

**MINUTES  
CITY COUNCIL MEETING  
TUESDAY, JANUARY 19, 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 Julia Graham, a 9-year-old, 4<sup>th</sup> grade student at Grover Heights Elementary School.

**ROLL CALL**

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

**City Staff:** City Manager Perrault, City Attorney Koczanowicz, Administrative Services Director Chapman, Interim Community Development Director Beck, Police Chief Copsey, and Administrative Secretary Toles were also present.

Also present were City Engineer Garing and the following consultants regarding the Land Use Element Update: Mary Reents of SWCA, and Dave Moran of Crawford, Multari & Clark Associates.

**AGENDA REVIEW** Mayor Shoals requested that the Council consider changing the order of the agenda so that Consent Agenda items were considered before the Public Hearing.

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

**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. Linda McClure read a letter on behalf of her client, Ron Patel, a Grover Beach resident, that expressed concerns regarding the City's development requirements for parking spaces, sidewalk improvements, and underground utilities. The letter cited various reasons her client would be withdrawing his project application.

The Council requested staff to follow-up with Ms. McClure regarding her client's concerns.

There were no further public comments received and the Mayor closed the Public Communications segment for this portion of the meeting.

**ORDER OF THE DAY:** Pursuant to Council consensus during review of the posted agenda, Mayor Shoals called for discussion of Consent Agenda Item Nos. 2 and 3.

**CONSENT AGENDA**

**Action:** Upon unanimous consensus, the Council approved Consent Agenda Item Nos. 2 and 3 as recommended.

2. **Treasurer's Report for the Period December 30, 2009 - January 14, 2010.**  
(**Action:** Approved as submitted.)
3. **Minutes of the City Council Meeting of Monday, August 17, 2009.**  
(**Action:** Approved the minutes as submitted.)

**ORDER OF THE DAY:** The Order of the Day resumed to the agenda as posted.

**PUBLIC HEARING**

1. **Adoption of City of Grover Beach Land Use Element Update and Certification of the Final Master Environmental Impact Report (MEIR).**

Mayor Shoals read the title to the foregoing item, declared the Public Hearing open, and deferred to staff for a report. Interim Community Development Director Beck gave an overview of the process conducted to update the Land Use Element (LUE), which included

consideration of the City's Visioning document, Economic Development Strategy, property owner requests, state legislation regarding environmental concerns, specifically AB 32 and SB 375, and Planning Commission recommendations. She also noted the following correction to the staff report: Attachment 1, Exhibit 1, Page 16, the list of reference documents should have indicated that the 2005 updates of the Circulation Element and the Recreation and Park Element had been included.

She then introduced the consultants who were retained to assist the City with this process: Mary Reents, SWCA, Project Manager, who was responsible for the Environmental Impact Report (EIR); and Dave Moran of Crawford, Multari & Clark Associates. She also acknowledged the assistance of Mr. Chris Clark of Crawford, Multari & Clark Associates, who was not able to attend the meeting. Interim Community Development Director Beck continued with her presentation, providing an overview of the document and major issues identified in the staff report.

Mr. Moran presented further background information regarding the process of updating the Land Use Element, including public outreach efforts, workshops, and collaboration with the City's Housing Element consultant. He outlined objectives and recommendations of staff, the Planning Commission, and consultants regarding the following significant areas:

- *The West Grand Avenue Corridor* - Revitalize and intensify development using mixed-use; strengthen the connection to the beach, particularly the Grover Beach Lodge project and the train station; establish a visitor-serving retail node at the 4<sup>th</sup> Street intersection; create a civic center/downtown business district; and prepare a master plan to guide these efforts.
- *Beach Area* - Strengthen the connection to the beach, establish a visitor serving mixed-use area, and preserve the mobilehome park. Staff recommended expanding the visitor serving mixed-use development to areas south of W. Grand Avenue and to the north in the Beckett Place and Front Street areas.
- *Front Street/Beckett Place, Industrial Area* - The Planning Commission recommended maintaining this area as industrial. Staff and consultants recommended re-designating the area south of Atlantic City Avenue, between First Street and the railroad tracks, as visitor serving mixed-use, and encouraging existing industrial businesses to relocate to the City's business park. Other identified alternatives were to designate the area south of Newport Avenue as visitor serving mixed-use and maintaining the industrial designation in the northern portion, or retaining the industrial designation and incorporating standards for new industrial developments to mitigate compatibility issues with surrounding neighborhoods.
- *The Strawberry Field* (located south of Highland Way) - The consensus from staff, Planning Commission, and consultants was to designate it as an Urban Reserve until the property owner initiated urban development. Once that occurred, then a specific plan would be required regarding uses, infrastructure, and other requirements.
- *Atlantic City Avenue and Oak Park Boulevard Properties* - This area consists of three largely vacant parcels with development issues regarding: vehicular access, undocumented fill on the southern parcel, and significant vegetation on the northern parcel. Consultants recommended 2.5 acres of high density residential at the corner of the southern parcel at Oak Park Boulevard and Atlantic City Avenue, with the remainder designated as medium density. The middle and northern parcels were recommended for retail commercial services as an extension of commercial uses at El Camino Real and Oak Park Boulevard. Although a single development for all three properties would be preferred, it was recognized as being impractical. So independent development would be allowed as long as access issues are resolved. Further, the consultants recommended amending the retail service description to allow housing as a conditional use to provide flexibility in the uses, especially for the middle parcel, and designating an open space area around the creek.
- *Farroll Road Property* (located north of Farroll Road at South 16<sup>th</sup> Street) - The recommendation was to designate the area west of 16<sup>th</sup> Street as low density, with medium density east of 16<sup>th</sup> Street, and concentrated medium density in the interior area with low density along the perimeter as a transition area. The Planning Commission recommended retaining low density for the entire site and retaining policies to ensure compatibility with future developments.
- *Ron's Nursery* (located east of South 13<sup>th</sup> Street at Highland Way) - Staff and consultants recommended designating it as neighborhood serving mixed-use. The Planning

Commission recommended medium density residential. The property is currently designated as low density residential. The property owner had requested medium to high density to allow for a senior housing project.

Mr. Moran then described the requirements for compliance with regulations of the California Environmental Quality Act (CEQA). He stated a Master Environmental Impact Report (MEIR) had been prepared and had concluded that impacts associated with adoption and build-out of the City in accordance with the Land Use Element would be less than significant, except for the loss of agricultural land associated with the eventual development of the Strawberry Field. The consultants and staff responded to questions from the Council.

Brief discussion was held regarding:

- possible mitigation factors if the Strawberry Field was converted to other uses;
- maintaining the land use designation for industrial properties located on Front Street and adjacent to the railroad tracks;
- floor area ratios and population figures;
- whether designations at elementary school sites could be expanded for other uses; and
- implementation and time frames.

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

Linda McClure, realtor, spoke on behalf of the owners of Ron's Nursery, and stated that the owners would be downsizing their store and relocating it to another area in Grover Beach. The owners' plans were to request that the property be re-zoned to either medium or high density for possible future development of senior housing.

The following persons spoke in opposition to changing the Farroll Road property designation from "low density" to "medium density":

- Nancy Bergstead, Grover Beach;
- John Wysong, Grover Beach, who also submitted photographs of recently constructed multi-unit developments in the 1500 block of Brighton Avenue and North 14<sup>th</sup> Street;
- Ann McDowell, Grover Beach; and
- Kathy Gildea, Grover Beach.

The following persons spoke in support of designating the Farroll Road property as "medium density":

- John Mack, Grover Beach, architect for the property owners; and
- Byron Grant, Arroyo Grande, representing the Farroll Road property owners.

Further public comments were received from:

- John Laferriere, Grover Beach resident and former Parks, Recreation & Beautification Commissioner, recommended near-term plans for the three local elementary schools be addressed differently.
- John Mack, Grover Beach, expressed opposition to the following: a) having an industrial zone off 4<sup>th</sup> Street and Front Street; b) an R-2 zone at Ron's Nursery property unless there was an R-1 buffer area; and c) designating the area off Atlantic City Avenue as commercial, which would land-lock another parcel.

There were no further public comments received.

**Action:** Upon consensus, the Council endorsed the Consensus Vision and the Land Use Diagrams as presented.

The Council briefly discussed the industrial area along Front Street, whether to retain that designation exclusively or allow the rest of the area to transition to visitor serving. City Attorney Koczanowicz pointed out that existing use permits would remain in effect, even if the properties had not yet been developed.

**Action:** The Council directed staff to research this matter further and return at the next meeting with additional information regarding whether the narrow portion on Front Street near the railroad tracks could remain industrial and whether other nearby areas could transition to visitor serving uses.

**Recess:** Upon consensus of the City Council, the meeting recessed at 8:38 p.m.

**Reconvene:** At 8:45 p.m., the meeting reconvened with all Council Members present.

Further discussion was held regarding the following areas, with comments as indicated below:

- *North-East Area, by Atlantic City Avenue and Oak Park Boulevard* - The property owners were working well together towards a mutually agreeable development that would also assist the City with meeting its affordable housing and senior housing goals; the access point would not be on Laguna Court; further defining the term "substantial buffer" for an area designated in "red"; and being diligent regarding the manner in which the area was built out.
- *Farroll Road Property* - Allowing both low- and medium-density developments; balancing the conflicts that might arise from traffic issues in high density areas with the community's needs for more housing; and concerns regarding property rights of the current property owners.

**Action:** Upon consensus of the City Council, with the exception of Council Member Mires, to support the Planning Commission's recommendation that the Farroll Road area remain designated as low-density residential.

Upon question, City Attorney Koczanowicz confirmed that Mayor Shoals did not have a conflict of interest with participating in the discussion regarding the specific parcel on Farroll Road, even though his residence was located within 500 feet of the subject property. He pointed out that the update of the Land Use Element was a City-wide project and any decisions regarding the document would not be for a specific project, but rather for the document as a whole.

- *Ron's Nursery* - Allowed uses for areas designated as neighborhood service mixed-use, and potential conflicts between this property and the area located across the street that was designated medium density.

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

Mish Mejall, Grover Beach, expressed mixed feelings about development in the area.

There were no further public comments received.

Discussion was held regarding another area located near Ron's Nursery at South 13<sup>th</sup> Street and Farroll Road that was also designated as neighborhood service mixed-use, as well as potential development opportunities once the Okui family, owners of the Strawberry Field, considered developing their property.

**Action:** Upon consensus, the Council agreed with the Planning Commission's recommendation that the area remain designated medium density and that the drainage facility be designated as public facility.

In response to an earlier public comment, it was noted that the General Plan could be amended three times per year.

Further discussions were held regarding:

- Adding text related to mobile homes in strategic areas;
- Land use clarifications near the train station;
- LU 39 - possibly changing the text to be less specific;
- LU 43, Policy LU 7.2 - changing the text regarding "relocating City Hall" to instead "encourage civic uses to locate in this civic center of town";
- LU 1 0.2 - residential being preserved on South 13<sup>th</sup> Street and possibly discussing mobile home parks for future revenue enhancement;
- LU9.1 - the term "substantial buffer" in the northeast area;
- LU 11.4 - defining "clean industries";
- LU 11.6 - compatibility of new development, storage and loading areas, and whether the intent of this item was from the viewpoint of the public or public and private;
- LU 15.3 - working with the County Agriculture Office; and
- LU 18, 19, 20, 21 and 22, moving these five items to the beginning of the goals section.

**Action:** Upon unanimous consensus, the Council: 1) continued the Public Hearing to the regular City Council meeting of Tuesday, February 16, 2010; and 2) requested staff to incorporate the Council's comments and return the document for further review.

**REGULAR BUSINESS**

None at this time.

**PULLED CONSENT AGENDA ITEMS**

None at this time.

**COUNCIL COMMITTEE REPORTS**

Mayor Pro Tem Nicolls reported on the meeting of the South San Luis Obispo County Sanitation District. He stated that at the previous Board meeting, the Plant Superintendent's report commended Grover Beach Fire Engineer Mark Searby for overseeing the plant's safety training for the past several years. Mayor Pro Tem Nicolls read a letter he had prepared, with the assistance of the City Manager, praising Fire Engineer Searby's professionalism and training skills.

Council Member Bright stated that she had nothing to report.

Council Member Mires stated that he had nothing to report.

Council Member Peterson briefly described plans for an upcoming event sponsored by the San Luis Obispo County Visitors and Conference Bureau and *Sunset* magazine to be held in late September at Santa Margarita Ranch, as well as various venues throughout the County. She then stated that she had recently participated in a "ride-along" with the Grover Beach Police Department and praised the efficient and courteous manner demonstrated by the Police Officers.

Mayor Shoals stated that he had nothing to report.

**CITY COUNCIL MEMBER ITEMS**

None at this time.

**CITY MANAGER'S REPORTS AND COMMENTS**

City Manager Perrault commented that, in spite of the recent heavy rains, there was considerably less flooding along City streets due to the completion of storm drain improvements near the Mentone Storm Drain Basin, and at South 5<sup>th</sup> Street, West Grand Avenue, and the intersection of 16<sup>th</sup> Street at West Grand Avenue.

**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 10:04 p.m.

/s/ JOHN P. SHOALS, MAYOR

Attest:

/s/ DONNA L. McMAHON, CITY CLERK  
(Approved at CC Mtg 07/19/2010)

Respectfully Submitted:

/s/ Administrative Secretary Lorrie Toles