

MINUTES
SPECIAL JOINT CITY COUNCIL / IMPROVEMENT AGENCY MEETING
MONDAY, JANUARY 29, 2007

CALL TO ORDER Mayor/Chair Lieberman called the meeting to order at 6:30 p.m. in the City Hall Council Chambers, 154 South Eighth Street, Grover Beach, California.

ROLL CALL

City Council: Council/Board Members Ashton, Nicolls, Versaw, Mayor Pro Tem/Vice Chair Shoals, and Mayor/Chair Lieberman were present.

City Staff: City Manager/Executive Director Perrault, Assistant City Attorney/Assistant General Counsel Donaldson, City Clerk/Agency Secretary McMahon, Community Development Director/Deputy Director Hansen, and Planner III Hetherington were also present.

PUBLIC COMMUNICATIONS The Mayor/Chair opened the floor to any member of the public for comment on any item listed on this agenda.

- A. Adam Hill, Grover Beach, commended the Council/Agency for addressing the issue of housing and proactive policies to meet housing goals.
- B. Jerry Rioux, Executive Director, San Luis Obispo County Housing Trust Fund, also commended the Council/Agency, stated that he had been working with City staff over the past three years on housing issues, commented on challenges in securing certification of the City's Housing Element at the State level, and affirmed his commitment to assist the City.
- C. Penny Rappa, Habitat for Humanity for San Luis Obispo County, spoke in support of the workshop and developing a Housing Element to be certified by the State.

There were no further comments received, and the Mayor/Chair closed the Public Communications segment for this portion of the meeting.

WORKSHOP – CITY COUNCIL / IMPROVEMENT AGENCY

CC/IA-1. Housing Element.

City Manager/Executive Director Perrault reviewed the Council's action in December 2006 to endorse an affordable housing strategy, which led to this workshop to review the revised draft of the Housing Element, a key policy document outlining proposed housing plans, programs, and goals for the City. He noted that the Housing Element was the only element of the City's General Plan that required certification by the State Department of Housing and Community Development (HCD).

City Manager/Executive Director Perrault then summarized the process undertaken to update the Housing Element, which had begun in 2003, and suggested the creation of a subcommittee to work with staff to complete a full review of the document and proposed changes. The subcommittee would make recommendations to the entire Council/Agency, and a revised document would then be submitted for review by the State Department of Housing and Community Development.

City Manager/Executive Director Perrault noted that staff hoped to meet with HCD representatives in the coming week to assist with staff's efforts in securing certification. He pointed out that if the Housing Element was not certified, the City could be prohibited from applying for certain State grants.

Upon request, Community Development Director/Deputy Director Hansen gave a brief overview of the goals and key components in the draft document, and identified areas that were recently under discussion with HCD staff. It was noted that the Housing Element document was a dated document – a work in progress that needed updating. He then responded to questions.

Brief discussion was held regarding staffing changes that had occurred at the City and HCD which had hindered completion of the review process on the Housing Element, efforts already underway by staff to partner with other housing

organizations, programs being reviewed at the Planning Commission level establishing a Planned Development Overlay and Density Bonus Ordinance, inclusionary housing, under-utilized parcels, secondary units, and oversight of affordable housing units.

Mayor/Chair Lieberman invited comments from those in the audience who wished to be heard on this matter.

- A. Adam Hill, Grover Beach, advocated mixed-use developments along the West Grand Avenue corridor, supported energy efficiency incentives for construction, and discussed inclusionary housing options.
- B. Jerry Rioux, Executive Director, San Luis Obispo County Housing Trust Fund, suggested that the Council/Agency consider: 1) allowing the transfer of affordable units among projects due to the smaller lot sizes in Grover Beach; 2) staged zoning density requirements for multi-family housing units; and 3) encouraging higher density developments in areas zoned agricultural.

There were no further comments received, and the Mayor/Chair closed the public comment period for this portion of the meeting.

Further Council/Agency discussion was held regarding:

- establishing local incentives to encourage developers and affordable housing organizations to work together on projects;
- the prolonged process to update the Housing Element;
- bringing in a consultant familiar with HCD to assist with the process;
- state mandates negatively impacting the City;
- local parking needs conflicting with State guidelines;
- development standards;
- developing affordable housing while preserving the lifestyle of the community;
- reviewing impact fees;
- establishing minimum as well as maximum density requirements;
- existing zoning and a Planned-Development (PD) Overlay on West Grand Avenue;
- increasing utilization and/or relocating industrial areas along Front Street, Beckett, and Second Street;
- rezoning options for the agricultural area located south of Highland Avenue;
- transferring affordable housing credits to larger parcels/developments; and
- establishing staged zoning areas with increasing densities for multi-family units.

City Manager/Executive Director Perrault summarized direction provided to staff for the next steps in the process:

- return with a recommendation regarding a consultant to assist with moving the Housing Element through the certification process; and
- creation of a subcommittee to work with staff to further review the draft document and focus on policy elements.

Action: Upon consensus, staff was directed to schedule on the next Council/Agency agenda: 1) hiring a consultant to assist with the certification process, and 2) formation of a Housing Element subcommittee.

ADJOURNMENT

There being no further business to come before the City Council / Improvement Agency, Mayor/Chair Lieberman adjourned the meeting at 7:54 p.m.

City Council:

/s/ STEPHEN C. LIEBERMAN, MAYOR

Attest: /s/ DONNA L. McMAHON, CITY CLERK
(Approved at CC Mtg 3/05/07)

Improvement Agency:

/s/ STEPHEN C. LIEBERMAN, CHAIR

Attest: /s/ DONNA L. McMAHON, AGENCY SECRETARY
(Approved at IA Mtg 3/05/07)