



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

**CALL TO ORDER** 6:00 P.M.

**FLAG SALUTE** The flag salute was led by Commissioner Chris Long.

**ROLL CALL:**

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

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

**AGENDA REVIEW:** No changes were noted.

**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 February 2, 2021 Planning Commission Meeting**

**Action:** It was voice vote motioned by Commissioner Long and seconded by Commissioner Holden to approve the revised meeting minutes from February 2, 2021 Planning Commission meeting and the motion passed unanimously.

**PUBLIC HEARING ITEMS:**

**2. Development Application 20-46  
Applicant – Alan and Joanne Cable**

The Planning Commission will consider approval of Development Application 20-46 to construct a 341 square foot addition to an existing single family residence and a new

---

garage/shop with an attached accessory dwelling unit that exceeds 16 feet in height. Story poles have been erected to demonstrate the proposed building envelope that would be located above 16 feet. The property is located 615 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.

Assistant Planner Mesa presented the staff report via PowerPoint presentation.

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.

- Alan and Joanne, Applicant

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

Commissioners complemented the applicant on the design elements of the proposed project.

**Action:** It was motioned by Vice Chair Halverson and seconded by Commissioner McLaughlin, to adopt a resolution approving Development Application 20-46 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. 21-03:** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 20-46 FOR 615 NORTH 5<sup>TH</sup> STREET. (Applicant: Joanne Cable)

**3. Development Application 20-52  
Applicant – Kevin Carrington**

The Planning Commission will consider approval of Development Application 20-52 to construct a 540 square foot garage with a 515 square foot accessory dwelling unit above that exceeds 16 feet in height. Story poles have been erected to demonstrate the proposed building envelope that would be located above 16 feet. The property is located 956 Saratoga 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. Also, stated the receipt of a correspondence requesting to continue the following item and questioned if the Commission entertained that at this time. City Attorney Hale responded and stated he deferred to the Commission as what they desire. Commissioners agreed to proceed with the staff report.

Assistant Planner Mesa presented the staff report via PowerPoint presentation.

Commissioner Long requested to view the southern profile and questioned the view shed analysis with Assistant Planner Mesa responding.

City Attorney Hale further responded to the view shed analysis.

Commissioner Long questioned a correspondence received regarding issue with the height of the proposed project with Assistant Planner Mesa 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.

- Carl White
- Richard Grandi
- Kevin Carrington, Agent

Commissioner Long questioned the location of the patio/deck with Mr. Carrington responding.

Community Development Director Buckingham responded to public comments.

Kevin Carrington, agent also responded to public comments.

Discussion ensued among Commissioners regarding privacy issues and setbacks.

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

**Action:** It was motioned by Commissioner Long and seconded by Commissioner McLaughlin, to adopt. a resolution approving Development Application 20-52 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. 21-04:** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 20-52 FOR 956 SARATOGA AVENUE. (Applicant: Kevin Carrington)

**4. Development Application 20-45**  
**Applicant – James and Lisa Scott**

The Planning Commission will consider approval of Development Application 20-45 for a Coastal Development Permit, Development Permit, and Variance to construct a 2,510 square foot single family residence with an attached 501 square foot garage. Story poles have been erected to demonstrate the proposed building envelope that would be located above 16 feet. The project site is located at 835 Pacifica Drive in the Coastal Planned Low Density (CPR1)

Zone. The project is in the Coastal Zone and is appealable to the California Coastal Commission. 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 presented the staff report via PowerPoint presentation.

Commissioners questioned the retention wall, slope on Pacifica Drive and the drainage plan with Senior Planner Castillo responding.

City Attorney Hale responded to the liability to the city.

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.

- Casey and Lisa Scott, Applicant

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

Commissioners deliberate on the Development Permit and Variance findings for approval and Coastal findings.

**Action:** It was motioned by Vice Chair Halverson and seconded by Commissioner Holden, to adopt a resolution approving Development Application 20-45 for a Coastal Development Permit, Development Permit and Variance.

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. 21-05:** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH APPROVING DEVELOPMENT APPLICATION 20-45 FOR 835 PACIFICA DRIVE. (Applicant: Casey and Lisa Scott)

## **REGULAR BUSINESS ITEMS**

### **5. Annual Report of the General Plan for 2020**

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.

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.

Commissioners commented on the residency in Grover Beach in 2019, paving on 14<sup>th</sup> Street and Accessory Dwelling Units (ADU) regulations.

Community Development Director Buckingham commented on the Land Use Element (LUE) and the Safety Element update.

**Action:** Staff recommended that the Planning Commission receive and file the report as submitted.

**COMMISSIONERS' COMMENTS**

Commissioner Long complemented staff on the staff reports and commented on the homeless activity on El Camino Real.

Vice Chair Halverson commented on the video settings in Teams.

Chair Rodman commented on El Camino Real Creek.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Community Development Director Buckingham stated he had no additional comments.

**ADJOURNMENT** 7:56 p.m.



CHAIR RON RODMAN



SECRETARY TO THE PLANNING COMMISSION  
NICOLE RETANA, DEPUTY CITY CLERK

(approved at PC meeting of May 4, 2021)