



**MINUTES
PLANNING COMMISSION MEETING
TUESDAY, JULY 6, 2021**

CALL TO ORDER 6:00 P.M.

FLAG SALUTE The flag salute was led by Vice Chair Halverson.

ROLL CALL:

Commissioners: Anne Holden, Cody McLaughlin, Vice Chair David Halverson, and Chair Ron Rodman were all present via video conference. Chris Long was not present.

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 Vice Chair Halverson and seconded by Commissioner Holden to accept the agenda as presented, 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 June 1, 2021 Planning Commission Meeting

Action: It was a voice vote motioned by Vice Chair Halverson and seconded by Commissioner Holden to approve the meeting minutes from the June 1, 2021, Planning Commission meeting and the motion passed unanimously.

PUBLIC HEARING ITEMS:

2. Development Application 21-23

Applicant – Scott Pace

The Planning Commission will consider an Amendment to Development Application 19-09 for a previously approved Development Permit and Parcel Map to construct a two unit planned unit development. The Commission will also consider a time extension for the project. The property is located at 773 Manhattan Avenue in the High Density Residential (R3) 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 discussing the proposed project.

Chair Rodman requested clarification on the setbacks with Planner Reese responding 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.

- Scott Pace - Applicant

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

Action: It was motioned by Commissioner Holden and seconded by Vice Chair Halverson, to adopt a Resolution approving Development Application 21-23 for an amendment and one-year time extension for Development Application 19-09.

The motion carried on the following roll call vote:

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

Resolution No. 21-10: A Resolution of the Planning Commission of the City of Grover Beach Approving Development Application 21-23 for an Amendment and a One Year Time Extension for Development Application 19-09 for a Development Permit located at 773 and 777 Manhattan Avenue (Applicant: Scott Pace)

3. Development Application 21-06

Applicant – Ryan Melvin

The Planning Commission will consider approval of Development Application 21-06 to construct a 2,568 square foot single-family residence that exceeds 16 feet in height. The existing 648 square foot single-family residence will be classified as an accessory dwelling unit. Story poles have been erected to demonstrate the proposed building envelope that would be located above 16 feet. The property is located at 562 North 12th 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 discussing the proposed project.

Chair Rodman requested clarification that the Commission is only allowed to use objective findings in order to deny a project. Assistant Planner Mesa responded to the question.

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.

- Ryan Melvin - Applicant

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

Action: It was motioned by Vice Chair Halverson and seconded by Commissioner McLaughlin, to adopt a Resolution of the Planning Commission of the City of Grover Beach Approving Development Application 21-06 for a Development Permit located at 562 North 12th Street (Applicant: Ryan Melvin)

The motion carried on the following roll call vote:

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

Resolution No. 21-11: A resolution of the Planning Commission of the City of Grover Beach approving Development Application 21-06 for a Development Permit located at 562 North 12th Street. (Applicant: Ryan Melvin)

4. Development Application 21-18

Applicant – El Dorado Holdings, LLC/ El Dorado Distribution, LLC.

The Planning Commission will consider approval of Development Application 20-18 for a Use Permit to operate a commercial cannabis manufacturing, processing and distribution facility within an existing building located at 921-931 Huston Street in the Industrial (I) 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 Castillo presented the staff report via PowerPoint presentation discussing the proposed project.

Chair Rodman questioned the actual location of the proposed project with Senior Planner Castillo responding to the question.

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.

- Derrick Carter – Representative of the Applicant

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

Action: It was motioned by Commissioner Holden and seconded by Vice Chair Halverson, to adopt a Resolution of the Planning Commission of the City of Grover Beach Approving Development Application 21-18 for a Use Permit and Lot Merger located at 921 and 931 Huston Street (Applicant: El Dorado Holdings, LLC. / El Dorado Distribution, LLC.)

The motion carried on the following roll call vote:

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

Resolution No. 21-09: A resolution of the Planning Commission of the City of Grover Beach approving Development Application 21-18 for a Use Permit and Lot Merger located at 921 and 931 Huston Street. (Applicant: El Dorado Holdings, LLC / El Dorado Distribution, LLC.)

**5. Development Application 21-04
 Applicant – Coastal Demo, Inc.**

The Planning Commission will consider approval of Development Application 20-04 for a Development Permit and Use Permit to construct a 5,000 square foot storage building and operation of an outdoor storage facility located in the Industrial (I) Zone. The project site is located at 911 Griffin Street. 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 discussing the proposed project.

Vice Chair Halverson questioned what the City code requirement is for all the other sides of the fencing 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.

- C.J. Horstman – Representative for Applicant

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

Action: It was motioned by Vice Chair Halverson and seconded by Commissioner McLaughlin to adopt a Resolution of the Planning Commission of the City of Grover Beach Approving Development Application 21-04 for a Development Permit located at 911 Griffin Street (Applicant: Coastal Demo, Inc.)

The motion carried on the following roll call vote:

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

Resolution No. 21-09: A resolution of the Planning Commission of the City of Grover Beach approving Development Application 21-04 for a Use Permit and Development Permit located at 911 Griffin Street. (Applicant: Coastal Demo, Inc.)

**6. Development Application 10-03 Time Extension
 Applicant – Pacifica Companies**

The Planning Commission will consider making a recommendation to the City Council for a time extension for Development Application 10-03 related to a Coastal Development Permit and Use Permit for the Grover Beach Lodge project. The project is located within the Coastal Zone at 55 West Grand Avenue in the Coastal Visitor Serving (CVS) Zone. The City Council action is appealable to the California Coastal Commission in compliance with Municipal Code, Article IX Section 7.20.040. An appeal shall be filed with the Coastal Commission Santa Cruz District Office.

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 PowerPoint presentation discussing the proposed time extension request.

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.

- Tom Bell – Representative for Applicant

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

Commissioners expressed and discussed their views on the proposed Time Extension request.

Action: It was motioned by Commissioner Holden and seconded by Vice Chair Halverson to recommend that City Council adopt a Resolution to approve a two-year time extension for Development Application 10-03 (Applicant: Pacifica Companies)

The motion carried on the following roll call vote:

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

REGULAR BUSINESS ITEMS

None.

COMMISSIONERS' COMMENTS

Vice Chair Halverson commented on the next meeting that will take place in the Council Chambers and thanked staff for all their work.

Chair Rodman commented on roadwork and completed projects throughout the city.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Buckingham reported on the action of the City Council for the Affordable Housing project to move forward and discussed past projects updates. Also, stated there will be tentative joint Planning Commission – City Council workshops in September and October.

ADJOURNMENT 7:38 p.m.



CHAIR RON RODMAN



SECRETARY TO THE PLANNING COMMISSION
NICOLE RETANA, DEPUTY CITY CLERK

(approved at PC meeting of August 3, 2021)