

**MINUTES  
CITY COUNCIL MEETING  
TUESDAY, JANUARY 18, 2011**

**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 Kayla Stennett, a 9-year-old, 4<sup>th</sup> grade student from Grover Heights Elementary School.

**ROLL CALL**

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

City Staff: City Manager Perrault, Assistant City Attorney Donaldson, City Clerk McMahon, Community Development Director Buckingham, Public Works Director/City Engineer Ray, and Police Chief Copsey were also present.

Also present were Fire Chief Hubert of the Five Cities Fire Authority, and Lisa Wise and Adrian Neal of Lisa Wise Consulting.

**CLOSED SESSION ANNOUNCEMENTS**

None at this time.

**AGENDA REVIEW**

City Manager Perrault requested that the Council authorize adding an item to the agenda as "Agenda Item No. 6" regarding the Governor's budget proposal to eliminate redevelopment agencies. He noted that the facts regarding the need to act were not known prior to posting and distributing the agenda; however, immediate Council action was necessary prior to the next regularly scheduled City Council meeting, and there was some urgency in the situation as the Governor was anticipated to soon be making decisions regarding the State budget.

**Action:** It was m/s by Mayor Pro Tem Nicolls/Council Member Peterson to add "Agenda Item No. 6" to the posted agenda regarding the Governor's budget proposal. The motion carried on the following roll call vote:

AYES: Council Members Bright, Molnar, Peterson, Mayor Pro Tem Nicolls, and Mayor Shoals.  
NOES: Council Members - None.  
ABSENT: Council Members - None.  
ABSTAIN: Council Members - None.

**Action:** Upon unanimous consensus, the Council adopted the agenda as amended.

**CEREMONIAL CALENDAR**

None at this time.

**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. Tom and Janine Carter, Grover Beach, requested the Council initiate a process to identify, license, regulate, and tax vacation rentals, as well as to restrict the areas in which vacation rentals could be located. They also submitted signed petitions in support of their requests.
- B. John A. Wysong, Grover Beach, expressed concerns regarding the economy and state and local politics.

Upon question, City Manager Perrault stated that the issue of vacation rentals was anticipated to be on the Planning Commission's agenda in February and would subsequently be scheduled thereafter for consideration by the City Council.

## **PUBLIC HEARINGS**

### **1. Request to Consider Adoption of the West Grand Avenue Master Plan.**

Mayor Shoals read the title to the foregoing item, declared the Public Hearing open, and deferred to staff for a report. Community Development Director Buckingham provided an overview of the West Grand Avenue Master Plan, which was unanimously recommended by the Planning Commission for Council approval at a Special Joint City Council / Planning Commission meeting held on December 6, 2010. For the information of those present, he summarized the major components of the Master Plan regarding: 1) design concepts for lane reductions or a "road diet" between 8<sup>th</sup> to 11<sup>th</sup> Streets; 2) roundabouts at gateway locations; 3) designating areas for nodes, gateways, and transitions; 4) parking strategies to encourage new development and promote a pedestrian-oriented environment; and 5) design guidelines for future development within the Master Plan area.

Community Development Director Buckingham also outlined the tools for implementing the Master Plan, if adopted, through the Capital Improvement Program, Zoning Code amendments, and the use of design guidelines for private development projects. He then introduced Lisa Wise of Lisa Wise Consulting.

Ms. Wise provided a brief overview of the primary goals of the Master Plan and concepts for three districts within the plan area to serve visitors, centralized businesses, and commercial uses. She and Community Development Director Buckingham then responded to questions from the Council.

Council Member Molnar expressed concerns regarding the public outreach process for receiving comments regarding the Master Plan. She also objected to the design concept of a "road diet" due to potential negative impacts to local businesses and increased maintenance costs, citing examples of other communities where similar street design concepts had been unsuccessful, and questioned whether a parking moratorium might create a future burden on the City to provide public parking areas.

Brief discussion was held regarding estimated costs for additional traffic studies.

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

#### The following persons spoke in support of the proposed Master Plan:

- Duke Sterling, business and commercial property owner on W. Grand Avenue;
- Jessica Berry, Regional Planner, San Luis Obispo Council of Governments, who also spoke in support of continuing to explore parking strategies to encourage development;
- John Koepf, commercial property owner, Beach Place development; and
- Vants Anseth, business owner, Grover Beach, who also requested that all four traffic lanes remain open in the downtown area, and noted that he had submitted written comments regarding the parking design concepts directly to Mayor Pro Tem Nicolls.

#### The following person spoke in opposition to the proposed Master Plan:

- David Ekbohm, former Grover Beach Mayor, objected to design concepts for lane reductions, roundabouts, wider sidewalks, and parking moratoriums.

#### The following comments were also received:

- John Laferriere, Grover Beach, suggested deferring a decision on the Master Plan until the meeting minutes from the Joint City Council / Planning Commission meeting of December 6, 2010 were available for review;
- Jeff Emrick of Garing Taylor & Associates cited examples of roundabouts in Santa Maria that were successfully functioning as designed, and spoke in support of locating a roundabout at 4<sup>th</sup> Street, but not at Highway One; and

- Loretta Doukas, Grover Beach, stated that she had submitted written comments regarding the visitor serving district being “too restrictive”, and wanted to add to those comments that the area between 2<sup>nd</sup> and 8<sup>th</sup> Streets had 89 residential units, including new Planned Unit Developments, and that area should be made “less restrictive”. She also objected to the design concept of roundabouts, and requested data regarding the number of businesses on West Grand Avenue that could be supported economically.

There were no further public comments received and the Mayor closed the Public Hearing.

Mayor Pro Tem Nicolls acknowledged receiving Mr. Anseth’s written comments and confirmed that he would distribute the information to the other Council Members.

Brief Council discussion was held regarding regulating traffic speeds.

Upon request, Police Chief Copsey and Assistant City Attorney Donaldson responded to questions regarding speed limits pursuant to state law, and noted that a posted speed limit was unenforceable unless supported by traffic surveys.

Lisa Wise noted that traffic speeds could be reduced by narrowing or reducing the number of travel lanes, and responded to the earlier inquiry regarding data for the estimated number of households to support commercial businesses on West Grand Avenue.

Council Member Molnar disagreed with identifying design concepts in the Master Plan that business owners opposed, such as a “road diet” or roundabouts. She suggested that instead of constructing roundabouts, having the funds allocated for street repair and rehabilitation.

Further Council discussion was held regarding the Master Plan being a framework of design guidelines and strategies to encourage development on the main corridor that were intended to be flexible and subject to further refinements, as well as restrictions prohibiting the use of grant funds on street maintenance.

**Action:** It was m/s by Mayor Pro Tem Nicolls/Council Member Peterson to adopt Resolution No. 11-08 to approve the West Grand Avenue Master Plan. The motion carried on the following roll call vote:

AYES: Council Members Bright, Peterson, Mayor Pro Tem Nicolls, and Mayor Shoals.  
NOES: Council Member Molnar.  
ABSENT: Council Members - None.  
ABSTAIN: Council Members - None.

**Resolution No. 11-08: A Resolution of the City Council of the City of Grover Beach Approving the West Grand Avenue Master Plan.**

At this time Mayor Shoals suggested extending the landscape median improvements that were constructed between 2<sup>nd</sup> and 4<sup>th</sup> Streets on West Grand Avenue to the downtown area. He referenced previous design work completed by Rick Engineering and potential transportation enhancement funds available through the San Luis Obispo Council of Governments. He then described an interim plan for improvements between 8<sup>th</sup> and 11<sup>th</sup> Streets.

**Action:** Upon consensus, the Council authorized staff to move forward with an “interim plan” of improvements in the downtown area between 8<sup>th</sup> and 11<sup>th</sup> Streets if transportation funds became available to include: 1) medians; 2) narrowing of the traffic lanes and adding bike lanes; 2) working with business owners on a possible mid-block bulb-out demonstration project; and 4) exploring the feasibility of angled parking on the side streets of 7<sup>th</sup>, 9<sup>th</sup>, and 11<sup>th</sup> Streets.

**Recess:** Upon consensus of the City Council, the meeting recessed at 8:15 p.m.  
**Reconvene:** At 8:30 p.m., the meeting reconvened with all Council Members present.

## **CONSENT AGENDA**

It was m/s by Council Member Bright/Mayor Pro Tem Nicolls to approve Consent Agenda Item Nos. 2, 3, and 4 as recommended. The motion carried on the following roll call vote:

AYES: Council Members Bright, Molnar, Peterson, Mayor Pro Tem Nicolls, and Mayor Shoals.  
NOES: Council Members - None.  
ABSENT: Council Members - None.  
ABSTAIN: Council Members - None.

**2. Treasurer's Report for the Period December 28, 2010 - January 13, 2011.**

**Action:** Approved as submitted.

**3. Minutes of the Following City Council Meetings:**

- **Special Joint City Council / Improvement Agency Meeting of September 13, 2010;**
- **City Council Meeting of October 4, 2010;**
- **City Council Meeting of October 18, 2010; and**
- **Joint City Council / Improvement Agency Meeting of October 18, 2010.**

**Action:** Approved the minutes as submitted.

**4. Request to Destroy Records in Accordance with the Established Records Retention Schedule** - Authorizing the destruction of certain records from the Community Development Department in accordance with the City's records destruction policy.

**Action:** Adopted Resolution. No.11-09.

**Resolution No. 11-09: A Resolution of City Council of the City of Grover Beach, California Accepting the Community Development Department's Recommendations for Records Destruction.**

## **REGULAR BUSINESS**

**5. Discussion and Recommendations Regarding the Implementation of a Short-Term Local Street Rehabilitation Program and the Development of a Long-Term Strategy.**

Mayor Shoals read the title to the foregoing item and deferred to staff for a report. Public Works Director/City Engineer Ray provided a brief overview of the short-term strategy to restore as many major connecting streets as possible to an "acceptable condition" and to maintain them in that condition in perpetuity, as well as increasing the annual amount allocated for basic street maintenance from \$75,000 to \$125,00 to enhance efforts for repairing potholes and damaged sidewalks. He then reviewed various state and local funding sources for the City's annual allocation of approximately \$700,000 per year for street rehabilitation projects, the rating index system to describe street conditions, and estimated costs to maintain the streets most used by motorists. He noted that, due to the number of streets requiring significantly more attention than preventative maintenance and the City's current funding limitations, only 80 percent of the major connecting streets could be adequately maintained over the long-term.

Public Works Director/City Engineer Ray then outlined several potential long-term solutions to sustain all City streets through: 1) identifying additional funds from multiple sources, such as bonds, assessment districts, development impact fees, or pursuing additional state and federal transportation funds; 2) reducing the cost of pavement rehabilitation via new technologies; and 3) reducing the amount of pavement maintained. He then responded to questions from the Council.

Brief discussion was held regarding street rehabilitation strategies, estimated costs, and the poor condition of certain major streets.

Mayor Shoals invited comments from those in the audience who wished to be heard on this matter. No public comments were received at this time.

Further Council discussion was held regarding the limited amount of funding available for street rehabilitation, focusing rehabilitation efforts on a prioritized list of major connecting

street segments in the coming year, and completing certain street segments that were previously identified for rehabilitation, specifically Brighton and Nice Avenues. It was noted that South 7<sup>th</sup> Street was also previously identified for rehabilitation; however, ongoing street damage was occurring from trailers accessing an adjacent business. Additional discussion was held regarding estimated funds available through a municipal bond.

**Action:** Upon unanimous consensus, the Council authorized proceeding with rehabilitation of the following street segments from the FY 10 Local Street Rehabilitation Program:  
- Brighton Avenue (from North 13<sup>th</sup> Street to Oak Park Boulevard); and  
- Nice Avenue (from South 12<sup>th</sup> Street to South 13<sup>th</sup> Street).

Further Council discussion was held regarding prioritizing the proposed list of major connecting streets designated for implementing the short-term rehabilitation strategy.

**Action:** Upon unanimous consensus, the Council amended the priority level of recommended major connecting streets for the short-term street rehabilitation strategy as follows:

1. West Grand Avenue;
2. 4<sup>th</sup> Street;
3. Oak Park Boulevard;
4. 13<sup>th</sup> Street;
5. Longbranch Avenue from Oak Park Boulevard to South 4<sup>th</sup> Street;
6. 8<sup>th</sup> Street;
7. Farroll Road;
8. North 12<sup>th</sup> Street;
9. Atlantic City Avenue;
10. The Pike;
11. El Camino Real;
12. Newport Avenue; and
13. Mentone Avenue.

Further, upon unanimous consensus, the Council authorized allocating an additional \$50,000, as funds were available, for pothole repairs, sidewalk maintenance, striping, and signage.

**Action:** Upon m/s of Council Members Peterson/Bright, the Council authorized staff to: 1) prepare a Resolution authorizing the implementation of a short-term street rehabilitation program, including a prioritized list of major connecting streets, as amended; and 2) take the necessary steps to implement the long-term street rehabilitation strategy. The motion carried on the following roll call vote:

AYES: Council Members Bright, Molnar, Peterson, Mayor Pro Tem Nicolls, and Mayor Shoals.  
NOES: Council Members - None.  
ABSENT: Council Members - None.  
ABSTAIN: Council Members - None.

**6. Request for Authorization to Join as Signatories on a League of California Cities Letter Opposing the Governor's Proposed Elimination of Redevelopment Agencies and Authorizing the Mayor to Send Similar Letters to State Representatives.**

Mayor Shoals read the title to the foregoing item and deferred to staff for a report. For the information of those present, City Manager Perrault described the Governor's proposal to eliminate redevelopment agencies to assist with the State's budget deficit. If approved, redevelopment funds would be reallocated to traditional taxing entities. He stated the impact to Grover Beach would be the loss of a majority of \$843,000 in annual tax increment revenue. The City/Agency would be able to retain a portion of the funds to pay debt service on previously issued bonds and the General Fund would receive a slight reallocation of funds; however, approximately \$600,000 in operational revenues would be lost. City Manager Perrault outlined a list of projects and economic development initiatives that were undertaken by the City/Agency with the assistance of redevelopment funds, as well as future projects planned for implementation. He then described efforts by the League of California Cities for cities to join together to oppose the Governor's proposal.

For the record, Assistant City Attorney Donaldson noted that information regarding the Governor's budget proposal came to the attention of the City after the agenda had been posted, and that a delay in action by the Council would dilute the effectiveness of sending a letter of opposition to the Governor. Therefore, the matter was deemed urgent and required action by the Council this evening.

**Action:** Upon unanimous consensus, the Council authorized being joint signatories to a letter from the League of California Cities opposing the Governor's proposal to eliminate redevelopment agencies, and the Council authorized the Mayor to send similar letters of opposition to State representatives.

### **COUNCIL COMMITTEE REPORTS**

Council Member Bright stated that she had nothing to report at this time.

Council Member Molnar stated that she was not able to attend the recent meeting of the Housing Trust Fund, as she had attended an orientation with staff regarding Lopez Lake and the Zone 3 Advisory Committee.

Council Member Peterson stated that she and Council Member Molnar would be attending the upcoming San Luis Obispo County Visitors and Conference Bureau workshop.

Mayor Pro Tem Nicolls stated that he had nothing to report.

Mayor Shoals reported on the meeting of the San Luis Obispo Council of Governments regarding a firm retained to survey the community regarding priorities for public infrastructure improvements.

### **CITY COUNCIL MEMBER ITEMS**

None at this time.

### **COUNCIL COMMUNICATIONS**

- A. Mayor Pro Tem Nicolls described an incident that prompted a call to the Police Department by his neighbor. He commended the Police Department for responding quickly and apprehending the suspect.
- B. Council Member Peterson described an upcoming Opportunity Conference to end generational poverty that she planned to attend. She then requested Council consensus to schedule discussion on a future agenda regarding cell tower designs, citing an unsightly cell tower recently installed on Hillcrest Avenue.

**Action:** Upon consensus, the Council authorized the City Manager to schedule a discussion regarding cell tower design standards on a future Council agenda.

Council Member Peterson then described the completion of recent City marketing efforts and displayed a new Grover Beach business brochure.

- C. Council Member Molnar commented on discussions regarding the issue of SmartMeters and recent actions taken by the Morro Bay City Council.

Mayor Shoals noted that the topic of SmartMeters was discussed at a recent Mayors meeting and that the League of California Cities had considered hosting an educational forum regarding the issue.

**At this time Mayor Shoals declared a conflict of interest, stating that his employer was PG&E, and left the dais. Mayor Pro Tem Nicolls presided over the meeting.**

Brief discussion was held regarding gathering information regarding SmartMeters before making a determination regarding whether to take a stand on the matter.

**Action:** Upon consensus, the Council authorized the City Manager to schedule a presentation and discussion regarding SmartMeters on a future Council agenda.

**At this time, Mayor Shoals returned to the dais.**

- D. Mayor Shoals described a recent meeting of Mayors, City Managers, and Public Works Directors from the cities of Grover Beach, Pismo Beach, and Arroyo Grande regarding the issue of water and emergency water resources, and a subsequent meeting with County representatives regarding the mutual desire among city officials to have more involvement and authority regarding the budget for Zone 3.

City Manager Perrault briefly described discussions scheduled for an upcoming Zone 3 meeting regarding purchasing State Water.

**CITY MANAGER'S REPORTS AND COMMENTS**

None at this time.

**CITY ATTORNEY'S REPORTS AND COMMENTS**

None at this time.

**CLOSED SESSION**

None at this time.

**ADJOURNMENT**

There being no further business to come before the City Council, Mayor Shoals adjourned the meeting at 10:15 p.m.

/s/ JOHN P. SHOALS, MAYOR

Attest:

/s/ DONNA L. McMAHON, CITY CLERK  
(Approved at CC Mtg 03/21/2011)