

**MINUTES
SPECIAL CITY COUNCIL MEETING
WEDNESDAY, SEPTEMBER 12, 2007**

CALL TO ORDER Mayor 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 Members Ashton, Bright, Nicolls, Mayor Pro Tem Shoals, and Mayor Lieberman were present.

City Staff: City Manager Perrault, City Clerk McMahon, Community Development Director Hansen, Planner III Hetherington, and Building/Planning Technician Mesa were also present.

Also present was City Engineer Garing.

PUBLIC COMMUNICATIONS Mayor Lieberman opened the floor to any member of the public for comment on items of interest listed on the agenda. No public comments were received at this time, and Mayor Lieberman closed the Public Communications segment for this portion of the meeting.

WORKSHOP

1. Review of Residential Development Standards in all Multi-dwelling (R-2 and R-3) Zoning Districts.

Mayor Lieberman read the title to the foregoing item and deferred to staff for a report. Community Development Director Hansen gave a brief overview of previous Council discussions held on September 26, 2006 and June 4, 2007 regarding amending development standards for projects located in multiple residential zoning districts (R-2 and R-3). He stated that the focus for this workshop would be on development standards in R-3 zones and would include: increasing density while reducing the negative impacts to surrounding areas; increasing lot coverage; lowering building heights; and providing larger footprints (building envelopes) for development opportunities.

Community Development Director Hansen provided a brief explanation of residential development standards permitted in R-2 zoning districts compared with standards authorized in R-3 zoning districts. He then displayed a number of site plan examples at different levels of allowable lot coverage to illustrate potential design options and the resulting impacts to parking, setbacks, and building heights. He also reviewed how density was determined by using either "gross" acreage or "net" area, and the challenges presented when determining density depending upon whether the City's General Plan (gross density) or Zoning Ordinance (net density) was applied. Community Development Director Hansen then responded to questions from the Council.

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

Public comments were received and staff responded to questions posed by the following individuals regarding density, building heights, parking, lot coverage, negative issues regarding traffic and noise in high density neighborhoods, water capacity, and development concessions allowed pursuant to the State's density bonus law:

- Liz Doukas, Grover Beach;
- Anita Showers, Grover Beach;
- Gary Edmunds, Grover Beach;
- John Wysong, Grover Beach;
- Jessie Lemus, Grover Beach; and
- Glenn Marshall, Planning Commissioner, Grover Beach, who suggested increasing the amount of developable land by reducing the City's right-of-way and requiring installation of impervious pavement materials.

There were no further public comments received.

It was noted that a City's General Plan provided a "theoretical maximum" at which the City would reach build out; however, that event was unlikely to occur, as fewer high density residential units were being developed, such as apartment complexes; and that development of three-story buildings was a more recent occurrence.

Further Council discussion was held regarding the various design options presented and concerns focused on a building's overall height rather than the number of stories included in the design.

Action: Upon consensus, the Council suggested further refinements to design standards as follows:

- reduce overall building heights in R-3 zones to either 30 or 32 feet;
- provide further guidelines regarding interpretation of the orientation of setbacks (i.e., how the "front" of a property is determined);
- provide further review of locations for guest parking (i.e., adjacent to street frontage but not within the interior or back of the lot);
- modify the size requirement for parking spaces;
- increase lot coverage or a building's "footprint" to 45% for R-1 zones, 50% for R-2 zones, and 60% for R-3 zones;
- increase the distance for building separation and setbacks;
- reduce or eliminate the 80% second floor-to-first floor ratio considering form-based design criteria.

Additional Council discussion was held regarding getting input from the Planning Commission on revised design guideline options, and the estimated time frame to initiate an Ordinance amendment.

The Council thanked staff for the informative presentation and thanked members of the public for their comments and participation in the workshop.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Lieberman adjourned the meeting at 8:30 p.m.

/s/STEPHEN C. LIEBERMAN, MAYOR

Attest:

/s/DONNA L. McMAHON, CITY CLERK

(Approved at CC Mtg 11/5/07)