

Supplemental Item 1 – AMENDED

Correspondence for Item 1. Land Use Element and Development
Code Update

Agenda Item No. 1

**Correspondence for Item 1. Land Use Element and
Development Code Update**

(CC/PC Mtg 4/19/2022)

Wendi Sims

From: Doug Michie <[REDACTED]>
Sent: Saturday, April 16, 2022 5:03 AM
To: Wendi Sims
Subject: Comment on Land Use Element and Development Code Update

I note an error in the Proposed Updates to Land Use Element and Development Code Sectio **4.25.60 (B) (4) (d.)**

B. Applicability.

4. No urban lot split or a two-unit housing development shall occur on a property meeting any of the following criteria:

d. Any existing unit on a lot has been occupied by a tenant within the past three years relative to when the application is received.

This Section should read:

The lot split or two-unit housing development would alter or demolish any existing unit on a lot that has been occupied by a tenant within the past three years relative to when the application is received.

This language is drawn from Government Code Section **66411.7 (a)(3)(D)(iv)**:

(3) The housing being development meets the following requirements:

(D) The proposed urban lot split would not require demolition or alteration of any of the following housing types:

(iv) Housing that has been occupied by a tenant in the last three years.

Without the change in the language of 4.25.60 (B) (4) (d.), as worded it would place a more stringent restriction on a lot split or two-unit housing development that is in contravention of Government Code Section 66411.7 (a)(3).

Doug Michie



This email may contain confidential information only intended for the recipient. Please protect their privacy. We recommend sendinc.com for encryption and transmission of all personal information.

Wendi Sims

From: Craig R. Smith, AIA [REDACTED] >
Sent: Tuesday, April 19, 2022 1:44 PM
To: Wendi Sims
Subject: 4/19/22 City Council/Planning Commission Workshop

Dear Council and Planning Commission Members,

My name is Craig Smith and I am an architect (CRSA Architecture) and one of the participating stakeholders of the Proposed Land Use Element and Development Code Update to be heard and presented for your review and discussion this evening. I have reviewed the final draft and find the report to be more than adequate in addressing the specific issues of development for the city of Grover Beach. This report is a very professional and applicable document for the future of Grover Beach and its intent and ability to oversee and direct development. Therefore I highly recommend that both council and the planning commission find it in their means to support and approve this report accordingly.

Both the city planning staff and their consultants should be thanked for the effort and hard work this undertaking required. Grover Beach will be a better place due to their oversight and hard work. It was a privilege and an honor to be a part of this history making event.

Thanks again to staff and your efforts for the future of Grover Beach.

Respectfully Submitted,

Craig R. Smith, AIA
Consulting Architect
Hunter Smith Architecture



Wendi Sims

From: Krista Jeffries <[REDACTED]>
Sent: Tuesday, April 19, 2022 5:07 PM
To: Wendi Sims
Subject: Joint CC/PC Workshop

Good Afternoon Council and Commissioners,

SLO County YIMBY has been fairly vocal about what kind of city policies we believe will yield more abundant housing at all income levels, and so we will make this input brief.

Overall, Grover Beach has been at the forefront of tackling the housing and homelessness crisis. We hope you continue to set an example and use your position to influence our neighboring jurisdictions to follow suit.

Chief among the primary changes we feel are necessary is the issue of permitted heights and parking minimums in all zones. Due to both Grover's small area and small lot sizes, it seems imprudent to restrict heights and land use in these critical ways.

There's a natural restriction borne by projects 5-6 stories or less, simply because they are cheaper to build than taller ones. Most projects will be shorter than 6 stories. Even so, as our population ages, elevators will become more important mobility aides and the cost required to maintain one sometimes needs more units than a smaller project can finance. This flexibility in our development code is important for creating the variety of housing for all abilities and income levels.

Parking minimums should be ended and the city should start to consider parking maximums instead. There is little to no data or science behind how much parking a project really "needs" except that it is an endless induced demand. Our small lot sizes just can't afford any mandatory space that is dedicated to something other than the humans who pay taxes, start businesses, and need shelter.

Please see this article for how another coastal California city is getting creative with it's policies in an effort to promote more housing.

<https://www.kpbs.org/news/local/2022/04/14/in-san-diegos-quest-for-more-housing-unlimited-height-density-show-results>

Thank you for your dedication to our community and please support the kind of evidence-based, creative changes we need to meet the needs of our current and future neighbors.

--

Ban Cars & Build Homes,
Krista Jeffries

[SLO County YIMBY](#)
Lead Organizer
[REDACTED]

