



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBER
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
NOVEMBER 20, 2019**

CALL TO ORDER 6:30 p.m.

FLAG SALUTE

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

City Staff: Community Development Director Bruce Buckingham, Associate Planner Janet Reese, City Attorney David Hale.

AGENDA REVIEW: No changes were noted.

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

PUBLIC COMMENTS: Chair Blum opened and closed public comment due to no one present that wished to speak.

CONSENT ITEMS:

1. Meeting Minutes of the October 23, 2019 Planning Commission Meeting

Action: It was voice vote m/s by Commissioner McLaughlin/Commissioner Holden to approve the meeting minutes from October 23, 2019 Planning Commission meeting and the motion passed unanimously.

PUBLIC HEARING ITEMS:

2. Development Application 19-39

Applicant – Joseph Kasper

The Planning Commission will consider a Development Permit and Use Permit to construct a seven-unit apartment development located at 461 South 13th Street. The project is located in the High Density Residential (R3) Zone. The project is categorically exempt from the California Environmental Quality Act.

Commissioner McLaughlin recused himself from the item.

Planner Janet Reese presented the staff report.

Vice Chair Rodman questioned the parking reduction with Mrs. Reese responding.

Chair Blum opened the public hearing.

Joe Kasper, Applicant, reviewed the project history and stated he was available for questions.

Guy Ober, Public Speaker, discussed the parking bonus, sidewalk/curb issues.

Krista Jeffries, Public Speaker, discussed reasons of support for the proposed project and adding a sidewalk.

Chair Blum closed the public hearing.

Action: It was m/s by Commissioner Halverson/Commissioner Holden also, with Commissioner McLaughlin abstaining, to adopt the resolution approving Development Application 19-39.

The motion carried on the following roll call vote:

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

Resolution No. 19-17: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 19-39 FOR A DEVELOPMENT PERMIT AND USE PERMIT LOCATED AT 461 SOUTH 13TH STREET (Applicant: Joseph Kasper)

3. Development Application 19-35

Applicant – Sun Buggy Fun Rentals

The Planning Commission will consider a Time Extension for Development Application 15-06, consisting of a Coastal Development Permit, Development Permit, Use Permit, and Lot Merger to construct improvements and operate a parking facility for an off-road vehicle business at 54 Saratoga Avenue. The property is located within the Coastal Zone in the Coastal Industrial Commercial (CIC) Zone. The project is categorically exempt from the California Environmental Quality Act.

Planner Janet Reese presented the staff report.

Vice Chair Rodman requested clarification on the timeline of the project with Mrs. Reese responding.

Chair Blum opened the public hearing.

Randy Jordan, Applicant, provided and discussed the timeline of the proposed project.

Vice Chair Rodman questioned why the location is so important with Mr. Jordan responding. Commissioner Halverson questioned when the applicant would be able to submit plans with Mr. Jordan responding.

Chair Blum closed the public hearing.

Action: It was m/s by Commissioner Halverson/Commissioner McLaughlin to adopt the resolution approving Development Application 15-06.

The motion carried on the following roll call vote:

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

Resolution No. 19-18: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING TIME EXTENSION FOR DEVELOPMENT APPLICATION 19-35 FOR A COASTAL DEVELOPMENT PERMIT, DEVELOPMENT PERMIT, USE PERMIT, AND LOT MERGER LOCATED AT 54 SARATOGA AVENUE (Applicant: Sun Buggy Fun Rentals)

4. Development Application 19-34

Applicant – Debra Peterson

The Planning Commission will consider an amendment to a Use Permit and Coastal Development Permit to convert the ground floor commercial area of a mixed-use building to a lodging use located at 160 South 3rd Street. The project is located within the Coastal Zone in the Coastal Visitor Services (CVS) Zone. The project is categorically exempt from the California Environmental Quality Act.

Planner Janet Reese presented the staff report.

Paul Bischoff, representing the applicant, introduced himself and requested on Condition CCD-2, revising it to 90 days to submit building application.

Chair Blum questioned what the revisions are with Mr. Bischoff responding.

Chair Blum opened and closed the public hearing with no one present that wished to speak.

Action: It was m/s by Commissioner McLaughlin/Vice Chair Rodman to adopt the resolution approving Development Application 19-34 with the revision to the Conditions of Approval for Community Development Department, CCD-2; changing from 60 to 90 days.

The motion carried on the following roll call vote:

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

Resolution No. 19-19: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING USE PERMIT AND COASTAL DEVELOPMENT PERMIT LOCATED AT 160 SOUTH 3RD STREET (Applicant: Debra Peterson)

COMMISSIONERS' COMMENTS

None.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham provided an update on funding available for Planning Commissioner training.

ADJOURNMENT 7:17 p.m.



CHAIR KARL BLUM



SECRETARY TO THE PLANNING COMMISSION
NICOLE RETANA, DEPUTY CITY CLERK

(approved at PC meeting of January 22, 2020)