



**MEETING MINUTES
PLANNING COMMISSION
FEBRUARY 2, 2021**

CALL TO ORDER 6:00 P.M.

FLAG SALUTE The flag salute was led by Commissioner Rodman.

ROLL CALL:

Commissioners: David Halverson, Anne Holden, Chris Long, Cody McLaughlin, and Ron Rodman were all present via video conference.

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

APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR:

Commission discussed and voted on the appointments of Planning Commission Chair and Vice Chair.

Action: It was motioned by Commissioner Halverson and seconded by Commissioner McLaughlin, to appoint Commissioner Rodman to Planning Commission Chair.

The motion carried on the following roll call vote:

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

Action: It was motioned by Commissioner Long and seconded by Commissioner Holden, to appoint Commissioner Halverson to Planning Commission Vice Chair.

The motion carried on the following roll call vote:

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

AGENDA REVIEW:

Discussion among the Commission regarding moving item 3 before item 2.

Action: It was motioned by Commissioner Long and seconded by Vice Chair Halverson 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 October 28, 2020 Planning Commission Meeting

Action: It was voice vote motioned by Vice Chair Halverson and seconded by Commissioner Holden to approve the meeting minutes from October 28, 2020 Planning Commission meeting and the motion passed unanimously.

**** ITEM 3 WAS TAKEN OUT OF ORDER ****

REGULAR BUSINESS ITEMS

**3. Update on City Issues and Input on City Priorities
City Manager Bronson**

City Manager Bronson presented Mayor Lee who made brief comments regarding the input from the Commission on City issues and City Priorities.

City Manager Bronson presented a PowerPoint presentation, requested the input of the Commission and questioned what the most important priorities over the next 2-3 years are.

Commissioners commented on additional parking at the beach, updates to the General Plan and Development Code, bicycle safety, improvements to the commercial core on Grand Avenue, homelessness and moving the vehicle entry to the beach.

City Manager Bronson thanked the Commissioners for their comments.

Mayor Lee thanked and commented on the comments made by the Commissioners.

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 and Chair Rodman closed public comment.

PUBLIC HEARING ITEMS:

**2. Development Application 20-51
Applicant – Doug Johnson**

The Planning Commission will consider approval of Development Application 20-51 for a Coastal Development Permit, Development Permit, and Tentative Parcel Map for a two unit

planned unit development in the Coastal Medium Density (CR2) Zone. The project site is located in the Coastal Zone at 275 North 4th Street. The proposed project is categorically exempt from the California Environmental Quality Act.

At 6:50 p.m. Commissioner McLaughlin left the teleconference meeting to recuse himself from Item 2 due to a conflict of interest.

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

Senior Planner Castillo presented the staff report via PowerPoint presentation.

Commissioners requested clarification from staff on what “Hollywood style” pavers were and details on viewshed. Senior Planner Castillo responded to questions.

Chair Rodman questioned if staff had received any public correspondence. Senior Planner Castillo responded no correspondence had been received.

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.

- Doug Johnson, Applicant
- Paula Tripp
- Bill Tripp

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

Chair Rodman questioned if the applicant has a plan for traffic and pedestrian control.

Doug Johnson, applicant responded to questions from the Commission and addressed public comment.

Community Development Director Buckingham responded to public comments.

Chair Rodman closed public hearing.

Action: It was motioned by Vice Chair Halverson and seconded by Commissioner Holden, to adopt. a resolution approving Development Application 20-51 for a Development Permit.

The motion carried on the following roll call vote:

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

Resolution No. 21-01: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 20-51 FOR 275 NORTH 4TH STREET. (Applicant: Doug Johnson)

At 7:26 p.m. Commissioner McLaughlin returned to the teleconference.

4. Workshop on the Brown Act

City Attorney Hale presented a PowerPoint presentation on the Brown Act.

Chair Rodman requested clarification on the number of people meeting together that create a quorum. City Attorney Hale responded to question.

5. Modification of Meeting Day and Time

Community Director Buckingham discussed the reasoning for the modification of the Planning Commission date and time change and noted that there will be no meeting past 11:00 pm.

Action: It was motioned by Commissioner McLaughlin and seconded by Vice Chair Halverson, to adopt a resolution approving the day of the regular meeting to be the first Tuesday of each month and the time of the regular meeting to be 6:00 pm.

The motion carried on the following roll call vote:

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

Resolution No. 21-02: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH CHANGING THE DATE AND TIME SCHEDULE FOR MEETINGS OF THE PLANNING COMMISSION AND RESCINDING RESOLUTION NO 06-077 AND ANY OTHER PREVIOUS ACTION.

COMMISSIONERS' COMMENTS

Vice Chair Halverson requested an update on the next agenda and the City hotel projects.

Commissioner Long stated he looked forward to working with the Commission.

Chair Rodman discussed viewshed.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Buckingham reminded the Commission about the Planning Academy. He updated the Commission on the site at 950 El Camino Real, they are seeking a buyer for the hotel property, the property is vested and allowed to develop a 134-room hotel; the Grover Beach Lodge project is looking at a June time extension; the site at 1500 El Camino Real is moving forward with design although has not submitted construction plans. He discussed City Council's direction on the Cleaver project and the upcoming meeting of California Coastal Commission in which they will discuss the future of the Oceano Dunes. Community Development Director Buckingham also discussed the update of the SB2, LUE (Land Use Element) and major Development Code update will be discussed at the February 22nd City Council meeting, the process would take 9-12 months and include an Environmental Review.

ADJOURNMENT 8:27 p.m.


CHAIR RON RODMAN


SECRETARY TO THE PLANNING COMMISSION
NICOLE RETANA, DEPUTY CITY CLERK

(approved at PC meeting of March 2, 2021)