

SPECIAL JOINT MEETING OF THE CITY COUNCIL,
AND PLANNING COMMISSION
COASTAL VIEW PROTECTION ORDINANCE
City Hall Council Chambers
154 South Eighth Street
Grover Beach, CA
Tuesday, February 24, 2004, 6:30 p.m.

CALLED TO ORDER at 6:45 p.m. by Mayor Dee Santos

<u>PRESENT:</u>	City Council	Planning Commission
	Dee Santos	Bart Calmesnon
	John Shoals	Robert Mires
	Stephen Lieberman	Arlene Versaw
		Michael Leon
		Jacque Barnett
<u>ABSENT:</u>	Dave Ekbohm	Garret Matsuura
	Ron Arnoldsen	Howard Conroy

Staff
Ronald Anderson, City Manager
Jake Raper, Community Development Director
Martin Koczanowicz, City Attorney
Susan Zaleschuk, Assistant Director
Jennifer Tremayne, Administrative Secretary

PUBLIC COMMENTS: None

COASTAL VIEW PROTECTION ORDINANCE

Assistant Director Zaleschuk gave an overview of the Coastal View Protection Ordinance and introduced Planning Consultant, Paul Crawford, of the firm Crawford, Multari and Clark Associates.

Mr. Crawford gave a power-point presentation on View Protection and Enhancement of Views pertaining to the City of Grover Beach, and an overview of proposed Draft Ordinance Amendment ideas.

The City Council, Planning Commission and members of the public received the presentation. A summary of discussion and suggestions that were made to be added to, and included in the Draft Ordinance, follows:

- ! Modify lot coverage standards to allow more square footage on the ground floor.
- ! Include landscaping in any visual view analysis.
- ! Consider hillside views as well as coastal views.
- ! Increase public notification period to more than ten days to allow the public time to come in with questions.
- ! Conduct public noticing and hearing when there are any exceptions to any of the criteria.
- ! Consider adding more detail and quantify absolute specifics:
 - M consider bulk and mass of a structure
 - M roof configurations
 - M staggering of setbacks
 - M more corridor orientation

- M definition of natural grade
 - M provide an acceptable percentage of view loss
 - ! Consider underground garages.
 - ! Consider levying an impact fee that goes to the homeowner whose view is being impacted.
 - ! Modify the design standards to include, but not limited to:
 - M undeveloped parcels and living area of parcels as a whole
 - M consider one-story structures
 - M consider addressing views on the south side of Grand Avenue
 - M consider view protection beyond the R-1 Zone
 - M consider addressing commercial zones adjacent to residential districts that could impede views
 - M define standards and address porches and roof decks
- In addition to the above, consensus was reached:
- ! to educate and keep the public informed
 - ! to maintain the Planning Commission involvement in the process, as opposed to leaving to the Community Development Director-s discretion
 - ! remove subsection (d) of the criteria outlined in the Staff Report pertaining to exceptions to north of Grand height limits, and to use subsection (b) as the rule to determine the highest and lowest point of the lot at the building-s edge, north of Grand Avenue.

ADJOURNMENT was at 8:15 p.m.