

**AGENDA**  
**GROVER BEACH PLANNING COMMISSION**  
**GROVER BEACH CITY HALL – COUNCIL CHAMBERS**  
**154 SOUTH EIGHTH STREET**  
**GROVER BEACH, CALIFORNIA**  
**TUESDAY, SEPTEMBER 6, 2022, AT 6:00 PM**

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting, please contact the City Clerk (805-473-4567) at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting.*

*Meetings can be viewed on Channel 20 and are live streamed on the City's website via [www.slo-span.org](http://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 6:00 PM) or written public comments can be submitted via email to [gbadmin@groverbeach.org](mailto:gbadmin@groverbeach.org) prior to the meeting start time of 6:00 PM. If submitting written comments in advance of the meeting, please note the agenda item. Written comments will be read out loud during the Commission meeting on the appropriate agenda item subject to the*

**CALL TO ORDER**

**FLAG SALUTE**

**ROLL CALL** Commissioners Anne Holden, Ron Rodman, Rachel Mann, Cody McLaughlin, and Chair David Halverson

**APPOINTMENT OF PLANNING COMMISSION VICE CHAIR:** The Planning Commission will nominate and select a Vice Chair.

**CLERK TO CALL ROLL**

**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 COMMUNICATIONS:** 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 AGENDA**

Members of the audience may speak on any item listed on the Consent Agenda. Any Commissioner or the Director may request that an item be withdrawn from the Consent Agenda to allow for full discussion.

- 1. Meeting Minutes of the June 7, 2022, Planning Commission Meeting.**  
**(Recommended Action:** Approve the minutes as submitted or revised.)  
**VOICE VOTE**

**PUBLIC HEARING ITEMS:**

**2. Development Application 22-35**

**Senior Planner Rafael Castillo**

**Applicant – Ram Krupa Real Estate, LLC**

The Planning Commission will consider a one-year Time Extension for Development Application 18-06, Development Permit, Vesting Tentative Subdivision Map, and Use Permit for a mixed-use development that includes a 91-room and 85-room hotels, seven single family residential units, common area, and open space located at 1598 El Camino Real (APN 060-031-021 and -022) in the Retail Commercial (RC) and Open Space Zones (OS), with Planned Development Overlay Zone No. 5. A mitigated negative declaration has been adopted and there is no potential for significant environmental impacts.

**Recommended Action:** Staff recommends that the Planning Commission adopt the resolution approving Development Application 22-35 for a one-year time extension for Development Application 18-06 (Use Permit, Development Permit and Vesting Tentative Map).

**ROLL CALL VOTE**

**3. Development Application 22-34**

**Senior Planner Rafael Castillo**

**Applicants – Master Capital Venture LLC, Classic Capital Venture LLC, Huston Capital Venture, LLC, Farroll Capital Venture LLC, Expo Capital Venture, LLC, Mega Capital Venture LLC**

The Planning Commission will consider a one-year Time Extension for Development Applications 18-23 through 18-28 for a Use Permit and Development Permit to construct a commercial cannabis cultivation, manufacturing, and distribution campus on six (6) separate lots. The proposed project is located at 928, 938, 943, 953, 963, and 973 Huston Street in the Industrial (I) zone. A mitigated negative declaration has been adopted and there is no potential for significant environmental impacts.

**Recommended Action:** Staff recommends that the Planning Commission adopt the resolutions approving Development Application 22-34 for a one-year time extension for Development Applications 18-23 through 18- 28.

**ROLL CALL VOTE**

**4. Development Application 22-31**

**Community Development Director Bruce Buckingham**

**Applicant – City of Grover Beach**

The Planning Commission will make a recommendation to the City Council to adopt an update to the Grover Beach Safety Element. The Safety Element contains goals and policies to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. A Negative Declaration has been prepared for the project (SCH# 2022080144).

**Recommended Action:** Recommend the City Council certify the Negative Declaration (SCH 2022080144) and adopt the update of the General Plan Safety Element.

**ROLL CALL VOTE**

**REGULAR BUSINESS ITEMS:**

**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](http://www.groverbeach.org) and on file in the City Clerk's Office. If you have any questions regarding any agenda items, please contact the Community Development Department at [commdev@groverbeach.org](mailto:commdev@groverbeach.org).

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## **PLANNING COMMISSION MEETING PROCEDURES**

Per Resolution No. 21-02, Planning Commission meetings are scheduled to start at 6:00 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](mailto: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.

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The agenda and staff reports are also available on the City's website: [www.groverbeach.org](http://www.groverbeach.org)