

PLANNING COMMISSION RESOLUTION NO. 26-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, CALIFORNIA APPROVING DEVELOPMENT APPLICATION 23-52 FOR A DEVELOPMENT PERMIT, USE PERMIT, AND VESTING TENTATIVE MAP (TR-3231) TO CONSTRUCT A NEW FOUR-STORY MIXED-USE DEVELOPMENT PROJECT THAT INCLUDES A DENSITY BONUS LOCATED AT 675 W GRAND AVENUE (APN: 060-221-019 AND 060-221-024)
(Applicant: Cusack Family Trust)**

WHEREAS, The Planning Commission of the City of Grover Beach 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 Development Application 23-52 requesting approval for a Development Permit, Use Permit, and Vesting Tentative Map (TR-3231) to construct a new four-story mixed-use development project with a 25% Density Bonus. The project includes 58 new residential condominiums, 7 hotel suites, and 2,500 square-feet of commercial space; 675 W Grand Avenue; Cusack Family Trust, applicant; and

WHEREAS, the Planning 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 is Categorically Exempt (Class 32 Section 15332: Infill Project) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.), as follows:

1. The proposed project consists of the development of a four-story mixed-use development on an infill site that is consistent with policies and standards applicable to development within the Central Business Open (CBO) zone. The site is less than five acres in size, with no value as habitat for endangered, rare, or threatened species. The site is within City limits and is served by City utilities and public services.
2. The project is not located in an environmentally sensitive area and will not impact an environmental resource.
3. The project will not have a cumulative impact of successive projects of the same type, in the same location, over time. The project is located within a commercial zone with similar types of uses and does not exceed the intensity for the type of proposed uses within the underlying zone.
4. Based on the project record, including the Soils Report, Infiltration Testing Report, Traffic Study, and the Water and Wastewater Infrastructure Assessment, no potentially significant environmental impacts have been identified. These analyses confirm that the project would not result in significant effects related to traffic, geology/soils, water quality, utilities,

or other environmental issue areas. Therefore, the project will not have a significant effect on the environment.

5. The project is not located on a designated scenic highway or scenic resource.
6. The project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.
7. The project will not result in any adverse change in the significance of any historical resources; the existing on-site commercial structure is not designated as a historical resource, nor is the property located within a resource protection area.

SECTION 2. Findings for approval of a Use Permit. The Planning Commission hereby grants final approval of Development Application 23-52 for a Use Permit (Grover Beach Municipal Code “GBMC” Article IX § 6.20.090.F), based on the following findings:

1. The proposed hotel units within the project are consistent with the City’s General Plan and Development Code, and applicable policies for the Central Business Open (CBO) zone (GBMC Article IX § 2.30.020). The CBO zone encourages a pedestrian-oriented environment with integrated residential, commercial, and visitor-serving uses. The inclusion of seven hotel units is consistent with policies supporting mixed-use development and visitor-serving accommodations in close proximity to downtown.
2. The proposed rooftop stair and elevator features are accessory in nature, providing rooftop access and necessary circulation functions for the building. The resulting increase in height is minor and represents a negligible exception that is consistent with the Development Code provisions that allow such elements through Use Permit approval. These features are limited to narrow vertical elements, are not occupiable spaces, have been designed to integrate with the buildings architectural style, and do not result in impacts beyond those analyzed for the overall project.
3. The site is physically suitable for the proposed development given its size, configuration, and location within the Central Business District along West Grand Avenue. Surrounding uses include a mix of commercial, service, and restaurant uses within similarly zoned properties, with nearby residential uses located in close proximity. The project is adequately served by existing infrastructure, and the traffic analysis demonstrates no significant impacts. The site’s proximity to transit, including a bus stop along the frontage and the nearby train station, further supports the intensity and mixed-use nature of the proposed development.
4. As conditioned, the proposed project will not constitute a hazard to the public health, safety, or welfare as the project is consistent with the underlying zone and applicable development standards. Hotel operations are compatible with surrounding commercial, and visitor-serving uses and do not introduce incompatible impacts. The rooftop stair and elevator features are limited to functional access and do not introduce additional operational hazards or significant impacts. 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 3. Findings for approval of a Development Permit. The Planning Commission hereby grants final approval of Development Application 23-52 for a Development Permit (Grover Beach Municipal Code “GBMC” Article IX § 6.20.060.F), based on the following findings:

1. As conditioned, the proposed project is consistent with the General Plan, Development Code, and applicable City goals, policies, and standards. The project implements the Central Business – Mixed-Use land use designation by providing a vertical mixed-use development that includes residential, commercial, and visitor-serving uses within a pedestrian-oriented downtown environment. The project supports General Plan policies related to infill development, housing production, and high-quality mixed-use design.
2. As conditioned, the subject site is physically suitable for the proposed development based on its size, configuration, and location within the Central Business District along West Grand Avenue. The site is currently developed and is served by existing infrastructure and public services, and the proposed building has been designed to function within the constraints of the parcel. Surrounding uses include a mix of commercial, service, restaurant, and residential uses, and the proposed intensity of development is compatible with the surrounding urban context.
3. As conditioned, the proposed project will not constitute a hazard to the public health, safety, or welfare. The project has been reviewed by applicable City departments and service providers, and no unresolved safety concerns have been identified regarding access, circulation, or service capacity. The development includes adequate fire access and emergency response circulation, and traffic analysis indicates no significant impacts to the surrounding roadway network.

SECTION 4. Findings for approval of a Vesting Tentative Map. The Planning Commission hereby grants final approval of Development Application 23-52 for a Vesting Tentative Map (Grover Beach Municipal Code “GBMC” Article IX § 8.30), based on the following findings:

1. Public hearing notification has been provided in the time and manner required by State law and the Grover Beach Municipal Code. The agenda was posted consistent with the Brown Act, and the public hearing notice was published in the New Times, posted on the project site, and mailed to property owners within 300 feet.
2. The proposed Vesting Tentative Map is consistent with the intent and provisions of the General Plan and the Development Code. The project conforms to applicable Land Use Element policies, meets the purpose and development standards of the CBO zone, and complies with the Objective Design Standards in Development Code Section 4.25.050.
3. The proposed public and private improvements, as designed and conditioned, will protect and provide for the public health, safety, and general welfare. As conditioned, required frontage improvements including curb, gutter, sidewalk, street conform, and pedestrian amenities, will be constructed in accordance with City Standards and policies.
4. As conditioned, drainage from the subdivision will comply with the City’s Storm Water Management program. The project incorporates permeable pavers and underground retention chambers sized to retain all required runoff on-site consistent with City Standards.

5. As conditioned, the site is physically suitable for the proposed type and intensity of development, and adequate infrastructure exists or will be constructed as part of the project to serve the development. Required utility upgrades and the undergrounding of existing and new overhead utilities will be completed in accordance with City requirements.
6. The subdivision complies with the Subdivision Map Act (Government Code Sections 66410–66499.58), including the required findings of Section 66474. The tentative map for commercial and residential airspace condominium units (up to 58 residential units and two commercial suites) is consistent with the General Plan and physically suitable for the proposed development. The project will not cause substantial environmental damage or injure fish or wildlife or their habitat, the subdivision will not cause serious public health problems, and its design does not conflict with established public easements.

SECTION 5. 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 plan check process, which may include additional requirements applicable to the project. The Planning Commission hereby approves Development Application 23-52 for a Development Permit, Use Permit, and Vesting Tentative Map (TR-3231) to construct a new four-story mixed-use development project, subject to the following:

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 valid building permit is issued, and construction commenced. Any request for a time extension shall be submitted to the Community Development Department in accordance with GBMC Article IX (Development Code), §6.30.060.
- 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 on a full-size drawing sheet as part of the construction plan set. 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 building permit submittal**, the applicant shall pay all outstanding balances due under the project's deposit account (if any). No building permits shall be accepted for processing until the account is brought current to the satisfaction of the Community Development Director.
- G-5. **Prior to commencement of construction**, construction plans shall be approved, and applicable permits obtained. The hours of construction shall be from 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. Saturday, Sunday, and holidays, in accordance with Municipal Code Article III § 3120.1.
- G-6. **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-7. All operations shall comply with the City's Noise Ordinance including mechanical equipment.
- G-8. For the life of the project, any business within the lodging and commercial tenant space(s) shall hold a valid Business Tax Certificate (BTC) in accordance with the GBMC Title III, Chapter 34. Note that GBMC Title III, Chapter 34, Section 34.040 requires four or more individual living units available for rent or lease at one location, to hold a valid BTC, subject to review and approval by the Administrative Services Department.
- G-9. In accordance with GBMC Title III, Chapter 34, Section 34.060, within 30 days after commencing business, the operator of the hotel units shall register said hotel with the Tax Administrator and obtain a transient occupancy registration certificate to be at all times posted in a conspicuous place on the premises.
- G-10. For the life of the project, each transient occupying the hotel units shall be subject to and pay a tax for each stay charged by the operator, in accordance with GBMC Title III, Chapter 34, Section 34.057; and, the operator shall comply with the reporting and remitting requirements pursuant to Section 34.061.

COMMUNITY DEVELOPMENT DEPARTMENT

- CDD-1. This approval authorizes a Development Permit, Use Permit, and Vesting Tentative Subdivision Map (TR 3231), for the subdivision and construction of a 58,727 square foot mixed-use project with a total of 58 residential units, 7 hotel suites, and 2,500 square feet of commercial space, in substantial conformance with the project plans attached as Exhibit A.
- CDD-2. **Prior to issuance of building permits**, the City and the applicant shall enter into an Affordable Housing Agreement, to be recorded in the office of the San Luis Obispo County Clerk-Recorder. The agreement shall specify mechanisms or procedures to assure the continued affordability and availability of four affordable units dedicated for very-low income households, to the satisfaction of the Community Development Director.
- CDD-3. **Prior to issuance of grading or building permits**, the Applicant shall submit for review and approval by the City Engineer a plan for relocation of the existing sewer and drainage lines subject to the Grant of Easement related thereto (Document 1963032428; Official Records Book 1276, Page 723), demonstrating equivalent or improved service

and compliance with all applicable City standards. Construction shall be sequenced to maintain continuous service to existing users to the maximum extent feasible. The Applicant shall minimize service interruptions and provide five (5) days advance notice to the Community Development Department and to the affected parties prior to any service interruption.

- CDD-4. Plans submitted for a building permit shall include recessed window details or equivalent shadow variation, and all other details including but not limited to awnings, and railings. Plans shall indicate the type of materials for the window frames and mullions, their dimensions, and colors. Plans shall include the materials and dimensions of all lintels, sills, surrounds recesses and other related window features. Plans shall demonstrate the use of high-quality materials for all design features that reflect the architectural style of the project and are compatible with the neighborhood character, to the approval of the Community Development Director.
- CDD-5. Plans submitted for a building permit shall include a railing system for the balconies that provides a design that visually obscures views of storage on the balconies and provides additional privacy between existing and new residential units, in accordance with Development Code §3.10.080.E.6.
- CDD-6. The property owner shall be responsible for maintaining and updating the current parking calculation for the project upon the submittal of Planning and Building permits for tenant changes or improvements, and/or each business license, to ensure the site does not become under-parked.
- CDD-7. Mechanical and electrical equipment shall be located internally to the building, or otherwise screened in compliance with Development Code § 3.10.020.G. Plans submitted for a building permit shall include sectional views of the buildings, which clearly show the sizes of any proposed condensers and other mechanical equipment. If any condensers, transformers, or other mechanical equipment are to be ground mounted or placed on the roof, plans submitted for a building permit shall confirm that these features will be adequately screened. A line-of-sight diagram may be required to confirm that proposed screening will be adequate, subject to the satisfaction of the Community Development Director.
- CDD-8. Plans submitted for building permit shall include a photometric plan, demonstrating compliance with maximum light intensity standards. The locations of all lighting, including bollard style landscaping or path lighting, shall be included in plans submitted for a building permit. All wall-mounted lighting fixtures shall be clearly called out on building elevations included as part of working drawings. All wall-mounted lighting shall complement building architecture. The lighting schedule for the building shall include a graphic representation of the proposed lighting fixtures and cut-sheets on the submitted building plans. The selected fixture(s) shall be shielded to ensure that light is directed downward consistent with the requirements of Development Code § 3.10.040 (Outdoor Lighting).
- CDD-9. The storage area for trash and recycling cans shall be screened from the public right-of-way consistent with Development Code § 3.10.075 (Trash Enclosures). The subject property shall be maintained in a clean and orderly manner at all times, free of excessive leaves, branches, and other landscape material. The applicant shall be responsible for the clean-up of any landscape material in the public right-of-way.

- CDD-10. Prior to issuance of a building permit, the applicant shall submit a landscape plan in compliance with Development Code § 3.30 Landscaping Standards and the State's Model Landscape Ordinance to replace any dead or dying landscaping or replace ground cover as necessary, subject to the satisfaction of the Community Development Director. The subject property shall be maintained in a clean and orderly manner at all times, free of excessive leaves, branches, and other landscape material.
- CDD-11. Plans submitted for construction permits shall include elevation and detail drawings of all walls and fences. Fences, walls, and hedges will comply with the development standards described in Development Code § 3.10.020 (Fences and Walls).
- CDD-12. The location of any required backflow preventer and double-check assembly shall be shown on all site plans submitted for a building permit, including the landscaping plan. Construction plans shall also include a scaled diagram of the equipment proposed. Where possible equipment shall be located inside the building within 20 feet of the front property line. Where this is not possible the back-flow preventer and double-check assembly shall be located in the street yard and screened using a combination of paint color, landscaping and, if deemed appropriate by the Community Development Director, a low wall. The size and configuration of such equipment shall be subject to review and approval by the Community Development Director.
- CDD-13. The design of proposed structures shall incorporate noise attenuating construction techniques that reduces noise exposure to acceptable levels. Exposure in outdoor activity areas must not exceed 65 dB and indoor exposure must not exceed 45 dB consistent with the City's Noise Element. Plans submitted for construction permits must clearly indicate and describe noise attenuation measures, techniques, and materials, and demonstrates their compliance with noise levels limits.
- CDD-14. **Prior to building occupancy**, the owner of the property shall record a covenant agreement with each of the residential properties stating that the property is located within a commercial zone in an urban-type environment and the units may be subject to noise levels and light emissions that may be higher than a strictly residential area.
- CDD-15. Any new proposed signage shall be reviewed by the Planning Division to ensure appropriateness for the site and compliance with the Sign Regulations. Signage shall coordinate with building architecture and the type of land use. The Director may refer additional signage to the Planning Commission if it seems excessive or out of character with the project.

FIRE DEPARTMENT

- FD-1. Addresses shall be plainly visible and legible from the street or road fronting the property. Address number shall be consistent with standards set forth in the California Fire Code.
- FD-2. All submitted building plans shall meet all California Building and Fire Codes, including errata, in effect at time of building permit submittal and shall be reviewed and approved by the Fire Protection Engineer prior to building permit issuance. This includes submittal and review of fire sprinklers prior to the issuance of a building permit as well as the following:

- a) Standpipe(s) shall be installed in each stairwell on each floor and will have a dedicated 2 ½ - inch fire department connection with on/off control valve. System may be integrated with the fire sprinkler system or a standalone system.
- b) Locally monitored fire alarm system with battery back-up, audible and visual devices, and heat sensors must be installed in commercial space, stairwells, walkways, and garages.
- c) Fire alarm enunciator panel will be located in the main entrance area.
- d) Elevator must be sized and rated for emergency personnel and equipment and signage posted. Elevator must also be equipped with recall to the first floor.
- e) If applicable, HVAC systems must have automatic shut-off when alarm system sounds.
- f) Knox Box must be mounted on the wall 6-feet from ground level.

FD-3. Prior to final occupancy, the Five Cities Fire Authority, or other designated City-approved fire inspector, shall perform a final inspection to ensure compliance with applicable and locally adopted California Building and Fire Codes.

BUILDING DIVISION

- BD-1: All required documents essential to the design of the project shall be submitted with the construction permit application. No deferred submittals, such as truss details, fire sprinkler plans, metal fabrication drawings, etc., are allowed, subject to the satisfaction of the Community Development Director.
- BD-2: A soils investigation is required for all new buildings and additions where the new floor area will exceed 500 square feet. The soils engineer shall evaluate soils in the area of the proposed structure and offer appropriate recommendations. The soils report shall be unique to this lot and current (dated less than 2 years prior to permit application date) and submitted with the building permit application.
- BD-3: Provide a photovoltaic (PV) system meeting the minimum requirements specified in Section 170.2 of the CA Energy Code, with an annual electrical output equal to or greater than the dwelling's annual usage. Provide a calculation on plan sheet and show location of PV system on roof plan and elevation views. Note on plans that a separate permit is required for the PV system. Submit a separate permit application and complete plans for the PV system. Deferred submittals are not allowed; the permit for the PV system shall be submitted concurrent with the building permit for the residence.
- BD-4: **Prior to issuance of a building permit**, all conditions of the Planning Permit, such as required lot mergers, a required subdivision map, public improvement design documents, mitigation measures and any other requirement of the City shall be completely satisfied. No building permits for a part of the overall project will be considered, such as early grading, foundation only, partial demolition, etc., unless specifically authorized by the Community Development Director.
- BD-5: Please note that as covered multifamily housing, Chapter 11A housing accessibility requirements will be applicable. Chapter 11b access requirements will apply to common areas and commercial facilities.

PUBLIC WORKS DEPARTMENT/CITY ENGINEER

PW/CE-1: **Prior to issuance of a building permit**, the applicant shall submit a Public Improvements Plan as required by Municipal Code Article IX Section 5.20. This plan shall include:

- a. Locations of new sidewalks, to be constructed per City of Grover Beach Standard Plan B.1. Sidewalk sections shall be 6 foot wide, unless matching into an existing sidewalk, in which written approval from the City Engineer shall be obtained.
- b. Locations of new driveway approaches, to be constructed per City of Grover Beach Standard Plan B.6.
- c. Locations of new curb and gutter, to be constructed per City of Grover Beach Standard Plan A.1
- d. Locations of new street trees, to be planted per City of Grover Beach standards by Municipal Code Article IX Section 5.30.
- e. The minimum pavement section required shall be 3-inches of asphalt (or 1-inch more than the existing section) over 6-inches of compacted base for all streets besides Grand Avenue.
- f. Pavement locations shall be differentiated more clearly, and distinguish between pervious and impervious locations.
- g. Improvements to existing traffic signage, striping, and other improvements per the recommendations of the Traffic Study prepared by Central Coast Transportation Consulting dated December 6, 2024. These improvements should be clearly shown on a unique plan sheet for clarity.

PW/CE-2: **Prior to issuance of a building permit**, the applicant shall submit a Site Utility Plan. This plan shall include:

- a. The location and size of the existing and any proposed water, sewer, and storm drain facilities on West Grand Avenue and North 6th St.
- b. The location and size of any existing water and sewer service lines for the property.
 - i. All existing service lines that are not proposed for re-use shall be abandoned at the main to the satisfaction of the City Engineer.
 - ii. Abandoned, existing and/or proposed water services lines must have at least 5' minimum of separation (OD to OD) along the City's water main per City Standard W.4.
 - iii. Show saw cut lines needed for abandoned and proposed utility trenching.
- c. The location and size of all proposed water and sewer service lines for the property.
 - i. New water service lines to be constructed per City of Grover Beach Standard Plan W.4
 - ii. New sewer service lines to be constructed per City of Grover Beach Standard Plan S.5a-c.
 - iii. New sewer service line backwater prevention valve to be constructed per City of Grover Beach Standard Plan S.8.
 - iv. Show saw cut lines needed for proposed utility trenching.

PW/CE-3: All existing and all new overhead utilities serving the project shall be undergrounded, as required by Municipal Code Article IX Section 5.40.

PW/CE-4: **Prior to issuance of a building permit**, the applicant shall submit a Grading and Drainage Plan as required by Municipal Code Article IX Section 5.50. This plan shall include:

- a. Property boundaries are to be established and lot corners are to be set for the purposes of foundation verification.
- b. Based on a Topographic Survey, provide sufficient detail for the project and adjoining properties to the extent of representing adjacent grades, existing drainage patterns, grade changes between adjoining lots, structures, etc.
- c. All existing and proposed easements affecting the project shall be shown.
- d. 100-percent of existing and proposed impervious surfaces shall be collected and retained on-site as required by Development Code Section 5.50.080.
- e. Provide calculations for all impervious surfaces, and the required storage volume to meet the City's on-site drainage retention requirements.
- f. Provide construction details for all stormwater collection and treatment devices.
- g. Storm water must be conveyed to on-site storage facilities. Roof water shall be piped underground from the downspouts if underground storage is proposed.
- h. Appropriate separations and design features shall be included in the site design to ensure that infiltration and retention systems are not in conflict with proposed building footings and foundations or zones of influence.
- i. Safe overland routes shall be provided for retention overflow in the event of flooding.
- j. A clear note shall be included on the approved Grading and Drainage plan indicating this requirement: "Prior to final inspection, the applicant shall submit for recordation Exhibit A, "Post Construction Stormwater Management System Operations & Maintenance Plan", and Exhibit B, the "Checklist"."

PW/CE-5: **Prior to issuance of a building permit**, the applicant shall submit an Erosion Control Plan utilizing Best Management Practices (BMPs). Complete the Water Pollution Control Plan form C.1.

PW/CE-6: Final Map submittal shall be consistent with Development Code Section 8.50. All applicable requirements of Chapter 8 of the Development Code shall be adhered to for the recordation of the Final Map and issuance of building permits for this project.

PW/CE-7: **Prior to issuance of a building permit**, the applicant shall provide a condition of approval indicating the footings for the buildings shall be designed to assure compliance with the building code while allowing for the required retention volume on site. The project soils engineer shall review the proposed footing design and retention design and provide concurrence in writing that the footing design is appropriate.

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