



MEMORANDUM

TO: PLANNING COMMISSION

FROM: ANDREW PEREZ, PLANNING MANAGER

SUBJECT: SUPPLEMENTAL INFORMATION
AGENDA ITEM 8.a – MAY 17, 2022 PLANNING COMMISSION MEETING
CONSIDERATION TENTATIVE TRACT MAP 21-001 AND
CONDITIONAL USE PERMIT 22-002; SUBDIVISION AND
CONSTRUCTION OF NINE (9) TWO-STORY RESIDENTIAL UNITS AND
A TWO-STORY MIXED-USE STRUCTURE; LOCATION – 1214 E.
GRAND AVE AND 181 N. ELM ST; APPLICANT – FLOYD HINESLEY

DATE: MAY 17, 2022

This supplemental memo contains public comment for the above referenced item received after the publication of the agenda.

cc: Community Development Director
City Website

From: [RL Mann](#)
To: [pc_publiccomment](#)
Subject: 2022-05-17 Public Comment for AG Planning Commission to approve Item 8a
Date: Tuesday, May 17, 2022 1:50:57 PM

Dear Planning Commission,

I write in support of Item 8a, the proposed development at 1214 E Grand/181 N Elm.

I live in an attached row-home similar to these in Grover Beach. It is a very water- and energy-efficient, and more naturally affordable, design. We really should have more of them!

I particularly like the homes with the "ADU-like" ensuite ground-floor bed/bath. This could serve as a relatively private and independent living space for a roommate or family member, or for an aging owner (if they are sold vs. rented), as they are accessible.

The location is ideal - on bus and bike routes, and walking distance to pharmacy, grocery, restaurants, and doctors' offices. I predict that those two-car garages will rarely have two cars in them, but perhaps a couple of e-bikes. :)

While it's my opinion that they should be taller with less parking, these "missing middle" homes will meet a lot of residents' needs. I urge you to approve the project.

Sincerely,
Rachel Mann
Grover Beach
Mobile: [REDACTED]