

MINUTES
SPECIAL JOINT CITY COUNCIL / PLANNING COMMISSION MEETING
TUESDAY, DECEMBER 14, 2010

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 John Koepf, Grover Beach property owner.

ROLL CALL

City Council: Council Members Bright, Molnar, Peterson, Mayor Pro Tem Nicolls, and Mayor Shoals were present.

Planning Commission: Commissioners Alex, Blum, Coleman, Laferriere, Roberson, Vice Chair Evans, and Chair Long were present.

City Staff: City Manager Perrault, City Attorney Koczanowicz, Administrative Secretary Toles, Administrative Services Director Chapman, Community Development Director Buckingham, and Public Works Director/City Engineer Ray were also present.

Also present were Battalion Chief Heath, Allison Rolfe of Pacifica Companies, and Andy Zilke of California State Parks.

PUBLIC COMMUNICATIONS

The Mayor opened the floor to any member of the public for comment on any item described in this agenda. No public comments were received at this time.

BUSINESS

1. Status Report Regarding the Grover Beach Lodge & Conference Center.

Project Applicant: Pacifica Companies.

Mayor Shoals read the title to the foregoing item and described the format of the meeting to receive a progress update regarding the Grover Beach Lodge and Conference Center project, encourage public review and comments regarding the Draft Environmental Impact Report, and review the processing schedule for the remainder of the project.

City Manager Perrault provided a brief overview of the project to construct a 150-room hotel and conference center on property owned by State Parks at the west end of West Grand Avenue. He noted that this was an informational presentation only and that the project would be scheduled later for full Public Hearings. He then introduced Allison Rolfe, Project Manager for Pacifica Companies.

Ms. Rolfe provided background information regarding Pacifica Companies and displayed a schematic of the project design, photographs of the project area, and architectural renderings as she described the proposed hotel and conference center project. She pointed out the environmentally-friendly design features and public amenities as planned to enhance visitor access to the beach, and outlined the upcoming steps and anticipated schedule for project review. Ms. Rolfe and staff then responded to questions from the Council and Commission.

Brief discussion was held regarding the environmental review process, drainage, low impact design features, and plans to ensure protection of the dunes and native vegetation.

Community Development Director Buckingham provided an overview of the environmental review process that would begin with the Draft Environmental Impact Report (DEIR). He stated that the environmental document would be available for a 45-day period for the public to review and submit comments. All comments and responses would be incorporated into the Final Environmental Impact Report subsequently submitted to the Planning Commission and City Council for separate Public Hearings and deliberations. He then responded to questions from the Council and Commission regarding the environmental process and outlined available options for the public to view and/or purchase copies of the DEIR.

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

- Hans Hansson, Arroyo Grande, inquired and received a response regarding the size and location of the proposed equestrian staging area and location for a sewer dump station;
- Anita Shower, Grover Beach resident, inquired and received a response regarding design features to accommodate conference functions;
- Tom Rehder, Grover Beach business owner, suggested including a trolley system to bring future hotel guests and conventioners to local Grover Beach businesses;
- Stephanie Greene, Nipomo, inquired and received responses regarding proposed project building heights and protection of nesting least terns;
- Andy Zilke, District Superintendent, Oceano Dunes District, California State Parks, noted there was no evidence of least terns inhabiting the proposed project area;
- Pam Krahl, San Luis Obispo, speculated whether the Coastal Commission might approve a project requiring removal of a large area of the dunes;
- Linda McClure, Grover Beach business owner, spoke in support of the project; and
- John Buck, resident of Le Sage Riviera Mobile Home Park, Grover Beach, expressed concerns regarding potential negative traffic impacts.

There were no further public comments received.

Upon question, City Attorney Koczanowicz recommended that members of the public submit their questions and/or comments in writing to City Hall, stating that responses would be compiled and included in the Final Environmental Impact Report.

Community Development Director Buckingham clarified that written questions and responses regarding environmental issues would be included in the Final Environmental Impact Report, and that the public would have opportunities to comment on non-environmental issues during upcoming Public Hearings before the Planning Commission and City Council.

Action: Upon consensus of the City Council and Planning Commission, the report was received and filed.

The Council thanked and praised Ms. Rolfe and staff for the presentations, thanked the public for their comments, and outlined future opportunities for the public to comment on the project.

ADJOURNMENT

There being no further business to come before the City Council and Planning Commission, Mayor Shoals adjourned the meeting at 7:33 p.m.

/s/ JOHN P. SHOALS, MAYOR

Attest:

/s/ DONNA L. McMAHON, CITY CLERK
(Approved at CC Mtg 02/22/2011)

Respectfully Submitted:

/s/ LORRIE TOLES, ADMINISTRATIVE SECRETARY