



**MEETING MINUTES
PLANNING COMMISSION
JUNE 24, 2020**

CALL TO ORDER 6:34 P.M.

FLAG SALUTE The flag salute was led by Chair Rodman.

ROLL CALL:

Commissioners: David Halverson, Anne Holden, Cody McLaughlin, and Chair Ron Rodman were all present via video conference with Commissioner Karl Blum not present.

City Staff: Community Development Director Bruce Buckingham, City Attorney David Hale, Senior Planner Rafael Castillo, Associate Planner Janet Reese, City Clerk Wendi Sims and Planning Commission Secretary Nicole Retana

AGENDA REVIEW: Community Development Director Buckingham suggested to move item 6, Housing Policy before item 2.

Action: It was motioned by Commissioner Halverson and seconded by Commissioner Holden to accept the agenda as revised and the motion passed unanimously.

PUBLIC COMMENTS:

Chair Rodman opened the floor to any member of the public calling into the meeting on the teleconference line (805) 321-6639, for comment on items of interest but, were not listed on the agenda. No one responded and the Chair closed the Public Comment Segment for this portion of the meeting.

CONSENT ITEMS:

Prior to consideration of the Consent Items, Chair Rodman invited public comment on this matter. At this time Chair Rodman asked if there was anyone on the teleconference line that wanted to make any public comments. No one responded and the Chair closed the Public Comment segment for this portion of the meeting.

1. Meeting Minutes of the May 27, 2020 Planning Commission Meeting

Action: It was voice vote motioned by Commissioner Halverson and seconded by Commissioner Holden to approve the meeting minutes from May 27, 2020 Planning Commission meeting and the motion passed unanimously.

**** ITEM 6 WAS TAKEN OUT OF ORDER. ****

REGULAR BUSINESS ITEMS

6. Housing Policy Update

Staff will provide informational updates to the Planning Commission on housing policy issues.

Chair Rodman read the title to the foregoing item and deferred to staff for a report.

Community Development Director Buckingham presented the staff report via Power Point presentation.

City Attorney Dave Hale reviewed the Housing Accountability Act and read the Government Code Section 65589.5 into the record.

Chair Rodman requests clarification on if the Commission should discuss substantial views with City Attorney Hale responding.

At this time Chair Rodman asked if there was anyone on the teleconference line that wanted to make any public comments. Chair Rodman invited public comment on this matter. No public comments were received at this time and the Chair closed public comment.

Action: No action needed. The Commission received and filed the Housing Policy Update.

PUBLIC HEARING ITEMS:

2. Development Application 20-10

Applicant – Cebulla Associates

The Planning Commission will consider a Development Permit to construct an 1,898 square foot addition to an existing single family residence that exceeds 15 feet in height. Story poles have been erected to demonstrate the proposed building envelope that would be located above 15 feet. The property is located 648 North 5th Street in the Low Density Residential (R1) Zone. The project is categorically exempt from the California Environmental Quality Act.

Chair Rodman read the title to the foregoing item and deferred to staff for a report.

Associate Planner Reese presented the staff report via PowerPoint presentation.

Commission McLaughlin questioned about the new verbiage that was heard, is there a need for story polls in North Grover Beach with City Attorney Hale responding.

At this time Chair Rodman asked if there was anyone on the teleconference line that wanted to make any public comments. Chair Rodman invited public comment on this matter

- Matt Cebulla, Applicant
- Jimmy Collins

Planning Commissioner Secretary Retana read correspondence received from Vickie Johnston into the record.

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

Discussion ensued with the Commission regarding public comment and planting trees.

Action: It was motioned by Commissioner Halverson and seconded by Commissioner Holden, to adopt a resolution approving Development Application 20-10 for a Development Permit.

The motion carried on the following roll call vote:

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

Resolution No. 20-10: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 20-10 FOR 648 NORTH 5TH STREET (Applicant: Cebulla Associates)

3. Development Application 20-13

Applicant – Cebulla Associates

The Planning Commission will consider a Development Permit to construct a 2,420 square foot addition to an existing single family residence that exceeds 15 feet in height. Story poles have been erected to demonstrate the proposed building envelope that would be located above 15 feet. The property is located at 636 Park View Avenue in the Low Density Residential (R1) Zone. The project is categorically exempt from the California Environmental Quality Act.

Chair Rodman read the title to the foregoing item and deferred to staff for a report.

Senior Planner Rafael Castillo presented staff report via PowerPoint presentation.

Chair Rodman requested clarification on the second story setback required in the City Code with Senior Planner Castillo responding.

At this time Chair Rodman asked if there was anyone on the teleconference line that wanted to make any public comments. Chair Rodman invited public comment on this matter

- Matt Cebulla, Applicant
- Mike Compton

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

Discussion ensued with the Commission and City Staff regarding public comment. Commission also reviewed the Findings for the proposed project.

Action: It was motioned by Commissioner Halverson and seconded by Commissioner Holden to adopt a resolution approving Development Application 20-13 for a Development Permit.

AYES: Commissioners Halverson, Holden, McLaughlin and Chair Rodman

NOES: None
 ABSENT: None
 ABSTAIN: None
 RECUSED: None

Resolution No. 20-11: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT PERMIT. THE PROPERTY IS LOCATED AT 636 PARKVIEW AVENUE. (Applicant – Cebulla Associates)

Order of the Day: Action: It was motioned by Commissioner Halverson and seconded by Commissioner Holden, to move item 5 before item 4.

AYES: Commissioners Halverson, Holden, McLaughlin and Chair Rodman
 NOES: None
 ABSENT: None
 ABSTAIN: None
 RECUSED: None

5. Development Application 20-14
Applicant – City of Grover Beach

The Planning Commission will consider making a recommendation to the City Council to adopt an update to the Conservation and Open Space Elements of the General Plan. The General Plan Amendment also includes minor amendments to the Land Use Element and deletion of the Scenic Routes Element. A Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act (SCH# 2020050495).

Chair Rodman read the title to the foregoing item and deferred to staff for a report.

Community Development Director Buckingham introduces Rincon Consultant, Lilly Rudolph.

Rincon Consultant, Lilly Rudolph presented the staff report via PowerPoint presentation.

Community Development Director states this Land Use Element amendment is focused on adding the Environmental Justice Policies and eliminate outdated information.

At this time Chair Rodman asked if there was anyone on the teleconference line that wanted to make any public comments. Chair Rodman invited public comment on this matter. No one responded and the Chair closed the Public Comment segment for this portion of the meeting.

Commissioner Halverson questioned who owns the remaining Open Space in the City with Community Director Buckingham responds.

Action: It was motioned by Commissioner Halverson and seconded by Commissioner McLaughlin to recommend the City Council to Certify and Adopt the Negative Declaration and Approve the Conservation and Open Space Element.

AYES: Commissioners Halverson, McLaughlin, Holden, and Chair Rodman
 NOES: None
 ABSENT: None
 ABSTAIN: None
 RECUSED: None

4. Development Application 20-09

Applicant – RTI Infrastructure, Inc.

The Planning Commission will consider a Use Permit and Coastal Development Permit to install an underground conduit system including laying fiber optic cable and including ducts and manholes within Le Sage Drive, Brighton Avenue, North 6th Street, Trouville Avenue, South 7th Street, and Barca Street. Portions of the project are located within the Coastal Zone and the project is appealable to the California Coastal Commission. A Mitigated Negative Declaration (MND) has been prepared for this project in compliance with the California Environmental Quality Act by the California State Lands Commission (SCH# 2020040309) as the lead agency as part of a larger project. The City, as a Responsible Agency will consider adopting the MND for the portion of the project that is within the jurisdiction of the City.

Chair Rodman read the title to the foregoing item and deferred to staff for a report.

Community Development Director Buckingham presented the staff report via Power Point presentation.

Commissioner Halverson questioned if the City will be receiving any fees for this company using the City as their hub with Community Development Director Buckingham responding.

At this time Chair Rodman asked if there was anyone on the teleconference line that wanted to make any public comments. Chair Rodman invited public comment on this matter

- Chris Brungardt

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

Discussion ensued with the Commission and City Staff regarding public comment.

Action: It was motioned by Commissioner Holden and seconded by Commissioner Halverson, adopt a resolution approving Development Application 20-09 and certify the sections of the Mitigated Negative Declaration that our applicable to the City of Grover Beach.

AYES:	Commissioners Holden, Halverson, McLaughlin and Chair Rodman
NOES:	None
ABSENT:	None
ABSTAIN:	None
RECUSED:	None

Resolution No. 20-12: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH CERTIFYING SECTIONS OF A MITIGATED NEGATIVE DECLARATION APPLICABLE TO DEVELOPMENT APPLICATION 20-09. PREPARED BY CALIFORNIA STATE LAND COMMISSION (Applicant: RTI Infrastructure, LLC)

Resolution No. 20-13: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 20-09. (Applicant: RTI Infrastructure, LLC)

COMMISSIONERS' COMMENTS

None.

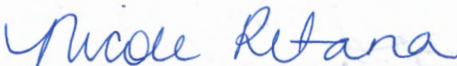
COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Bruce Buckingham briefly discussed that there will be no meeting on July 22, 2020. The next meeting is the joint Planning Commission and City Council meeting that will take place on July 27, 2020 at 6:00 pm. Also, reported the City Council did introduce the 1st reading of the ADU Ordinance, the only change from the Planning Commission recommendation was to increase the maximum size to the 1200 square feet. The Ordinance will then go back to the City Council for the 2nd reading and adoption on July 6, 2020.

ADJOURNMENT 8:46 p.m.



CHAIR RON RODMAN



SECRETARY TO THE PLANNING COMMISSION
NICOLE RETANA, DEPUTY CITY CLERK

(approved at PC meeting of September 23, 2020)