



**MINUTES
SPECIAL PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 6, 2022
VIRTUAL MEETING**

CALL TO ORDER 6:00 P.M.

FLAG SALUTE The flag salute was led by Commissioner Rodman.

ROLL CALL:

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

City Staff: Community Development Director Bruce Buckingham, City Attorney David Hale, Senior Planner Rafael Castillo, Senior Engineer Gabriel Munoz-Morris, City Clerk Wendi Sims and Planning Commission Secretary Nicole Retana

AGENDA REVIEW: No changes were noted.

Action: It was motioned by Commissioner Rodman and seconded by Commissioner Holden to accept the agenda as presented, and the motion passed unanimously.

PUBLIC COMMENTS:

Chair Halverson 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 Halverson invited public comment on this matter. At this time Chair Halverson 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 March 1, 2022 Planning Commission Meeting

1.A Adoption of Findings Related to AB 361 Allowing Continued Teleconferencing Meetings

Action: It was a voice vote motioned by Commissioner Rodman and seconded by Commissioner Holden to approve the Consent Agenda Items 1 and 1.A as recommended and the motion passed with the absence of Commissioner McLaughlin.

PUBLIC HEARING ITEMS:**2. Development Application 22-08
Applicant – 1071 Highland Way LLC.**

Chair Halverson 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.

At this time Chair Halverson asked if there was anyone on the teleconference line that wanted to make any public comments. Chair Halverson invited public comment on this matter.

- Lauren Evans – Applicant

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

Action: It was motioned by Commissioner Rodman and seconded by Vice Chair Long, to adopt a Resolution approving Development Application 22-08 for a one-year Time Extension for Development Application 18-22.

The motion carried on the following roll call vote:

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

Resolution No. 22-03: A Resolution of the Planning Commission of the City of Grover Beach Approving Development Application 22-08 for a one-year Time Extension for Development Application 18-22 located at 1071 Highland Way (Applicant: 1071 Highland Way LLC.)

**3. Development Application 22-03
Applicant: Peak Wifi, LLC.**

Chair Halverson 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 and the addition of a Condition with the building height increase.

At this time Chair Halverson asked if there was anyone on the teleconference line that wanted to make any public comments. Chair Halverson invited public comment on this matter.

- Tom Kosta – Applicant
- Emily Ewer, Agent – Oasis Associates

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

Action: It was motioned by Commissioner Rodman and seconded by Commissioner Holden, to adopt a Resolution approving Development Application 22-03 for a Coastal Development Permit, Development Permit, Use Permit and Lot Merger including new Condition reflecting building height increase.

The motion carried on the following roll call vote:

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

Resolution No. 22-04: A Resolution of the Planning Commission of the City of Grover Beach Approving Development Application 22-03 for a Coastal Development Permit, Development Permit, Use Permit and Lot Merger located at 301 Long Branch Avenue. (Applicant: Peak WiFi, LLC.)

**4. Development Application 21-33 and 21-34
 Applicant: Topco Management, LLC.**

Chair Halverson 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.

At this time Chair Halverson acknowledged the receipt of correspondence received prior to the meeting and asked if there was anyone on the teleconference line that wanted to make any public comments. Chair Halverson invited public comment on this matter.

- Trevor Miller - Applicant
- Kerry Berthold

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

Action: It was motioned by Vice Chair Long and seconded by Commissioner Rodman to adopt two Resolutions approving Development Application 21-33 and 21-34 for a Use Permit and Development Permit.

The motion carried on the following roll call vote:

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

Resolution No. 22-05: A Resolution of the Planning Commission of the City of Grover Beach Approving Development Application 21-33 for a Use Permit and Development Permit located at 978 Griffin Street. (Applicant: Topco Management, LLC.)

Resolution No. 22-06: A Resolution of the Planning Commission of the City of Grover Beach approving Development Application 21-34 for a Use Permit and Development Permit located at 986 Griffin Street. (Applicant: Topco Management, LLC.)

REGULAR BUSINESS ITEMS

None.

COMMISSIONERS' COMMENTS

Commissioner Rodman thanked staff and requested a progress report on the El Camino Real projects.

Chair Halverson seconded Commissioner Rodman's comments.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Buckingham stated he had no new update on the hotel projects. He discussed the upcoming Joint City Council and Planning Commission workshop on April 19, 2022.

ADJOURNMENT 7:28 p.m.

CHAIR DAVID HALVERSON

SECRETARY TO THE PLANNING COMMISSION
NICOLE RETANA, DEPUTY CITY CLERK

(approved at PC meeting of)