



**MEETING AGENDA
PLANNING COMMISSION
MAY 27, 2020
6:30 P.M.**

In compliance with the State and County Shelter at Home Orders, and as allowed by the Governor's Executive Order N-29-20, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act, Planning Commission meetings will be held by teleconference only until further notice.

The meeting can be viewed on Channel 20 and are live streamed on the City's website and on www.slo-span.org. Members of the public may provide public comment during the meeting by calling (805) 321- 6639 to provide public comment via phone (the phone line will open just prior to the start of the meeting at 6:30 PM) or written public comments can be submitted via email to commdev@groverbeach.org prior to the meeting start time of 6:30 PM. If submitting written comments in advance of the meeting, please note the agenda item. Written comments will be read out loud during the meeting on the appropriate agenda item subject to the customary 3-minute time limit.

CALL TO ORDER

FLAG SALUTE

ROLL CALL: Commissioners Halverson, Holden, McLaughlin, Vice Chair Rodman, Chair Blum.

AGENDA REVIEW: At this time the Planning Commission will review the order of business to be conducted and receive requests for, or make announcements regarding, any change(s) in the order of the day. The Commission should by motion adopt the agenda as presented or as revised.

PUBLIC COMMENTS: At this point of the meeting, members of the public may bring up any items within the jurisdiction of the Planning Commission that are not on the agenda. Please limit your comments to three (3) minutes. The Planning Commission will listen to all comments; however, in compliance with the Brown Act, the Commission cannot act on items not on the agenda.

CONSENT ITEMS:

1. Meeting Minutes of the February 26, 2020 Planning Commission Meeting

Recommended Action: Staff recommends that the Planning Commission approve the minutes as submitted.

PUBLIC HEARING ITEMS:

2. Development Application 20-11

Applicant – Todd McKinley

The Planning Commission will consider a one-year Time Extension for Development Application 18-02 for a single family residence that exceeds 15 feet in height in the R1 Zone.

The property is at 129 Sand Castle Court in the Low Density (R1) Zone. The project is categorically exempt from the California Environmental Quality Act.

Recommended Action: Staff recommends that the Planning Commission adopt a resolution approving a one-year time extension to construct a single family residence (Development Application 18-02).

3. Development Application 20-03

Applicant – Floyd Hinesley

The Planning Commission will consider a Development Permit and Tentative Parcel Map to construct a four unit Planned Unit Development. The property is located at 238 N 7th Street in the High Density Residential (R3) Zone. The project is categorically exempt from the California Environmental Quality Act.

Recommended Action: Staff recommends that the Planning Commission adopt a resolution approving Development Application 20-03 for a Development Permit and Tentative Parcel Map G-20-0014 for a four unit Planned Unit Development.

4. Development Application 20-07

Applicant – Central Coast Clear Source, LLC

The Planning Commission will consider amending a Use Permit for Development Application 17-47. The amendment would allow the operation of a commercial cannabis manufacturing and distribution facility for adult and medical cannabis products. The property is located at 1091 Highland Way in the Industrial (I) Zone. The project is categorically exempt from the California Environmental Quality Act.

Recommended Action: Staff recommends that the Planning Commission adopt a resolution approving Development Application 20-07, amending a Use Permit for Development Application 17-47.

5. Development Application 20-04

Applicant – Alexander Ghanotakis

The Planning Commission will consider a Development Permit to construct a one-story, 1,760 square foot single family residence with a two-car garage with a maximum height of 20 feet. Story poles have been erected to demonstrate the proposed building envelope that would be located above 15 feet. The property is located at 1296 Saratoga Avenue in the Low Density Residential (R1) Zone. The project is categorically exempt from the California Environmental Quality Act.

Recommended Action: Staff recommends that the Planning Commission adopt the resolution approving Development Application 20-04 for a Development Permit to construct a single-family residence that is greater than 15 feet in height and located in the R1 Zone North of West Grand Avenue.

6. Development Application 20-05

Applicant – Alexander Ghanotakis

The Planning Commission will consider a Development Permit to construct a one-story, 1,783 square foot single family residence with a two-car garage with a maximum height of 19 feet. Story poles have been erected to demonstrate the proposed building envelope that would be located above 15 feet. The property is located at 453 North 13th Street in the Low Density Residential (R1) Zone. The project is categorically exempt from the California Environmental Quality Act.

Recommended Action: Staff recommends that the Planning Commission adopt the resolution approving Development Application 20-05 for a Development Permit to construct a single-family residence that is greater than 15 feet in height and located in the R1 Zone North of West Grand Avenue.

7. Development Application 19-36

Applicant – Matt Cebulla, Cebulla Associates

The Planning Commission will consider an after-the fact Development Permit and Use Permit to approve two additional dwelling units to a property with two legal units to create a four unit multi-family development. The property is located at 1347 Long Branch Avenue in the Central Business Open (CBO) Zone. The project is categorically exempt from the California Environmental Quality Act.

Recommended Action: Staff recommends that the Planning Commission adopt a resolution approving Development Application 19-36 for a Development Permit and Use Permit for a four-unit multi-family development.

8. Development Application 20-12

Applicant – City of Grover Beach

The Planning Commission will consider making a recommendation to the City Council to amend Grover Beach Municipal Code Article IX (Development Code) and approve a Local Coastal Program amending regulations for Accessory Dwelling Units and Accessory Structures and adding new sections to the Development Code for the provisions of regulating accessory dwelling units and tiny homes on residential lots. The proposed ordinance amendment is exempt under California Public Resources Code Section 21080.17 and categorically exempt from the California Environmental Quality Act.

Recommended Action: Staff recommends that the Planning Commission recommend the City Council adopt a Development Code and Local Coastal Program Amendment to update sections related to accessory dwelling units and other minor amendments.

COMMISSIONERS' COMMENTS

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

ADJOURNMENT

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The agenda and staff reports or other written materials relating to each item of business referred to on this agenda are available from the City website www.groverbeach.org. If you have questions regarding any agenda item, please contact the Community Development Department at commdev@groverbeach.org.

PLANNING COMMISSION MEETING PROCEDURES

Per Resolution No. 06-077, Planning Commission meetings are scheduled to start at 6:30 p.m. and conclude no later than 11:00 p.m. Any public items remaining on the agenda at 11:00 p.m. that have not been discussed or considered by the Planning Commission will be continued to either an adjourned special meeting of the Planning Commission (scheduled before the next regular meeting) or to the next regular meeting. However, the Planning Commission may choose

to continue the meeting past 11:00 p.m. upon a proper motion and a super majority vote in favor of such an action.

Planning Commission Meetings are conducted under the authority of the Chair. The Chair will announce each item which will be read into the record; thereafter, the hearing will be conducted as follows:

1. Staff will present the staff report and recommendation on the proposal being heard and respond to questions from the Planning Commission.
2. The Chair will open the public hearing and ask interested persons to present testimony either in support of or in opposition to the proposal.
3. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Commission and Staff prior to the Commission taking action on the item.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings can involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity, and respect. All persons who wish to present testimony must observe the following rules:

1. When you speak, first identify yourself and give your city of residence. Commission meetings are recorded and this information is required for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience or staff is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony. In those cases, proposal description/clarification will be limited to 12–15 minutes, individual testimony to three minutes, and speakers representing organized groups to five minutes. Focus testimony on the most important parts of the proposal, do not repeat points made by others, and do not applaud during testimony.
4. Written testimony is acceptable. Please submit to commdev@groverbeach.org and include the project information in the subject line.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision (pursuant to Grover Beach Municipal Code, Article IX, Chapter 7) to the City of Grover Beach City Council within ten working days after the date of action, in writing, to the City Clerk. The appeal fee of \$300 must accompany the appeal form. The appeal will not be considered complete if a fee is required, but not paid. The appeal must be on an original form with original signature, a FAX is not accepted.