



**MEETING MINUTES  
PLANNING COMMISSION  
CITY HALL COUNCIL CHAMBER  
154 SOUTH EIGHTH STREET  
GROVER BEACH, CALIFORNIA  
FEBRUARY 26, 2020**

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

**FLAG SALUTE** Commissioner Holden

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

City Staff: Community Development Director Bruce Buckingham, Public Works Director Greg Ray, Senior Planner Rafael Castillo, Assistant Planner Janet Reese, Fire Chief Stephen Lieberman, City Attorney David Hale and Planning Commission Secretary. Nicole Retana

**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 January 21, 2020 Planning Commission Meeting**

**Action:** It was voice vote m/s by **Vice Chair Rodman/Commissioner Halverson** to approve the meeting minutes from January 21, 2020 Planning Commission meeting and the motion passed unanimously.

**PUBLIC HEARING ITEMS:**

**2. 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 Subdivision Map, and Use Permit for a mixed-use development which would include a 91-room and 85-room hotels, 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 proposes a Planned Development Overlay to accomplish the horizontal mixed-use development and preserve open space. A Mitigated Negative Declaration has been prepared for the project (SCH# 2019069067).

Senior Planner Rafael Castillo presented the staff report.

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Commissioner Rodman questioned City Attorney Hale if the individual viewshed should be less important than the public viewshed.

Commissioner Halverson questioned the height of the freeway visible signs.

Chair Blum opened the public comment.

Applicant introduced all involved in Ram Krupa Real Estate and reviewed proposed project history.

- Gene Ghiglia
- Ashley Mastaco
- Charles Tenborg
- Wanda Seville

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

Discussion ensued regarding public comment.

City Attorney Hale responded to Vice Chair Rodman’s question regarding viewsheds.

**Action:** It was m/s by Vice Chair Rodman /Commissioner McLaughlin, to waive the requirement for a master plan consistent with General Plan LU Policy 3.4 based on the finding that access and adequate circulation is adequate for all three sites. Recommended that the City Council certify Mitigated Negative Declaration 2019-02 (SCH #2019069067) for Development Application 18-06; adopt an ordinance establishing Planned Development Overlay Zone No. 5 (PD-5) for Development Application 18-06; and adopt a resolution approving Development Application 18-06 for Development Application 18-06 for a Vesting Tentative Parcel Map (Tract 3122), Use Permit, and a Development Permit.

The motion carried on the following roll call vote:

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

**REGULAR BUSINESS**

**3. Annual Report of the General Plan for 2019**

Assistant Planner Janet Reese presented the Annual Report of the General Plan for 2019.

Community Development Director Bruce Buckingham commented on the total permits issued, Multi-family Residential vs. Single Family Residential.

Discussion ensued with the Commission.

**Action:** Planning Commission received and filed the report as submitted.

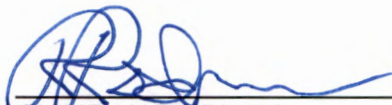
**COMMISSIONERS' COMMENTS**

None.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Community Development Director Bruce Buckingham commented on the Housing Element meeting attendance and updated the Commission on the past and upcoming projects.

**ADJOURNMENT** 8:14 p.m.

  
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CHAIR KARL BLUM  
Ron RZDMAN

  
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SECRETARY TO THE PLANNING COMMISSION  
NICOLE RETANA, DEPUTY CITY CLERK

(approved at PC meeting of May 27, 2020)