

MINUTES
JOINT CITY COUNCIL / IMPROVEMENT AGENCY MEETING
MONDAY, MAY 18, 2009

CALL TO ORDER Mayor/Chair Shoals called the meeting to order at 9:10 p.m. in the City Hall Council Chambers, 154 South Eighth Street, Grover Beach, California.

ROLL CALL

Council/Agency: Council/Board Members Mires, Peterson, Mayor Pro Tem/Vice Chair Nicolls, and Mayor/Chair Shoals were present. Council/Board Member Bright was absent.

City/Agency Staff: City Manager/Executive Director Perrault, City Attorney/General Counsel Koczanowicz, City Clerk/Agency Secretary McMahon, Administrative Services Director/Finance Officer Chapman, Interim Community Development Director/Deputy Director Beck, Police Chief Copsey, and Economic Development Specialist Buckingham were also present.

Also present were City Engineer Garing, Martin Inoyue of Omni-Means, and Lisa Wise of Lisa Wise Consulting.

PUBLIC COMMUNICATIONS The Mayor/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 / Improvement Agency but were not listed on the agenda. No one responded and the Mayor/Chair closed the Public Communications segment for this portion of the meeting.

CONSENT AGENDA

CC/IA-1. Minutes of the Joint City Council / Improvement Agency Meeting of December 15, 2008. Action: Upon consensus, the minutes were approved as submitted.

JOINT CITY COUNCIL / IMPROVEMENT AGENCY - PUBLIC HEARING

In reference to Agenda Item No. CC/IA-2:

1) Council/Board Member Peterson disclosed that, although she did occasional work with Hamner, Jewell and Associates, she did not believe that she had a conflict of interest in deliberating on this item since her work was not specifically involved with the project nor did she have any financial interest in it.

2) Mayor/Chair Shoals stated that Phase III of the project would not be of direct financial benefit to him or to his residence, located within 500 feet of that portion of the project, since his home was already connected to the City sewer system.

CC/IA- 2. Capital Improvement Project #326 - South Grover Beach Sewer Trunk Main Project - Adoption of a Mitigated Negative Declaration and Authorization to Release Bids.

Mayor/Chair Shoals read the title to the foregoing item, declared the Public Hearing open, and deferred to staff for a report. Economic Development Specialist Buckingham provided an overview of the proposed project to address sewer capacity and service-related issues in the southwestern portion of the City. He stated that the project would install three segments of sewer line to connect to an existing South San Luis Obispo County Sanitation District 21-inch transmission line located on the east side of Highway 1, creating a gravity flow collection system for the southern portion of the City and eliminating three existing sewer lift stations. The project was designed to be constructed in three phases. However, if the construction bids received were lower than original cost estimates, all three phases could be constructed within the same year. He then reviewed the Initial Study and Mitigated Negative Declaration prepared by *firma* and the mitigation monitoring program that had been prepared. He then responded to questions from the Council/Agency regarding project benefits through the elimination of three lift stations to reduce energy consumption and air pollution. He also noted that the lift stations were located in open space areas that were smaller than the size of a regular lot.

Mayor/Chair Shoals invited comments from those in the audience who wished to be heard on this matter. There was no response and he closed the Public Hearing for this item.

Action:

City Council: It was m/s by Mayor Pro Tem Nicolls/Council Member Peterson to adopt Resolution No. 09-34 adopting the Mitigated Negative Declaration and authorize staff to release the bids. The motion carried on the following roll call vote:

AYES: Council Members Mires, Peterson, Mayor Pro Tem Nicolls, and Mayor Shoals.
NOES: Council Members - None.
ABSENT: Council Member Bright.
ABSTAIN: Council Members - None.

Resolution No. 09-34: A Resolution of the City Council of the City of Grover Beach Adopting a Mitigated Negative Declaration for Capital Improvement Project #326.

Improvement Agency: No Agency action required.

CC/IA-3. Sale of City-Owned Property to the Agency for an Affordable Housing Project.

Mayor/Chair Shoals read the title to the foregoing item, declared the Public Hearing open, and deferred to staff for a report. City Attorney/General Counsel Koczanowicz stated that, in 2008, the City had successfully negotiated an agreement for the development of four very-low income units to be developed on a parcel that was purchased by the Agency for that purpose. Another property, located at the corner of South 10th Street and Farroll Road and currently owned by the City, was identified as suitable for a similar affordable housing project and could be acquired by the Agency for the fair market appraised value. He confirmed that the Planning Commission had found the proposed sale to be in conformity with the provisions of the General Plan and that the proposed use was consistent with the surrounding neighborhood.

Mayor/Chair Shoals stated that he had discussed the proposed site with a local developer who had confirmed it was a viable lot that could accommodate multiple units. He then invited comments from those in the audience who wished to be heard on this matter. There was no response and he closed the Public Hearing for this item.

Actions:

City Council: It was m/s by Council Member Peterson/Mayor Pro Tem Nicolls to adopt Resolution No. 09-35 approving the sale of the property. The motion carried on the following roll call vote:

AYES: Council Members Mires, Peterson, Mayor Pro Tem Nicolls, and Mayor Shoals.
NOES: Council Members - None.
ABSENT: Council Member Bright.
ABSTAIN: Council Members - None.

Resolution No. 09-35: A Resolution of the City Council of the City of Grover Beach, California, Approving the Sale of a City-Owned Parcel on the Corner of South 10th Street and Farroll Road (APN 060-352-018) to the City of Grover Beach Improvement Agency for Use in an Affordable Housing Project.

Improvement Agency: It was m/s by Board Members Peterson/Mires to: 1) adopt Resolution No. IA-09-10 approving the purchase of the property; and 2) adopt Resolution No. IA-09-11 amending the Annual Appropriation Resolution approving the sale/purchase transaction. The motion carried on the following roll call vote:

AYES: Board Members Mires, Peterson, Vice Chair Tem Nicolls, and Chair Shoals.
NOES: Board Members - None.
ABSENT: Board Member Bright.
ABSTAIN: Board Members - None.

Resolution No. IA-09-10: A Resolution of the City of Grover Beach Improvement Agency Approving the Purchase of a Certain Parcel of Land Located on the Northwest Corner of South 10th Street and Farroll Road (APN 060-352-018) from the City of Grover Beach for an Affordable Housing Project.

Resolution No. IA-09-11: A Resolution of the Grover Beach Improvement Agency, Adopting the 3rd Amendment to the Annual Appropriation Resolution No. IA-08-06 by Appropriating \$380,000 for the Purchase of Property Located at the Corner of 10th Street and Farroll Road.

JOINT CITY COUNCIL / IMPROVEMENT AGENCY - BUSINESS

CC/IA-4. Conceptual Design for Center Landscape Medians and Pedestrian Bulb-outs on West Grand Avenue between Highway 1 and 4th Street.

Mayor/Chair Shoals read the title to the foregoing item and deferred to staff for a report. Economic Development Specialist Buckingham provided an overview of Council/Agency discussions held regarding the location and design of medians and bulb-outs, vehicle stacking at left-hand turn pockets, designated truck routes, and appropriate U-turn locations on West Grand Avenue between Highway 1 and 4th Street. He then reviewed discussion held and comments received at a public workshop held on April 27, 2009 with property and business owners, which also included a discussion of the Special Traffic Study conducted by Omni-Means. He stated that, once the conceptual design was approved, staff would solicit proposals from the five qualified firms that were selected for the Longbranch Avenue Demonstration Project, in addition to Omni-Means, since they prepared the traffic study for the project. He also reviewed the expedited construction schedule to coincide or immediately follow the completion of streetscape enhancements on West Grand Avenue in order to comply with project funding requirements from the American Recovery and Reinvestment Act (ARRA). He then introduced Mr. Martin Inouye from Omni-Means.

Mr. Inouye provided an overview of the traffic analysis conducted on the project area, findings, and recommendations to comply with the City's General Plan and ensure safe and efficient vehicular movement. He then responded to questions from the Council/Agency.

Brief discussion was held regarding the amount of space required for bike lanes and left-hand turn pockets. It was noted that traffic count data calculated during the months of March/April would be lower than data collected during the peak tourist summer months of June through August.

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

John Koepf, owner of Beach Place Properties, 212 - 278 West Grand Avenue, raised concerns regarding access to businesses located on his property. He suggested designating 2nd Street as a one-way street; installing curb, gutter, and sidewalk improvements on the east side of 2nd Street; and installing a traffic signal at the intersection of 3rd Street and West Grand Avenue.

There were no further public comments received.

Additional discussion was held regarding U-turn movements at 4th Street.

Action: Upon consensus (Council/Board Member Bright absent), the Council/Agency approved the conceptual design for center landscape medians and pedestrian bulb-outs at all four corners of the intersections at 2nd and 3rd Streets as shown in the Omni-Means Special Traffic Study Proposed Plan (Figure 2) with an authorized "U" turn on 4th Street.

Recess: Upon consensus of the Council/Agency, the meeting recessed at 10:08 p.m.
Reconvene: At 10:13 p.m., the meeting reconvened with all Council/Board Members present, except for Council/Board Member Bright.

CC/IA-5. Consideration of the 2009 Draft Housing Element Update for Submittal to the State Department of Housing and Community Development (HCD) for 60-Day Review.

Mayor/Chair Shoals read the title to the foregoing item and deferred to staff for a report. For the information of those present, Interim Community Development Director/Deputy Director Beck briefly reviewed issues identified at the May 4, 2009 Council/Agency meeting in preparing the Draft Housing Element, and determinations made by the consultant in response to those issues. She then introduced Lisa Wise from Lisa Wise Consulting, Inc.

Ms. Wise provided an overview of the legal requirements for updating the Housing Element, the City's allocation for affordable housing units, and data gathered regarding an inventory of vacant land and underutilized sites in the City. She then identified proposed programs that were either included in the draft document or identified as unnecessary at this time, and reviewed the schedule for review and adoption of the document by August or September 2009. She and Interim Community Development Director/Deputy Director Beck then responded to questions from the Council/Agency.

Mayor/Chair Shoals invited comments from those in the audience who wished to be heard on this matter. There were no public comments received.

Actions:

City Council:

It was m/s by Mayor Pro Tem Nicolls/Council Member Peterson to adopt Resolution No. 09-36 directing staff to forward the Draft Housing Element to the State Department of Housing and Community Development (HCD) for its initial 60-day review period. The motion carried on the following roll call vote:

AYES: Council Members Mires, Peterson, Mayor Pro Tem Nicolls, and Mayor Shoals.

NOES: Council Members - None.

ABSENT: Council Member Bright.

ABSTAIN: Council Members - None.

Resolution No. 09-36: A Resolution of the City Council of Grover Beach Reviewing the Draft Housing Element and Submittal to State Housing and Community Development (HCD) for Initial 60-Day Review.

Improvement Agency:

It was m/s by Vice Chair Nicolls/Board Member Peterson to adopt Resolution No. IA-09-12 directing staff to forward the Draft Housing Element to the State Department of Housing and Community Development (HCD) for its initial 60-day review period. The motion carried on the following roll call vote:

AYES: Board Members Mires, Peterson, Vice-Chair Nicolls, and Chair Shoals.

NOES: Board Members - None.

ABSENT: Board Member Bright.

ABSTAIN: Board Members - None.

Resolution No. IA-09-12: A Resolution of the Improvement Agency of Grover Beach Reviewing the Draft Housing Element and Submittal to State Housing and Community Development (HCD) for Initial 60-Day Review.

ADJOURNMENT

There being no further business to come before the City Council / Improvement Agency, Mayor/Chair Shoals adjourned the meeting at 10:34 p.m.

City Council:

/s/JOHN P. SHOALS, MAYOR

Attest:

/s/DONNA L. McMAHON, CITY CLERK
(Approved at CC/IA Mtg 10/19/09)

Improvement Agency:

/s/JOHN P. SHOALS, CHAIR

Attest:

/s/DONNA L. McMAHON, AGENCY SECRETARY
(Approved at CC/IA Mtg 10/19/09)