

**MINUTES  
JOINT CITY COUNCIL / IMPROVEMENT AGENCY MEETING  
MONDAY, DECEMBER 3, 2007**

**CALL TO ORDER** Mayor/Chair Shoals called the meeting to order at 9:02 p.m. in the City Hall Council Chambers, 154 South Eighth Street, Grover Beach, California.

**ROLL CALL**

Council/Agency: Council/Board Members Ashton, Lieberman, 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 McMahan, Community Development Director/Deputy Director Hansen, and Police Chief Copsey were also present.

**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.

**IMPROVEMENT AGENCY - CONSENT**

**IA-1. Minutes of Improvement Agency Meeting of September 17, 2007.**

**Action:** Upon consensus (Board Member Bright absent), the minutes were approved as submitted.

**JOINT CITY COUNCIL / IMPROVEMENT AGENCY - BUSINESS**

**CC/IA-1. Authorization to Proceed with the Scope of Work for Update of the Land Use Element of the General Plan and Preparation of Related Environmental Documentation.**

Mayor/Chair Shoals read the title to the foregoing item and deferred to staff for a report. City Manager/Executive Director Perrault recommended that this item be continued in order to have the consultant present to respond to questions. He then stated that any questions or direction would be forwarded to the consultant.

Brief discussion was held with Council comments provided to staff regarding suggested revisions to the Consultant Services Agreement and Work Scope documents, as well as questions to relay to the consultant:

- adding a performance clause and notification to the Council in the event of any anticipated delay in project scheduling due to staffing;
- timing as to when to conduct discussions of future relocation of industrial uses that are currently occurring north of West Grand Avenue to the Industrial Area;
- adjusting the time frame for completion to factor in potential Coastal Commission deliberations that may be required;
- expanding on base assumptions to include: analyzing improved land utilization on South 13<sup>th</sup> Street from West Grand Avenue to The Pike; establishing mixed-use residential/business development at the gateway entrance to the City on North 4<sup>th</sup> Street; developing a master plan for the area currently referred to as the "strawberry fields" to include mixed uses and amenities when agricultural production is no longer feasible;

- amending the focus of Workshop #1 as the steps identified in the draft document have already been completed with the visioning process workshops;
- clarifying that the Visioning document was not the only source of information for forming the basis of the Land Use Element;
- conducting a comparison of existing land use development standards to the Visioning document to determine if any changes are necessary;
- including a map specifically depicting "transitional areas";
- determining whether the scope of work, timing, or consultant costs would change if significant impacts did arise from changes in policy; and
- including in the preparation process interviews of key stakeholders prior to the first workshop (e.g., Council Members, Chamber of Commerce, land owners, etc).

There was no further discussion held and no public comments received.

**Action:** Upon consensus (Council/Board Member Bright absent), this matter was continued to the meeting of January 7, 2008 when the consultant would be available to respond to questions and comments.

**CC/IA-2. Authorization to Release a Request for Proposal (RFP) to Secure a Development Partner for an Affordable Housing Project.**

Mayor/Chair Shoals read the title to the foregoing item and deferred to staff for a report. City Manager/Executive Director Perrault gave background information on property located at 506 Longbranch Avenue that was purchased with Agency funds and reallocated federal HOME funds for an affordable housing project. He then gave an overview of a proposed Request for Proposal document to solicit proposals from qualified contractors and/or non-profit agencies to design and construct up to four single family units to be offered to qualifying low- or very-low income families. He stated that staff was in the process of obtaining additional comments from affordable housing representatives, further revisions to the RFP document were necessary, and a final draft would be presented to the Council/Agency on January 7, 2008. He then responded to questions from the Council/Board.

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

Penny Rappa, Executive Director, Habitat for Humanity, spoke in support of the proposed project and having an opportunity to partner with the City in developing affordable housing units. She then responded to questions regarding Habitat for Humanity-sponsored projects in other areas of the County.

There were no further public comments received.

**Action:** Upon consensus (Council/Board Member Bright absent), this item was continued to January 7, 2008, to allow staff further opportunity to receive comments from potential proposers and affordable housing representatives and revise the RFP document.

**ADJOURNMENT**

There being no further business to come before the City Council / Improvement Agency, Mayor/Chair Shoals adjourned the meeting at 9:39 p.m.

**City Council:**

/s/JOHN P. SHOALS, MAYOR

Attest:

/s/DONNA L. McMAHON, CITY CLERK  
(Approved at CC Mtg 3/03/08)

**Improvement Agency:**

/s/JOHN P. SHOALS, CHAIR

Attest:

/s/DONNA L. McMAHON, AGENCY SECRETARY  
(Approved at IA Mtg 3/17/08)