

**MINUTES  
CITY COUNCIL MEETING  
MONDAY, AUGUST 1, 2005**

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

**MOMENT OF SILENCE**

**FLAG SALUTE** The flag salute was led by Michael Leon, Grover Beach resident and former Planning Commission Member.

**ROLL CALL**

City Council: Council Members Ashton, Ekbohm, Lieberman, Mayor Pro Tem Versaw, and Mayor Shoals were present.

City Staff: City Manager Anderson, City Attorney Koczanowicz, City Clerk McMahon, Administrative Services Director Chapman, Police Chief Copsey, Public Works Superintendent Ford, and Planner I Grossman were also present.

**CLOSED SESSION ANNOUNCEMENTS**

On Monday, July 18, 2005 after meeting in Closed Session regarding:

1. Conference with Labor Negotiator  
Agency Negotiator: City Manager, James K. Katen, Administrative Services Director, Assistant Administrative Services Director, Human Resources Coordinator.  
Represented Employee Group: General Employees - (SEIU) Service Employees International Union, Local 620
2. Public Employee Performance Evaluation  
Employee: City Attorney

the Council reconvened into public session. No reportable actions were taken in Closed Session, and the meeting was adjourned.

**CEREMONIAL CALENDAR**

1. **Proclamations of Appreciation to Bart Calmenson, Michael Leon, Garret Matsuura, and Robert Mires for Service on the Planning Commission.**

Mayor Shoals read and presented the proclamations to Michael Leon and Robert Mires, and then publically acknowledged and thanked their spouses who were seated in the audience. It was noted that former Commissioners Calmenson and Matsuura were unable to attend tonight's meeting.

**PUBLIC COMMUNICATIONS**

The Mayor 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.

- A. Steve Thayer, Executive Director, Big Brothers/Big Sisters, San Luis Obispo, introduced Daniel Shock, the organization's newest staff member assigned to work in the South County. Mr. Thayer then gave an overview of the organization's accomplishments, thanked the City for its continued funding and support, and presented the City Council with a plaque of appreciation.
- B. Don Fielding, Grover Beach, expressed concerns regarding the quality, condition, and maintenance of City streets.

There were no further public comments received at this time.

## **CONSENT AGENDA**

Prior to consideration of the Consent Agenda, Item No. 5 was pulled pursuant to the request of Council Member Lieberman. It was m/s by Council Member Ashton/Mayor Pro Tem Versaw to approve Consent Agenda Item Nos. 2, 3, and 4 as submitted. The motion carried on the following roll call vote:

AYES: Council Members Ashton, Ekbom, Lieberman, Mayor Pro Tem Versaw, and Mayor Shoals.  
NOES: Council Members - None.  
ABSENT: Council Members - None.  
ABSTAIN: Council Members - None.

**2. Treasurer's Report for the Period July 13 - July 27, 2005.**

**Action:** Approved.

**3. Minutes of the Special City Council Meeting of May 9, 2005; and Regular City Council Meeting of June 20, 2005.**

**Action:** Approved.

**4. Records Destruction Authorization.**

**Action:** Adopted Resolution No. 05-56 authorizing the destruction of certain Police Department records in accordance with the approved City-wide Retention Schedule.

**Resolution No. 05-56: A Resolution of the City Council of the City of Grover Beach, California, Accepting the Police Department's Staff Report and Recommendations for Records Destruction.**

Mayor Shoals called for discussion of Consent Agenda Item No. 5.

**5. Adoption of General Plan Circulation Element.**

Brief discussion was held with staff responding to questions regarding truck routes, private streets, and driveways in the southern industrial area of the City. Council direction was then provided regarding additional amendments to the Circulation Element.

**Action:** It was m/s by Mayor Pro Tem Versaw/Council Member Lieberman to: 1) adopt Resolution No. 05-57 accepting a Mitigated Negative Declaration for the General Plan Circulation Element Update, and 2) adopt Resolution No. 05-58 approving the General Plan Circulation Element Update as amended.

**Resolution No. 05-57: A Resolution of the City Council of the City of Grover Beach, California, Approving a Mitigated Negative Declaration with Mitigation Measures for the General Plan Circulation Element Update.**

**Resolution No. 05-58: A Resolution of the City Council of the City of Grover Beach, California, Approving the General Plan Circulation Element Update.**

## **REGULAR BUSINESS**

None at this time.

## **PUBLIC HEARINGS**

**6. Approval of Tentative Tract Map (Application No. 05-005), Applicant: Rick Haynes, Location: 254 and 266 North 14<sup>th</sup> Street (APN 060-176-001).**

Mayor Shoals read the title to the foregoing item, declared the public hearing open, and deferred to staff for a report. Planner I Grossman gave an overview of the report regarding the proposal to subdivide a 22,500 square foot parcel in the Multiple Residential (R-3) Zoning District into six (6) individual lots of 3,750 square feet each to enable construction of a six (6)-unit Planned Unit Development. She then responded to Council questions and noted that the proposed project exceeded the City's

requirements for development standards and had additionally been designed to provide viewsheds to the ocean.

Mayor Shoals opened the floor to public comments on this matter.

Rick Haynes, Applicant, spoke in support of the project. He then thanked and praised staff for their assistance.

John Reed, Grover Beach, expressed concern regarding the cumulative negative impact to on-street parking in his neighborhood from multiple-unit residential developments.

There were no further public comments received, and the Mayor closed the public hearing.

**Action:** Upon m/s by Council Members Lieberman/Ashton, the City Council: 1) adopted Resolution No. 05-59 approving the Mitigated Negative Declaration; and 2) adopted Resolution No. 05-60 approving the Tentative Tract Map making the necessary findings with the appropriate Conditions of Approval. The motion carried on the following roll call vote:

AYES: Council Members Ashton, Ekbohm, Lieberman, Mayor Pro Tem Versaw, and Mayor Shoals.  
NOES: Council Members - None.  
ABSENT: Council Members - None.  
ABSTAIN: Council Members - None.

**Resolution No. 05-59: A Resolution of the City Council of the City of Grover Beach, California, Approving a Mitigated Negative Declaration and Mitigation Monitoring Program for a Tentative Tract Map Relating to Application No. 05-005.**

**Resolution No. 05-60: A Resolution of the City Council of the City of Grover Beach, California, Approving a Tentative Tract Map for Application No. 05-005.**

**7. Approval of Tentative Tract Map, Applicant: Costa Las Bodegas, LLP, Location: 550 Farroll Road (APN 060-541-006).**

Mayor Shoals read the title to the foregoing item, declared the public hearing open, and deferred to staff for a report. Planner I Grossman gave an overview of the report regarding the proposal to subdivide an existing 42,241 square foot parcel in the Coastal Industrial (C-I) Zoning District into an 18-unit, air space, industrial condominium project with one common lot. She then responded to Council questions.

Discussion was held regarding a proposed 35-foot wall along one side of the project and requesting additional architectural detailing to soften the wall's massive appearance. Further discussion was held regarding the process when items were reviewed by the Planning Commission and then brought before the City Council.

Mayor Shoals opened the floor to public comments on this matter.

Jeff Scott, project contractor, Arroyo Grande, spoke in support of the project, and stated that the wall height had already been extensively discussed, decorative block wall would be used to soften its appearance, the metal building would be an attractive design, and that the slope of the project site was to accommodate handicap access.

Discussion was held with direction given to staff for specific text amendments to the draft Resolution regarding mitigation measures. Further discussion was held regarding landscaping and the suggestion to install larger trees for visually high profile projects.

There were no further public comments received, and the Mayor closed the public hearing.

**Action:** Upon m/s by Council Members Lieberman/Ashton, the City Council: 1) adopted Resolution No. 05-61, as amended, approving the Mitigated Negative Declaration, and 2) adopted Resolution No. 05-62 approving the Vesting Tentative Tract Map. The motion carried on the following roll call vote:

AYES: Council Members Ashton, Ekbom, Lieberman, Mayor Pro Tem Versaw, and Mayor Shoals.  
NOES: Council Members - None.  
ABSENT: Council Members - None.  
ABSTAIN: Council Members - None.

**Resolution No. 05-61: A Resolution of the City Council of the City of Grover Beach, California, Adopting the Mitigated Negative Declaration for a Vesting Tentative Tract Map Relating to Application No. 05-023.**

**Resolution No. 05-62: A Resolution of the City Council of the City of Grover Beach, California, Approving a Tentative Tract Map for Application No. 05-023.**

### **COUNCIL COMMITTEE REPORTS**

Council Member Ekbom stated he had nothing to report.

Mayor Pro Tem Versaw reported on the Zone 3 Advisory Committee meeting as well as the San Luis Obispo County Flood Control meeting. He then announced that Mayor Shoals was the new Chairman for the Economic Vitality Corporation.

Council Member Ashton gave reports on meetings of the Traffic and Noise Group and the Parks, Recreation and Beautification Commission meeting. He then praised the recent *Sunset Cruise Night* along West Grand Avenue and urged the City's continued support for this event.

Council Member Lieberman stated that the Fire and Emergency Services Oversight Committee meeting would be held the following week and then gave an update of recent activities through the League of California Cities Public Safety Policy Committee.

Mayor Shoals reported on the Beach Lodge & Conference Center Ad Hoc Committee meeting. He then announced that meetings would be held in the future to follow-up on the County-wide Vision 2050 workshops and invited any interested parties to contact him for additional details.

### **CITY MANAGER'S AGENDA**

None at this time.

### **CITY ATTORNEY'S AGENDA**

None at this time.

### **CITY COUNCIL AGENDA**

#### **8. Formation of a Blue Ribbon Committee to Discuss Parking in the Downtown Redevelopment Area.**

Mayor Pro Tem Versaw suggested forming a committee to review existing parking restrictions in both the downtown area as well as City-wide and then to identify parking alternatives.

Discussion was held regarding the organizational structure of the proposed committee, current staff workloads, and various legal requirements for committee meetings pursuant to the Brown Act. Mayor Pro Tem Versaw and Council Member Ekbom both offered to attend committee meetings on this issue.

Upon consensus, Mayor Pro Tem Versaw was authorized to draft a preliminary action plan, scope of work, and selection criteria for the ad hoc committee and to report back to the City Council in September.

**9. Designation of Voting Delegate for 2005 League of California Cities Annual Conference, October 6-8, 2005.**

Mayor Shoals volunteered to serve as the City's voting delegate as he was already scheduled to attend a League of California Cities Policy Committee Meeting.

Upon consensus, Mayor Shoals was selected to serve as the City's voting delegate.

Discussion was then held regarding providing the Council with an itemized accounting of all travel, meeting, and training expenses for City Council Members, as previously discussed during several budget sessions. Upon consensus, the Administrative Services Director was instructed to track these expenditures commencing from the last adopted budget forward.

**PUBLIC COMMUNICATIONS**

The Mayor 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 public comments were received.

**COUNCIL COMMUNICATIONS**

- A. Council Member Ekbohm requested that in the future those individuals who come to speak during the public comment period and read prepared statements be required to adhere to the same three-minute time limit observed by other members of the public.

He then inquired about the status of proposed upgrades to the video production equipment used to broadcast Council meetings that would require fewer staff members to operate the cameras.

Steve Mathieu, AGP Video, gave an update on robotic camera equipment currently being tested and equipment system upgrades being implemented in the cities of Arroyo Grande and Pismo Beach that would be owned by those jurisdictions, and stated that discussions were still pending regarding fiscal impacts to Grover Beach for a system upgrade.

- B. Mayor Shoals announced that, due to family vacation plans, he would miss the next regular City Council meeting of August 15, 2005.

Recess: Upon consensus of the City Council, at 8:36 p.m. the meeting recessed to convene the Improvement Agency meeting also scheduled for this same evening.  
Reconvene: At 8:37 p.m., the meeting reconvened with all Council Members present.

**CLOSED SESSION**

At 8:37 p.m., the Council met in Closed Session concerning the following items:

- 1. Conference with Labor Negotiator**  
Pursuant to Government Code Section 54957.6.  
Agency Negotiators: City Manager, James K. Katen, Administrative Services Director, Assistant Administrative Services Director, Human Resources Coordinator.  
Represented Employee Group: General Employees - (SEIU) Service Employees International Union, Local 620
  
- 2. Conference with Labor Negotiator**  
Pursuant to Government Code Section 54957.6.  
Agency Negotiators: City Manager, Administrative Services Director, Assistant Administrative Services Director, Human Resources Coordinator, and Fire Chief.  
Represented Employee Group: Grover Beach Career Firefighters (GBCF)

- 3. Conference with Labor Negotiator**  
Pursuant to Government Code Section 54957.6.  
Agency Negotiators: City Manager and Administrative Services  
Director  
Unrepresented Employee Groups: Management & Confidential Employees
- 4. Conference with Labor Negotiator**  
Pursuant to Government Code Section 54957.6.  
Agency Negotiator: City Manager  
Unrepresented Employee Groups: Executive Management
- 5. Public Employee Performance Evaluation**  
Pursuant to Government Code Section 54957  
Employee: City Attorney

Closed Session Announcements: At 11:28 p.m., Mayor Shoals convened the meeting in open session with all Council Members present, and announced the following reportable action for Closed Session Item No. 1: the Council approved the terms of a new Memorandum of Understanding with SEIU in principle (4-1, Council Member Ekbohm voting no.) No reportable actions were taken for Closed Session Item Nos. 2, 3, 4, and 5.

### **ADJOURNMENT**

There being no further business to come before the City Council, Mayor Shoals adjourned the meeting at 11:28 p.m.

/s/ JOHN P. SHOALS, MAYOR

Attest: /s/ DONNA L. McMAHON, CITY CLERK  
(Approved at CC Mtg October 3, 2005)