



**MEETING MINUTES  
PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBER  
154 SOUTH EIGHTH STREET  
GROVER BEACH, CALIFORNIA  
JANUARY 22, 2020**

**CALL TO ORDER** 6:30 P.M.

**FLAG SALUTE** Vice Chair Rodman

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

City Staff: Community Development Director Bruce Buckingham, Assistant Planner Cassandra Mesa, Senior Planner Rafael Castillo, City Attorney David Hale and Nicole Retana, Planning Commission Secretary.

**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 public comment.

Shannon Messerly, spoke on the We Are The Care Initiative and bill SB234.

Chair Blum closed public comment.

**CONSENT ITEMS**:

**1. Meeting Minutes of the November 20, 2019 Planning Commission Meeting**

**Action**: It was voice vote m/s by **Commissioner McLaughlin /Vice Chair Rodman** to approve the meeting minutes from November 20, 2019 Planning Commission meeting and the motion passed unanimously.

**PUBLIC HEARING ITEMS**:

**2. Development Application 19-38**

**Applicant – Cabrillo Court Construction Company**

The Planning Commission will consider a Coastal Development Permit, Development Permit and Vesting Tentative Parcel Map to construct a four unit Planned Unit Development. The properties are located within the Coastal Zone at 257 and 273 Saratoga Avenue in the Coastal Medium Density Residential (CR2) Zone. The project is categorically exempt from the California Environmental Quality Act.

Commissioner McLaughlin recused himself from the item.

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Cassandra Mesa, Assistant Planner presented the staff report.

Chair Blum opened the public hearing.

Paul Bishoff, applicant/representative, discussed the sewer lines hook ups of the proposed project.

No further public comments were received at this time and Chair Blum closed public comment.

**Action:** It was m/s by **Vice Chair Rodman /Commissioner Holden**, with Commissioner McLaughlin recused, to adopt the resolution approving Development Application 19-38.

The motion carried on the following roll call vote:

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

Resolution No. 20-01: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 19-38 FOR A DEVELOPMENT PERMIT AND USE PERMIT LOCATED AT 257 and 273 SARATOGA AVENUE. (Applicant: Cabrillo Court Construction Company)

Commissioner McLaughlin returned to the dais.

**3. Development Application 19-06  
Applicant – Tonnnn, LLC**

The Planning Commission will consider a Coastal Development Permit, Development Permit, Use Permit, and Lot Merger to merge two 6,250 square foot parcels into one 12,500 square foot parcel to construct a commercial tenant improvement and façade enhancement for a commercial cannabis distribution use located within the Coastal Zone at 871 and 881 South 4<sup>th</sup> Street in the Coastal Industrial (CI) Zone. The project is categorically exempt from the California Environmental Quality Act.

Rafael Castillo, Senior Planner presented staff report.

Chair Blum opened public comment.

Commissioner Rodman questioned the commercial cannabis revenue with Mr. Castillo responding.

Commissioner Holden questioned cannabis permitting process with Mr. Castillo responding.

Craig Smith, architect, stated available for questions and reiterated the fiscal cannabis revenue to the City. Suggest revisions on conditions/improvements, page 7 staff report, PW/CE 7 / a. Would like it be revised as “that is consistent with South 4<sup>th</sup> Street improvements” also, discusses updates on Huston street.

Sean Yantzer, applicant, discussed another project he has in the pipeline.

Commissioner Rodman questioned the applicant's "plan for the future" with Mr. Yantzer responding.

No further public comments were received at this time and Chair Blum closed public comment.

**Action:** It was m/s by Commissioner Halverson /Vice Chair Rodman to adopt the resolution approving Development Application 19-06 with the revision to Condition PW/CE 7 to read

Prior to the issuance of a grading/building permit, the applicant shall submit Public Improvement Plans depicting the frontage improvements that meet Municipal Code Article IX Section 5.20 and City requirements. Based on a field survey depicting existing conditions, the improvement plans shall include:

- a) New concrete v-gutter, sidewalk and driveway on S. 4th Street that meets City and ADA accessibility requirements that is consistent with South 4<sup>th</sup> Street Improvements. The Plan Line is to be 21-feet, measured from the centerline of the street to the new flowline of the concrete v-gutter.
- b) To provide a uniform crossfall, the Applicant will reconstruct S. 4th Street. Reconstruct and re-stripe the project's frontage, from the crown of the road to the new edge of the concrete gutter.
- c) Develop a plan and profile for the new street surface, v-gutter and storm drain line, include cross sections for the horizontal and vertical alignments.
- d) The existing water service laterals and meters shall be calculated to support all domestic and landscape demands for the Project.
- e) Any existing water or sewer service lateral requiring replacement or upgrade shall be abandoned at the main, to the satisfaction of the City Engineer.
- f) Any new street tree proposed should be planted a minimum of 5-feet behind the sidewalk with root barriers and deep watering systems per City standards.
- g) All existing and all new overhead utilities serving the project shall be undergrounded, as required by Municipal Code Article IX Section 5.40.

The motion carried on the following roll call vote:

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

Resolution No. 20-02: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 19-06 FOR A DEVELOPMENT PERMIT AND LOT MERGER LOCATED AT 871 AND 881 SOUTH 4<sup>TH</sup> STREET. (Applicant: Tonnnn, LLC.)

**4. Development Application 19-42  
Applicant – MBS Land Surveys**

The Planning Commission will consider a one-year Time Extension for Parcel Map G16-0171 (Development Application 16-21) for a two unit Planned Unit Development. The property is located within the Coastal Zone at 165 and 175 Saratoga Avenue in the Coastal Medium Density (CR2) Zone. The project is categorically exempt from the California Environmental Quality Act.

Cassandra Mesa, Assistant Planner presented staff report.

Vice Blum opened public comment.

Craig Smith, Architect reviewed proposed project.

Halverson requested clarification if the applicant is facing financing issues with Mr. Smith responding.

No further public comments were received at this time and Chair Blum closed public comment.

**Action:** It was m/s by **Commissioner Halverson /Vice Chair Rodman** to adopt the resolution approving a Development Application 19-42.

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. 20-03: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING ONE-YEAR TIME EXTENSION DEVELOPMENT PERMIT APPLICATION 19-42 FOR PLANNED UNIT DEVELOPEMENT (LOCATED AT 165 AND 175 SARATOGA AVENUE (Applicant: MBS Land Surveys)

**COMMISSIONERS' COMMENTS**

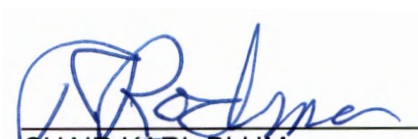
None.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Director Buckingham updates on the past projects and upcoming projects.

**ADJOURNMENT** 7:17 p.m.

  
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 SECRETARY TO THE PLANNING COMMISSION  
 NICOLE RETANA, DEPUTY CITY CLERK

  
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 CHAIR-KARL BLUM  
 RON RODMAN

(approved at PC meeting of February 26, 2020)