, she stated that the last order is accepted at 11 .pm. so that the business can close at midnight.

Joseph Hajjaj, Santa Maria resident, spoke in favor of the hookah lounge.

Chair Laferriere closed the public hearing.

Director Buckingham clarified that if the applicant were showing due diligence in complying with the conditions and needed additional time to get mechanical systems operational, he could provide an extension.

Action: It was m/s Vice Chair Blum / Commissioner Rodman to adopt the resolution approving Development Application 18-48. The motion carried on the following roll call vote:

AYES: Commissioner Halverson, McLaughlin, Rodman, Vice Chair Blum, and Chair Laferriere.
 NOES: None.
 ABSENT: None.
 ABSTAIN: None.
 RECUSED: None.

RESOLUTION NO. 18-23: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 18-48 FOR A USE PERMIT LOCATED AT 1523 WEST GRAND AVENUE (Applicant: Susan Kurdi)

Prior to discussion of Agenda Item No. 4, Commissioner McLaughlin declared a conflict of interest due to being the architect of record. He then stepped down from the dais and left the Council Chamber.

4. Development Application 18-43

Applicant – TDR Properties

The Planning Commission will consider a Time Extension for Development Application 16-28, a proposed three-story, 19-unit apartment development. The property is located at 1176 Ramona Avenue (APN 060-237-018) in the Central Business Open (CBO) Zone. The project is categorically exempt from the California Environmental Quality Act.

Planner II Reese presented the staff report.

Chair Laferriere opened the public hearing.

Jana Walker, Grover Beach resident, spoke in regards to carport parking versus garage parking.

Krista Jeffries, Grover Beach resident, spoke in support of the proposed project.

Chair Laferriere closed the public hearing.

Action: It was m/s Vice Chair Blum / Commissioner Halverson to adopt the resolution approving Development Application 18-43. The motion carried on the following roll call vote:

AYES: Commissioner Halverson, Rodman, Vice Chair Blum, and Chair Laferriere.
 NOES: None.
 ABSENT: None.
 ABSTAIN: None.
 RECUSED: Commissioner McLaughlin.

RESOLUTION NO. 18-24: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 18-43 FOR A ONE YEAR TIME EXTENSION FOR DEVELOPMENT APPLICATION 16-28 (1176 RAMONA AVENUE)

Commissioner McLaughlin returned to the dias.

5. Development Application 18-46 (continued from October 10, 2018)

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 3.50 Parking Regulations and a Local Coastal Program Amendment regarding parking regulations in all zones within the City. The amendment also includes minor revisions to landscaping standards in Development Code Section 3.30 Landscaping Standards, Development Code Chapter 4 Standards for Specific Development and Land Uses regarding parking standards, and adds a definition to Development Code Section 9.10.020 Definitions of Specialized Terms and Phrases. A Negative Declaration has been prepared in compliance with Section 21080 of the California Environmental Quality Act Guidelines

Chair Laferriere opened the public hearing.

Director Buckingham presented the staff report.

Vice Chair Blum made remarks in regards to parking and exceptions for electric vehicle (EV) parking stalls and inquired whether there is a way to incentivize EV charging stations. Director Buckingham explained that grant funding is available for businesses through the Air Pollution Control District to install EV charging stations within private parking lots.

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

Director Buckingham recommended including two minor revisions, adding a mechanism for staff to approve a reduction of less than 10 percent (Administrative Development Permit) and retaining language to allow for flexibility for parking exceptions in the Coastal Commercial zone.

Action: It was m/s Vice Chair Blum / Commissioner McLaughlin to recommend the Council adopt revised parking regulations including staff’s two revisions and incentives for EV parking for existing development. The motion carried on the following roll call vote:

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

COMMISSIONERS' COMMENTS None.

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

Director Buckingham made a brief report on project updates. There will likely be no meeting in December.

ADJOURNMENT 7:59 p.m.

/s/ _____
CHAIR LAFERRIERE

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

(approved at PC meeting of January 9, 2019)