



**MEETING MINUTES
PLANNING COMMISSION
OCTOBER 28, 2020**

CALL TO ORDER 6:30 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.

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

AGENDA REVIEW: No changes were noted.

Action: It was motioned by Commissioner Halverson and seconded by Commissioner McLaughlin 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 September 23, 2020 Planning Commission Meeting

Action: It was voice vote motioned by Commissioner Halverson and seconded by Commissioner McLaughlin to approve the meeting minutes from September 23, 2020 Planning Commission meeting and the motion passed unanimously.

PUBLIC HEARING ITEMS:

2. Development Application 20-47

Applicant – Cebulla Associates

The Planning Commission will consider an amendment to an existing Use Permit for an existing microbrewery and brewpub located at 191 South Oak Park Blvd. Unit #3 in the Retail Commercial (RC) zone. The proposed project consists of an approximately 965 square foot expansion into the adjacent Unit #4 and allow removal of up to five parking spaces to allow for outdoor seating. The proposed 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 Castillo introduced Community Development Intern Alistair Fortson who then presented the staff report via PowerPoint presentation.

Chair Rodman questioned the allotment of parking. Mr. Fortson responded to questions.

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.

- David Johnson, Applicant

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

Action: It was motioned by Commissioner Halverson and seconded by Commissioner McLaughlin, to adopt a resolution approving Development Application 20-47 to amend an existing Development Permit.

The motion carried on the following roll call vote:

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

Resolution No. 20-23: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 20-47, AMENDING A USE PERMIT LOCATED AT 191 SOUTH OAK PARK BOULEVARD. (Applicant: David Johnson)

3. Development Application 20-15

General Plan Amendment Housing Element Update & Rezoning of Opportunity Sites

The Planning Commission will consider making a recommendation to the City Council to certify a Negative Declaration, adopt the 2020-2028 Housing Element, and conduct first reading to rezone five properties to meet the City’s Regional Housing Needs Allocation. A Negative Declaration has been prepared in compliance with the California Environmental Quality Act (SCH #2020090344).

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

Associate Planner Janet Reese reviewed the history of the Housing Element and introduced Amy Sinsheimer from PlaceWorks who reviewed the Housing Element progression and presented key changes in the draft via PowerPoint presentation.

Associate Planner Reese reviewed the Recommendation and discussed the upcoming schedule and next steps to implementation.

Commissioner Halverson commended Staff and the Consultant on preparing a complete and accurate report.

Chair Rodman questioned the rezoning of the public park to which Attorney Dave Hale responded it is not a park it is a deed that has been granted to the City. Chair Rodman also questioned if the City has enough zoned public parks. Community Development Director Buckingham responded to questions.

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.

- Shannon Messerly – Representative of 1st Five

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

Action: It was motioned by Commissioner Halverson and seconded by Commissioner Holden to recommend the City Council: 1) Adopt the Resolution certifying the Negative Declaration for the 2020-2028 Housing Element and rezoning; 2) Adopt the Resolution adopting the 2020-2028 Housing Element and amending the Land Use Map of the Land Use Element; 3) Conduct first reading to adopt the Ordinance amending Development Code Section 1.10.020 Zoning Map and Appendix A.

The motion carried on the following roll call vote:

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

COMMISSIONERS' COMMENTS

Commissioner Halverson mentioned that the Planning Commissioner Interviews are tomorrow.

Chair Rodman questioned if Attorney Hale had a response the questions from last meeting regarding the regulations on viewshed. Attorney Hale stated he is still working on that request. Community Development Director Buckingham also responded.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Buckingham stated there are no updates on any of the City's hotel projects. He also indicated the Planning Commission meeting in November will be cancelled, and if the December meeting is needed it will not be on the 4th Thursday and it will be rescheduled to a Special Meeting.

Associate Planner Reese updated the Commission on a Use Permit that was heard by the Commission in 2019, Amsterdam Vape Café & Hookah Bar, is not moving forward with their Use Permit.

ADJOURNMENT 7:49 p.m.



CHAIR RON RODMAN

SECRETARY TO THE PLANNING COMMISSION
NICOLE RETANA, DEPUTY CITY CLERK
(Approved at PC meeting of February 2, 2021)