

**MINUTES  
JOINT CITY COUNCIL / IMPROVEMENT AGENCY MEETING  
MONDAY, MAY 16, 2011**

**CALL TO ORDER** Mayor/Chair Shoals called the meeting to order at 7:58 p.m. in the City Hall Council Chambers, 154 South Eighth Street, Grover Beach, California.

**ROLL CALL**

Council/Agency: Council/Board Members Bright, Molnar, Peterson, Mayor Pro Tem/Vice Chair Nicolls, and Mayor/Chair Shoals were present.

City/Agency Staff: City Manager/Executive Director Perrault, City Attorney/General Counsel Koczanowicz, City Clerk/Agency Secretary McMahon, Administrative Services Director/Finance Officer Chapman, Community Development Director/Deputy Director Buckingham, Public Works Director/City Engineer Ray, 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.

**JOINT COUNCIL / IMPROVEMENT AGENCY - CONSENT AGENDA**

**CC/IA-1. Minutes of the Joint City Council / Improvement Agency Meeting of April 4, 2011.**  
**Action:** Upon consensus, the minutes were approved as submitted.

**JOINT COUNCIL / AGENCY - PUBLIC HEARING**

**CC/IA-2. Consideration of Adoption of Resolution of Intent to Sell City Property Located at 920 Brighton Avenue (APN 060-162-018, current use is a community garden).**

Mayor/Chair Shoals read the title to the foregoing item, declared the Public Hearing open, and deferred to staff for a report. For the information of those present, City Manager/Executive Director Perrault provided an overview of the City's affordable housing program and the proposal to sell a parcel of City-owned land to the Improvement Agency for an affordable housing project.

He noted that, on April 4, 2011, the Council completed a review of the City's property inventory and determined that the parcel located at 920 Brighton Avenue was a good candidate for an affordable housing project. He described the parcel and potentially suitable affordable housing projects for the site, and confirmed that no specific project was planned for the property. He stated residential use would require a General Plan Amendment, zone change, and possible amendment to the Ramona Specific Plan. He also noted the 25 ft. height restriction for buildings located in R-2 zoning districts, which was the zoning designation recommended by staff and would be consistent with the surrounding area. City Manager/Executive Director Perrault then listed potential alternatives to accommodate current community garden plot holders at: 1) the nearby Exploration Station, which was in the process of constructing a community garden area; 2) a larger park facility, such as 16<sup>th</sup> Street Park; or 3) a narrow parcel of City-owned property on Longbranch Avenue that was not suitable for park purposes. He then responded to questions from the Council / Agency Board.

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

The following persons spoke in *opposition* to the proposed sale of 920 Brighton Avenue:

- Judy Tennant Schwarm, resident on Brighton Avenue, Grover Beach, who submitted a photo of items being removed from the community garden;
- Darrell Voth, resident on Brighton Avenue, Grover Beach, who read a prepared statement and subsequently submitted a copy to the City;
- Heidi Boatman, resident on North 10<sup>th</sup> Street, Grover Beach; and
- Linda Voth, resident on Brighton Avenue, Grover Beach.

The following persons spoke in support of selling the City-owned property located near the intersection of South 13<sup>th</sup> Street and The Pike back to the original property owners (the Okui family):

- Greg Nester, developer; and
- Charles Okui, property owner of the "strawberry fields" on Highland Way between South 4<sup>th</sup> Street and South 13<sup>th</sup> Street.

There were no further public comments received.

City Manager/Executive Director Perrault responded to questions regarding the proposed sale price of the property, and confirmed that housing funds were exempt from the State's proposal to eliminate redevelopment agencies.

For clarification, City Attorney/General Counsel Koczanowicz described the public process for the Planning Commission and City Council to consider zoning changes, and the administrative process to review applications to construct single family units.

Brief discussion was held regarding the merits of the proposed parcel for an affordable housing project, providing potential alternatives for community garden sites, and using limited City resources to benefit a wider range of residents and businesses. It was also noted that the proposed parcel being considered for sale to the Agency was separated from the Ramona Garden Park by private properties that had subsequently been improved after the parcel was deeded to the City.

Council Member Molnar objected to the proposed sale of the property and spoke in support of its continued use as a community garden. She also expressed concerns that the approved number of units could later be increased, citing the example of the multi-unit affordable housing project to be constructed on Farroll Road and South 10<sup>th</sup> Street.

**Action:**

**City Council:** It was m/s by Mayor Pro Tem Nicolls/Council Member Bright to: 1) schedule a protest hearing on Monday, June 6, 2011; and 2) adopt Resolution No. 11-34 regarding the Council's intent to sell the property. 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. 11-34: A Resolution of the City Council of the City of Grover Beach, California, Stating the Council's Intent to Sell to the Grover Beach Improvement Agency a Parcel of Real Property Located at 920 Brighton Avenue for the Purposes of Development of an Affordable Housing Project.**

**Improvement Agency:** No Agency action required at this time.

**ADJOURNMENT**

There being no further business to come before the City Council / Improvement Agency, Mayor/Chair Shoals adjourned the meeting at 9:03 p.m.

**City Council:**

/s/ JOHN P. SHOALS, MAYOR

Attest:

/s/ DONNA L. McMAHON, CITY CLERK  
(Approved at CC/IA/FA Mtg 06/20/2011)

**Improvement Agency:**

/s/ JOHN P. SHOALS, CHAIR

Attest:

/s/ DONNA L. McMAHON, AGENCY SECRETARY  
(Approved at CC/IA/FA Mtg 06/20/2011)