

PLANNING COMMISSION RESOLUTION NO. 26-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, CALIFORNIA APPROVING A COASTAL DEVELOPMENT PERMIT AND USE PERMIT TO, CONTINUE ANCILLARY SALES OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION, AND RELOCATE FROM ITS CURRENT TENANT SPACE TO A LARGER TENANT SPACE WITHIN THE SAME BUILDING (INDOOR COMMERCIAL RECREATION FACILITY) LOCATED AT 359 WEST GRAND AVENUE (APN: 060-211-032)
(Applicant: David Sterns)**

WHEREAS, The Planning Commission conducted a public hearing in the Council Chamber of City Hall, 154 S 8th Street, Grover Beach, California, on June 2, 2026, pursuant to a proceeding instituted under application DA-26-0008 for a Coastal Development Permit and Use Permit to relocate Central Coast Casino from its current 1,300 square foot tenant space to the larger, 5,000 square foot tenant space within the same building; 359 West Grand Avenue; David Sterns ("Applicant"); and

WHEREAS, The Commission conducted a public hearing in the Council Chamber of City Hall, 154 S 8th Street, Grover Beach, California, on November 4, 2025, pursuant to a proceeding instituted under application DA-25-0015 to allow alcohol services for the existing card room; 359 West Grand Ave; David Sterns, applicant; and

WHEREAS, the Commission has duly considered all evidence, including the testimony of the Applicant, interested parties, and evaluation and recommendations by staff, presented at said hearing; and

WHEREAS, the notice of Public Hearing for the Planning Commission meeting was sent to adjoining property owners and residents and advertised in the manner required by law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Grover Beach as follows:

SECTION 1. Environmental Review. The Planning Commission hereby finds that the proposed project qualifies for the General Rule / Common Sense Exemption pursuant to CEQA Guidelines §15061(b)(3), because the project involves the relocation of Central Coast Casino from the smaller to larger tenant space within the same building; the activity is covered by the common sense exemption that CEQA applies to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the increase in the number of card tables and relocation into the larger tenant space within the same building will have a significant effect on the environment, therefore, the project is not subject CEQA.

SECTION 2. Findings for approval of Coastal Development Permit. The Planning Commission hereby grants final approval of DA-26-0008 for a Coastal Development Permit (Grover Beach Municipal Code "GBMC" Article IX § 6.20.040.H), based on the following findings:

1. The proposed project as modified by any conditions of approval, is in conformity with the City's certified Local Coastal Program and will not adversely affect coastal resources. The project does not involve any changes to the site or intensification of the use of the property.

2. The project is categorically exempt from CEQA, and no significant impacts have been identified that would have an adverse effect on the environment.
3. The proposed project is consistent with the General Plan, the Development Code, and other City goals, policies, and standards, as applicable.
4. The proposed location of the project and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The relocation of the business within the existing building and subsequent increase in the number of card tables from four to six will not create additional safety hazards that are beyond the capacity that can be served by both the Grover Beach Police Department and the Five Cities Fire Authority.
5. The site is currently served by public services, and the project does not involve any changes to the site or intensification of the use of the property affecting existing public services.

SECTION 3. Findings for approval of Use Permit. The Planning Commission hereby grants final approval of DA-26-0008 for a Use Permit (Grover Beach Municipal Code “GBMC” Article IX § 6.20.090.F), based on the following findings:

1. The proposed development is consistent with the General Plan, the Development Code, and other City goals, policies, and standards, as applicable. The project is consistent with all applicable General Plan policies and Development Code requirements for the Coastal Visitor Serving (CVS) Zone.
2. The subject site is physically suitable in terms of design, operating characteristics, shape, size, and topography for the card room and ancillary sales of alcoholic beverages for on-site consumption. No physical modifications to the building or site are proposed, and no expansion of hours of operation is requested.
3. The type and intensity of the use proposed will not constitute a hazard to the public interest, health, safety, or welfare. The CVS Zone allows a variety of commercial services primarily for the convenience of visitors. The project will not create additional safety hazards that are beyond the capacity that can be served by both the Grover Beach Police Department and the Five Cities Fire Authority.

SECTION 4. Conditions of Approval. The conditions of approval are in addition to, and do not include mandatory code requirements. Code compliance will be verified during the tenant improvement and business license process, which may include additional requirements applicable to the project. The Planning Commission hereby approves the Development Application DA-26-0008 for a Coastal Development Permit and Use Permit, subject to the following conditions:

GENERAL

- G-1. The approval granted by this Resolution shall be valid for twenty-four (24) months from the approval date, and shall expire on **June 2, 2028**, unless a card room license for six

tables and a building permit for the interior tenant improvements are obtained. Any request for a time extension shall be submitted to the Community Development Department as provided in GBMC Article IX (Development Code), §6.30.060 prior to June 2, 2028.

- G-2. The Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any loss, liability, costs, damages, claims, action or proceeding of any kind including also any proceeding commenced to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such loss, liability, costs, damages, claims, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition. Applicant's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions contained in this resolution.
- G-3. All Conditions of Approval shall be provided as part of the construction plan set, if a building permit is required, and/or Business Tax Certificate application. All notes and specifications as shown on the plans shall be considered Conditions of Approval. If there is a conflict between the approved plans and the Conditions of Approval, the Conditions of Approval shall prevail. The project shall comply with all State and City codes, regulations, and standards. Construction plans shall comply with applicable California Building Codes in effect at the time of submittal.
- G-4. Prior to the commencement of any construction, construction plans shall be approved, and applicable permits obtained. All construction traffic shall access the site utilizing the truck route(s) closest to the site as defined in the City Circulation Element and as approved by the City's Police Department.
- G-5. Prior to release of Certificate of Occupancy, the applicant shall pay all outstanding balances due under the project's deposit account (if any).
- G-6. For the life of the project, the business shall hold a valid Business Tax Certificate (BTC) in accordance with the GBMC Title III, Chapter 34.

COMMUNITY DEVELOPMENT DEPARTMENT

- CDD-1. This approval authorizes a Coastal Development Permit and Use Permit to allow an indoor commercial recreation facility (card room) to relocate from the 1,300 square-foot tenant space into the adjacent 5,000 square-foot commercial tenant space, in substantial conformance with the project plans attached as Exhibit A. Consistent with Alcoholic Beverage Control regulations governing the sale of alcoholic beverages, hours of operation may occur 6 a.m. to 2 a.m., seven days a week.

- CDD-2. Prior to the relocation of the card tables, the Card Table License shall be amended to up to six tables, subject to approval by the City Council. This Use Permit shall become null and void in the event the increase in card tables is not approved by the City Council or State Gaming Commission.
- CDD-3. The Use Permit shall be reviewed by the Community Development Director for compliance with conditions of approval, or to determine whether a modification of the permit is necessary upon significant change to the business as represented in the applicant's submitted project application materials, or in the event of a change in ownership.
- CDD-4. The applicant is responsible at all times for verifying the legal age of patrons, for monitoring patrons' on-site alcohol consumption, and for declining to serve alcohol to patrons who demonstrate signs of intoxication or impairment associated with alcohol consumption, based on training provided to all staff.
- CDD-5. All employees that will be handling and/or serving alcoholic beverages to customers shall attend and complete the California Alcohol Beverage Control's (ABC) "Licensee Education on Alcohol and Drugs" (L.E.A.D) and receive Certification prior to serving customers. L.E.A.D. Certifications shall be maintained on-site by the business owner and be made available upon request by the Police Chief. Other equivalent training be approved by the Police Chief.
- CDD-6. Business shall be conducted in a manner that will not violate any provisions of the California Alcoholic Beverage Control Act, prohibiting the sale of alcohol to minors; maintaining the public health, morals, convenience, and safety; and taking reasonable steps to correct any objectionable conditions on the premises and immediately adjacent to the premises.
- CDD-7. Alcohol sales and service shall remain incidental and accessory to the primary card room use. No dedicated bar or lounge area shall be established without obtaining appropriate entitlements and permits.
- CDD-8. Any future changes to floor layout, hours of operation, or physical expansion of the business that could alter the approved use or intensity shall require review and approval by the Community Development Department and may require modification of this Use Permit.
- CDD-9. Prior to operations commencing, the applicant shall revise the City Business Tax Certificate to reflect the occupied area. The Applicant shall maintain an active City Business Tax Certificate and comply with all applicable City, County, State, and Federal laws and regulations, including any Police or Fire Department requirements related to security, surveillance, and responsible beverage service.

BUILDING DEPARTMENT

- BD-1. The location and/or orientation of card tables and other furniture shall be adjusted as necessary to comply with disabled access requirements of CBC Chapter 11B 202.4 to the satisfaction of the Building Official.

BD-2. The maximum posted occupant load for each space shall not be exceeded at any time. This permit is strictly limited to allow only the occupant load for the premises as approved by the City of Grover Beach Community Development Department. Occupant loads shall be posted at all times.

On motion by Commissioner _____, seconded by Commissioner _____, and on the following roll-call vote, to wit:

AYES:	Commissioners-
NOES:	Commissioners-
ABSENT:	Commissioners-
ABSTAIN:	Commissioners-
RECUSED:	Commissioners-

the foregoing RESOLUTION NO. 26-__ was **PASSED, APPROVED**, and **ADOPTED** at a Meeting of the Planning Commission of the City of Grover Beach, California this 2nd day of June 2026.

RACHEL MANN, CHAIR

Attest:

NICOLE RETANA, DEPUTY CITY CLERK
SECRETARY TO THE PLANNING COMMISSION

Exhibit A



