

AGENDA
GROVER BEACH PLANNING COMMISSION
GROVER BEACH CITY HALL – COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
TUESDAY, FEBRUARY 7, 2023, 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. 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 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, Ron Rodman, Rachel Mann, Cody McLaughlin, Vice Chair Anne Holden and Chair David Halverson

APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR: The Planning Commission will nominate and select a Chair and 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 Any Commissioner or the Director may request that an item be withdrawn from the Consent Agenda to allow for full discussion.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 September 6, 2022, Planning Commission Meeting.**
(Recommended Action: Approve the minutes as submitted or revised.)

VOICE VOTE

2. Development Application 23-01
Assistant Planner Cassandra Mesa
Applicant – Alan and Joanne Cable

The Planning Commission will consider a one-year Time Extension for Development Application 20-46, Development Permit 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 located at 615 North 5th Street (APN 060-087-002). The site is zoned Low Density Residential (R1). CEQA Determination – The proposed project received a Class 3 exemption for New Construction.

Recommended Action: Staff recommends that the Planning Commission adopt the resolution approving Development Application 23-01 for a one-year Time Extension for Development Application 20-46, with a previously adopted CEQA categorical exemption.

VOICE VOTE

PUBLIC HEARING ITEMS:

3. Development Application 22-24
Senior Planner Rafael Castillo
Applicant – Coastal Community Builders, Inc.

The Planning Commission will consider a Use Permit, Vesting Tentative Subdivision Map, and Coastal Development Permit for a 39,160 square foot, four-story mixed-use development consisting of 4,700 square feet of retail commercial uses, 37 residential units that are mix of studio and 2-bedroom units, and 3,200 square foot rooftop area for use by residential and potential future commercial use on a 0.69 acre site located at 402 West Grand Avenue (APNs 060-215-001,002,003,006,007). The site is zoned Costal Visitor Serving (CVS). CEQA Determination – The proposed project qualifies for a Class 32 Infill exception.

Recommended Action: Staff recommends that the Planning Commission adopt a resolution approving Development Application 22-24 for Vesting Tentative Subdivision Condominium Map, Use Permit, and Coastal Development Permit to construct a 4-story mixed-use building with approximately 4,700 square feet of commercial/retail uses, 37 residential units, and a determination that the project is exempt from the California Environmental Quality Act (CEQA).

ROLL CALL VOTE

4. Development Application 22-26
Senior Planner Rafael Castillo
Applicants – Mark Olson

The Planning Commission will consider a Vesting Tentative Subdivision Map, Development Permit, and Density Bonus request to demolish an existing residential structure, subdivide and construct eight (8) attached multi-unit residences on a 0.30 acre site located at 1211 Baden Avenue (APN 060-357-016). The site is zoned High Density Residential (R3). CEQA Determination – The proposed project qualifies for a Class 32 Infill exception.

Recommended Action: Staff recommends that the Planning Commission adopt a resolution approving Development Application 22-26 for a nine (9) lot Vesting Tentative Subdivision, State Density Bonus, and Development Permit to construct eight (8) attached residences, and a determination that the project is exempt from the California Environmental Quality Act (CEQA).

ROLL CALL VOTE

REGULAR BUSINESS ITEMS:

**5. Planning Commission Input on City Council Goal-Setting for FY 2023-25
Community Development Director Megan Martin**

The Planning Commission will receive information from the Community Development Director on identifying City priorities and provide input on potential priorities for the City Council to consider in its upcoming goal-setting process for FY 2023-25.

Recommended Action: Staff recommends that the Planning Commission receive information and provide input on priorities to be shared with the City Council for Fiscal Years 2023-25.

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 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.

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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 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