



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBER
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, JULY 24, 2019**

CALL TO ORDER 6:33 P.M.

FLAG SALUTE Commissioner McLaughlin

ROLL CALL: Commissioners Anne Holden, Cody McLaughlin, and Ron Rodman were present. Commissioner David Halverson and Vice Chair Karl Blum were absent.

City Staff: Community Development Director Bruce Buckingham and Senior Planner Rafael Castillo.

Commissioner Rodman announced that he would be acting as Chair for the meeting.

AGENDA REVIEW: Community Development Director Buckingham requested that the Community Development Director's Report be moved to after Public Comment.

Action: It was m/s by Commissioner McLaughlin / Commissioner Holden to adopt the agenda with the change as noted. The motion passed unanimously.

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

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Buckingham welcomed new Commissioner Anne Holden. Discussed the following changes to upcoming meetings:

- The August meeting will be moved from Wednesday, August 28, 2019 to Tuesday, August 27, 2019
- The September meeting will be moved from Wednesday, September 25, 2019 to Tuesday, September 10, 2019.

CONSENT ITEMS:

1. Meeting Minutes of the June 26, 2019 Planning Commission Meeting

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

PUBLIC HEARING ITEMS:

**2. Development Application 18-39 (continued from June 26, 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.

Senior Planner Rafael Castillo recommended Commission to continue the item to September 10, 2019 Special Planning Commission meeting.

Action: It was m/s by Commissioner McLaughlin / Commissioner Holden to continue item to September 10, 2019 and the motion passed unanimously.

The motion carried on the following roll call vote:

AYES: Commissioners McLaughlin, Holden and Rodman.
 NOES: None.
 ABSENT: Commissioner Halverson and Vice Chair Blum were absent.
 ABSTAIN: None.

3. Development Application 18-06

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).

Senior Planner Rafael Castillo reviewed noticing procedures and recommended Commission to continue the item to August 27, 2019 Special Planning Commission meeting.

Community Development Director Buckingham states at this time there is not a staff report that has been provide to the public or Commission.

Action: It was m/s by Commissioner McLaughlin / Commissioner Holden to continue item to August 27, 2019 and the motion passed unanimously.

The motion carried on the following roll call vote:

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

4. Development Application 19-14

Applicant – Definitiv Inc

The Planning Commission will consider a Use Permit to operate a commercial cannabis testing facility. The property is located at 650 Farroll Road, Units E-H (APN 060-541-022) in the Industrial (I) Zone. The project is categorically exempt from the California Environmental Quality Act.

Senior Planner Rafael Castillo presented the staff report and referred Commissioner Holden’s question regarding the construction time line to the applicant.

Commissioner Rodman opened the public hearing.

John Mack, Architect and Casey Crawford, Owner responded to Commissioner Holden’s questions.

Commissioner Rodman closed the public hearing.

Action: It was m/s by Commissioner McLaughlin / Commissioner Holden to approve Development Application 19-14.

The motion carried on the following roll call vote:

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

RESOLUTION NO. 19-12: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 19-14 FOR A USE PERMIT LOCATED AT 650 FARROLL ROAD SUITES E THROUGH H (Applicant: Definitiv, LLC)

5. Development Application 19-23

Applicant – ABG Development Inc

The Planning Commission will consider a Time Extension for Development Application 17-04, a request to construct a multi-story single family residence. The property is located within the Coastal Zone at 858 North 5th Street (APN 060-490-031) in the Coastal Planned Low Density Residential (CPR1) Zone. The project is categorically exempt from the California Environmental Quality Act.

Senior Planner Rafael Castillo presented the staff report.

Commissioner Rodman opened the public hearing, and seeing no one who wished to speak, closed the public hearing.

Action: It was m/s by Commissioner Holden / Commissioner McLaughlin to approve Development Application 19-23.

The motion carried on the following roll call vote:

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

RESOLUTION NO. 19- 13: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 19-23 FOR A ONE YEAR TIME EXTENSION FOR DEVELOPMENT APPLICATION 17-04 FOR 858 NORTH 5TH STREET (Applicant: ABG Development, Inc.)

COMMISSIONERS' COMMENTS

None.

ADJOURNMENT 7:30 PM

/s/ _____
CHAIR KARL BLUM

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

(approved at PC meeting of August 27, 2019)