



**MEETING AGENDA  
PLANNING COMMISSION  
SEPTEMBER 23, 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](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 6:30 PM) or written public comments can be submitted via email to [commdev@groverbeach.org](mailto: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, Chair Rodman

**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 June 24, 2020 Planning Commission Meeting**

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

**PUBLIC HEARING ITEMS:**

**2. Development Application 20-16**

**Applicant – Herneady & Rosa Lorraine**

The Planning Commission will consider a Development Permit to demolish an existing residence and construct a new two-story 2,134 square foot single family residence with an attached 2-car garage and workshop up to 25 feet in height. Story poles have been erected

to demonstrate the proposed building envelope that would be located above 16 feet. The property is located at 354 North 8<sup>th</sup> 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 a resolution approving a Development Application 20-16 to demolish an existing residence and construct a new two-story single-family residence.

**3. Development Application 20-30**

**Applicant – James Tilley**

The Planning Commission will consider a one-year Time Extension for Development Application 18-33 for Tentative Parcel Map 3118 to subdivide an existing parcel into a two-parcel subdivision and development permit to construct two single family residential homes. The property is located at 260 North 5<sup>th</sup> 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 a one-year time extension for Development Application 18-33 to subdivide an existing parcel into two parcels.

**4. Development Application 20-37**

**Applicant – Helios Dayspring**

The Planning Commission will consider a one-year Time Extension for Development Application 18-17 for a Use Permit and Coastal Development Permit to construct a commercial cannabis manufacturing and distribution facility. The property is located at 821 South 4<sup>th</sup> Street in the Coastal Industrial (CI) Zone in the Coastal 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 for Development Application 18-17 to subdivide an existing parcel into two parcels.

**5. Development Application 20-36**

**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 a resolution approving a one-year time extension for Development Applications 18-23 through 18-28 for a Use Permit and Development permit.

**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). If you have questions regarding any agenda item, please contact the Community Development Department at [commdev@groverbeach.org](mailto: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](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.