

**MINUTES  
IMPROVEMENT AGENCY MEETING  
MONDAY, MAY 16, 2005**

**CALL TO ORDER** Chair Shoals called the meeting to order at 10:31 p.m. in the City Hall Council Chambers, 154 South Eighth Street, Grover Beach, California.

**ROLL CALL**

Agency: Board Members Ashton, Ekbohm, Lieberman, Vice Chair Versaw, and Chair Shoals were present.

Agency Staff: Executive Director Anderson, General Counsel Koczanowicz, Agency Secretary McMahon, Finance Officer Chapman, Deputy Director Raper, and Police Chief Copey were also present.

**PUBLIC COMMUNICATIONS** The Chair opened the floor to any member of the public for comment on items of interest which were within the jurisdiction of the City Council but were not listed on the agenda. No one responded, and the Mayor closed the Public Communications segment for this portion of the meeting.

**IMPROVEMENT AGENCY - CONSENT**

None at this time.

**REGULAR IMPROVEMENT AGENCY BUSINESS**

**IA-1. Potential West Grand Avenue Commercial Development - "Grand Paseo".**

Executive Director Anderson introduced the Applicant, Ron Perkins of Cobalt Construction, to give an overview of the commercial development project being proposed for the one-block area on the north side of West Grand Avenue, between 4<sup>th</sup> and 5<sup>th</sup> Streets, and to outline challenges towards implementing the project.

Ron Perkins, Cobalt Construction, Grover Beach, gave an overview of various commercial development projects along West Grant Avenue his company had proposed over the past year prior for the three community visioning workshops facilitated by the City, and summarized commercial development projects already submitted for Planning Commission approval. He then gave an overview of the "Grand Paseo" commercial development project for the one-block area on the north side of West Grand Avenue, between 4<sup>th</sup> and 5<sup>th</sup> Streets: an 80-room hotel designed to include retail/restaurant space and 16 condominiums. He summarized the primary challenge facing the project continued to be acquisition of property located just south of the project site.

Mr. Perkins then introduced Tom Santos of the architectural firm George Garcia Architects, who displayed various floor plans and elevations as he gave a more detailed description of the proposed four-story project that would include underground parking. Mr. Santos cited the Pacific Plaza Hotel in Oceano as a similar hotel-condominium project in the South County area.

John Belsher, attorney for the Applicant, referenced an APN map of the project site as he gave an overview of the overall size requirements to accommodate the proposed commercial development project, and the challenges being faced during negotiations to acquire an adjacent property site currently being operated as a commercial used car lot. Mr. Belsher confirmed that a financial commitment from an outside investor was contingent upon acquisition of the adjacent property. He stated a similar successful hotel-condominium project was located in Pismo Beach next to The Cliffs hotel, stating these projects had already been identified as targets of opportunity for real estate investors. Mr. Belsher then outlined potential tax benefits to the City and Agency if the project was approved.

Mr. Cobalt and his representatives then responded to questions from the Agency regarding the project's design.

**Action:** Upon consensus of the Agency, the information was received and filed.

**Recess:** At 11:00 p.m., the meeting recessed to continue the City Council meeting also

scheduled for this same date.

Reconvene: At 11:53 p.m., the meeting reconvened with all members present.

**CLOSED SESSION** At 11:53 p.m., the Agency met in Closed Session to consider the following item:

1. **Conference with Legal Counsel - Anticipated Litigation**  
Significant exposure to litigation pursuant to subdivision (b) of  
Section 54956.9: One (1) potential case

Closed Session Announcements: At 12:30 a.m., Chair Shoals convened the meeting in open session with all Board Members present, and announced there were no reportable actions taken during Closed Session.

**ADJOURNMENT** There being no further business to come before the Agency, Chair Shoals adjourned the meeting at 12:30 a.m.

/s/ JOHN P. SHOALS, CHAIR

Attest: /s/ DONNA L. McMAHON, AGENCY SECRETARY  
(Approved at IA Mtg August 15, 2005)