

MINUTES
SPECIAL JOINT CITY COUNCIL / PLANNING COMMISSION MEETING
TUESDAY, JUNE 14, 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.

ROLL CALL

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

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

City Staff: City Manager Perrault, Community Development Director Buckingham, Planner II Reese, and Administrative Secretary Toles were also present.

Also present were Lisa Wise and Adriana Neal of Lisa Wise Consulting.

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.

WORKSHOP

1. Workshop to Discuss Proposed Amendments to the Zoning Code.

Mayor Shoals read the title to the foregoing item and deferred to staff for a report. Community Development Director Buckingham outlined the proposed revisions to the City's commercial zoning districts so as to conform with the updated Land Use Element and approved West Grand Avenue Master Plan. He stated the Zoning Code Amendment would also streamline the development review process, eliminate inconsistencies in the Zoning Code, create a new "Coastal Visitor Commercial" zone, reorganize the entire Zoning Code into a more user-friendly format, and rename several zones to more accurately reflect the land use designation adopted as part of the Land Use Element. He noted that some sections previously identified for discussion and revision, such as Part 40, signs, and parking, would not be revised as a part of this Zoning Code Amendment. Further, once approved by the City Council, the Zoning Code Amendment would be forwarded to the Coastal Commission for review and approval. He then introduced Lisa Wise, the consultant retained by the City to prepare the Zoning Code Amendment.

Lisa Wise of Lisa Wise Consulting provided a more detailed overview of the proposed amendments to the Zoning Code, outlined recommended revisions regarding document format, and reviewed the more simplified use tables. She also described revised administrative procedures to streamline the development review process.

Staff and Ms. Wise then responded to questions from the City Council and Planning Commission.

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

It was noted that a letter had been received from Grover Beach resident Loretta Doukas who expressed concerns regarding proposed zoning changes on Ramona Avenue.

Carmen Green, Front Street property owner, Grover Beach, expressed concerns that proposed regulations regarding Mixed Uses and parking were not flexible enough for small businesses.

Richard Veen, commercial and residential property owner, Grover Beach, spoke in support of allowing more residential uses in commercial zones.

Mary Recchia, North 11th Street property owner, Grover Beach, inquired whether her residential unit, which had been converted to commercial, could be changed back to residential.

Dennis Reed, Ramona Avenue property owner, Grover Beach, requested further information regarding the impetus of the Zoning Code amendments and whether fiscal impacts had been calculated.

There were no further public comments received at this time.

Staff and Ms. Wise reviewed additional proposed revisions.

Recess: Upon consensus, the meeting recessed at 8:12 p.m.

Reconvene: At 8:17 p.m., the meeting reconvened with all City Council and Planning Commissioners present, except for Commissioners Blum and Roberson who were absent from this workshop.

Additional discussion was held regarding land use designations and the broader benefit of amending the Zoning Code to encourage economic development.

Mayor Shoals invited further public comments on this matter.

Ed Dorfman, El Camino Real property owner, Grover Beach, expressed concerns regarding the unique topography and limited access to his property that restricted commercial development options.

Joe Wolosz, El Camino Real property owner, Grover Beach, described the physical constraints of his property that restricted development options and requested the City Council and Planning Commission consider a dual zoning for his property.

There were no further public comments received at this time.

Community Development Director Buckingham stated that, other than some minor modifications, most of the proposed changes were Zoning Code amendments to bring them into conformance with the General Plan. He noted that the comments received would be taken into consideration as staff and the consultant prepared the final draft document to be scheduled for public hearings before the Planning Commission and City Council.

ADJOURNMENT

There being no further business to come before the City Council and Planning Commission, Mayor Shoals adjourned the meeting at 8:30 p.m.

/s/ JOHN P. SHOALS, MAYOR

Attest:

/s/ DONNA L. McMAHON, CITY CLERK
(Approved at CC Mtg 09/19/2011)

Respectfully Submitted:

/s/ LORRIE TOLES, ADMINISTRATIVE SECRETARY