

**MINUTES**  
**SPECIAL CITY COUNCIL MEETING AND PUBLIC WORKSHOP**  
**MONDAY, OCTOBER 24, 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.

**FLAG SALUTE** The flag salute was led by Planner I Sean Nicholas.

**ROLL CALL**

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

City Staff: Interim City Manager Warne, City Attorney Koczanowicz, City Clerk McMahon, Police Chief Copsey, Planner III Hetherington, Public Works Superintendent Ford, and Planner I Nicholas were also present.

Also present were City Engineer Garing and Consultant Kelley Kahn with the firm Design, Community & Environment (DCE).

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

- A. Don Fielding, Grover Beach resident, in reference to Consent Agenda Item No. 1, questioned the manner in which the segment of Park View Avenue designated to be repaired had received higher priority over other street segments in need of repair.

There were no further public comments received at this time.

**CONSENT AGENDA**

Prior to consideration of the Consent Agenda, Item No. 1 was pulled pursuant to the request of Mayor Shoals.

**Prior to discussion of Consent Agenda Item No.1, Council Member Lieberman declared a conflict of interest due to his residence being within 500 feet of the subject property, stepped down from the dais, and left the room.**

Mayor Shoals called for discussion of Consent Agenda Item No. 1.

**1. Award of Bid - Park View Avenue Street Rehabilitation Project From 4<sup>th</sup> Street to Charles Avenue.**

City Engineer Garing gave a brief overview of the staff report. In response to the concern raised during the public comment period regarding the prioritization process of local streets designated for rehabilitation, he stated that a list of streets had been identified approximately three years ago and that the final street project remaining on that list was the Park View Avenue Project. He also noted that the project required replacement of the existing two-inch water main to accommodate the City's requirements for fire sprinklers. He then responded to Council questions and confirmed that public comments and requests would be considered when street segments were prioritized for future rehabilitation.

City Attorney Koczanowicz clarified that the City Council did not select specific street segments for rehabilitation, but citizens could submit comments or suggestions to the City Engineer, Public Works Superintendent, and/or City Manager.

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

Don Fielding, Grover Beach, commented on the value of public input during the process of prioritizing street projects.

There were no further public comments received at this time.

**Action:** Upon consensus, (Council Member Lieberman absent due to a conflict of interest), the City Council awarded the bid to Souza Construction, Inc., in the amount of \$341,534, and authorized the Mayor to execute the contract on behalf of the City.

**At this time, Council Member Lieberman returned to the dais.**

## **PUBLIC WORKSHOP**

### **2. Public Workshop on Community Vision.**

Mayor Shoals introduced Consultant Kelley Kahn with the firm Design, Community & Environment (DCE). Referencing a PowerPoint presentation, Consultant Kahn gave an overview of the community visioning process which had begun over a year ago, and recapped findings from each of the three public workshops conducted in May and June 2004, and the Consensus Vision Report presented in June 2004. She then described the next to finalize the visioning process and prepare a community display board or "visioning poster" to include vision statements and renderings of the types of development that could occur under implementation of the vision.

Brief Council discussion was held regarding maintaining the 4<sup>th</sup> Street corridor as a major arterial and retail/commercial development adjacent to the mobile home park on Highway One.

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

The following persons provided suggestions for traffic calming measures on North 4<sup>th</sup> Street, hiking/biking trails along Pismo Lake, improved pedestrian crosswalks on West Grand Avenue, cited examples of other pedestrian-friendly communities or communities with improved downtown-parking, maintaining the strawberry field on Highland Way for agricultural purposes, encouraging live/work and commercial development along Highway One north of Grand Avenue, concerns regarding multi-story building heights, support for a beachfront lodge and conference center similar to Asilomar in Pacific Grove, concerns regarding the appearance of blighted rental units, improving the appearance of Highway One along the railroad right-of-way, and maintaining the small-town quality of the community:

- John Koepf, Arroyo Grande, property owner of the Beach Place in Grover Beach;
- Joyce Schwartz, Grover Beach;
- Gary Edwards, Grover Beach;
- Sherry Mitzler, Grover Beach, who distributed photos and a hand-out of mixed-use development examples in Colorado;
- Mike Wilson, Grover Beach;
- Loretta Doukas, Grover Beach;
- Charles Okui, owner of the strawberry field on Highland Way, who stated that for economic reasons his family would eventually develop the property for residential or industrial use;
- Sharon Brown, Grover Beach;
- Lee Carter, Grover Beach;
- Don Fielding, Grover Beach;
- Connie Rogers, Grover Beach;
- Liz Doukas, Grover Beach;
- Ron Perkins, Grover Beach, who suggested building a pier to attract tourists and development similar to Pismo Beach; and
- Pat (no last name given), Grover Beach, who urged the Council to maintain the "zen-like" quality of the City.

There were no further public comments received at this time.

Consultant Kahn summarized the comments received and various areas of concerns raised.

Further Council discussion was held with consensus given regarding the following areas:

North 4<sup>th</sup> Street

- maintaining this street as a major arterial;
- beautification of this major entryway into the City by installing landscape medians and banner flags;
- encouraging commercial development from West Grand Avenue to Newport Avenue and residential development from Newport Avenue to Ocean View Avenue;

Beachfront Lodge and Conference Center:

- replacing the term "low-slung" with "low-profile" or "low-scale".

Mobile Home Park Site:

- identifying the temporary use area located between the LeSage Riviera Mobile Home Park and West Grand Avenue for future commercial uses.

Strawberry Field:

- adding, "until such time in the future as the property owner desires to change its use."

Open Space:

- adding, "preserving and expanding whenever possible" the open space along Grover Beach's northern border.

Industrial Area:

- maintaining the area south of Farroll Avenue as primarily industrial;
- encouraging commercial, residential, and light industrial development along North 1<sup>st</sup> Street.

Building Heights:

- limiting building heights to three-story buildings, except for two specific locations along West Grand Avenue;
- the civic center node and tourist-serving retail node to include the areas located one block north and south of West Grand Avenue;
- all nodes to be considered for four-story buildings on a case-by-case basis;
- building heights to be varied and setbacks designed along the upper stories; and
- "stories" defined as levels located above-ground.

Further discussion was held regarding Pismo Lake being designated an ecological preserve and therefore limiting pedestrian access to that area.

The City Council thanked the residents and business/property owners for attending the workshop, and voicing their suggestions, ideas, and concerns.

It was noted that Design, Community & Environment (DCE) would continue to work with staff for design input and would incorporate comments from the evening's workshop into a draft vision poster to present to the City Council at a future meeting for final approval.

Council Member Ekbom reminded all those present that the Zone 1 and Zone 1A Arroyo Grande Creek issue was scheduled for discussion at the South San Luis Obispo County Sanitation District meeting on Wednesday, October 26, 2005.

**ADJOURNMENT**

There being no further business to come before the City Council, Mayor Shoals adjourned the meeting at 9:10 p.m.

/s/ JOHN P. SHOALS, MAYOR

Attest: /s/ DONNA L. McMAHON, CITY CLERK

(Approved at CC Mtg January 3, 2006)