

STAFF REPORT

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR *BAB*
JANET REESE, PLANNER II

SUBJECT: SECOND READING AND ADOPTION OF ZONING ORDINANCE
AMENDMENTS TO BRING THE ZONING MAP INTO CONFORMANCE WITH
THE LAND USE ELEMENT

BACKGROUND

As a result of the Land Use Element update last year, the City must amend the Zoning Map so that it is consistent with the Land Use Designations shown on the Land Use Map. At the February 7, 2011 Council meeting, the City Council conducted a public hearing, introduced and conducted a first reading, by title only, of an Ordinance which would amend Zoning Ordinance Section 9102.3 Zoning Map, delete Part 26 Planned Manufacturing District and Part 36 Agricultural Combining District, and create Part 26 Urban Reserve District and Part 36 Parks and Recreation District.

Staff is requesting that the Council conduct a second reading of the Ordinance by title only and adopt the Zoning Ordinance Amendment.

DISCUSSION

Ordinance No. 11-01 (reference Attachment 1) has been prepared for second reading, by title only, and adoption. At the February 7, 2011 meeting, the Council voted not to amend the area on North 4th Street (remained residentially zoned) and the area generally bounded by Longbranch Avenue, 12th Street, Manhattan Avenue and 14th Streets (requested further analysis be completed). Accordingly, these areas have been omitted from the Ordinance.

The Ordinance will go into effect 30 days following the second reading. However, a few areas are within the Coastal Zone and will require approval by the Coastal Commission.

ALTERNATIVES

The City Council has the following alternatives:

1. Conduct a second reading of the Ordinance, by title only, and adopt the Ordinance amending Zoning Ordinance Section 9102.3 Zoning Map, deleting Parts 26 Planned Manufacturing District and 36 Agricultural Combining District, and creating Parts 26

APPROVED FOR FORWARDING



ROBERT PERRAULT
CITY MANAGER

Please Review for the Possibility of a Potential Conflict of Interest:

- None Identified by Staff Bright
 Shoals Molnar
 Nicolls Peterson

Meeting Date: February 22, 2011

Agenda Item No. 4

Urban Reserve District and 36 Parks and Recreation District; or

2. Provide other direction to staff.

RECOMMENDED ACTION

It is recommended that the City Council conduct a second reading of the Ordinance, by title only, and adopt the Ordinance amending Zoning Ordinance Section 9102.3 Zoning Map, deleting Parts 26 Planned Manufacturing District and 36 Agricultural Combining District, and creating Parts 26 Urban Reserve District and 36 Parks and Recreation District.

FISCAL IMPACT

The proposed amendments would not have a fiscal impact on the City's General Fund.

PUBLIC NOTIFICATION

A legal ad was published in The Tribune on Friday, January 28, 2011. The agenda was posted in accordance with the Brown Act.

ATTACHMENTS

1. Ordinance No. 11-01

ORDINANCE NO. 11-01**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH, CALIFORNIA, AMENDING ARTICLE IX, PLANNING AND ZONING REGULATIONS, CHAPTER 1 ZONING REGULATIONS OF THE GROVER BEACH MUNICIPAL CODE AMENDING THE ZONING MAP TO BRING IT INTO CONFORMANCE WITH THE LAND USE ELEMENT, DELETING THE PLANNED MANUFACTURING AND AGRICULTURE COMBINING ZONING DISTRICTS AND CREATING THE URBAN RESERVE AND PARKS AND RECREATION ZONING DISTRICTS**

WHEREAS, the City of Grover Beach has adopted a Zoning Ordinance (Article IX, Chapter 1 of the Grover Beach Municipal Code) which governs the use of land in the City; and

WHEREAS, on February 16, 2010, the City of Grover Beach updated the Land Use Element of the General Plan; and

WHEREAS, Section 65860 of the California Government Code requires that a zoning ordinance shall be amended within a reasonable time so that it is consistent with the General Plan as amended; and

WHEREAS, the Planning Commission conducted a public hearing on November 16, 2010 to consider Zoning Ordinance Amendment 10-004 to bring the Zoning Map into conformance with the 2010 General Plan Land Use Element Update, delete the Planned Manufacturing and Agriculture Combining Zoning Districts, and create the Urban Reserve and Parks and Recreation Zoning Districts; and

WHEREAS, the Planning Commission recommended that the City Council approve Zoning Ordinance Amendment 10-004, with the exception of Zoning Map changes to areas #8, #13, and #25; and

WHEREAS, the City Council of the City of Grover Beach conducted a public hearing on February 7, 2011 to consider Zoning Ordinance Amendment 10-004 and the Planning Commission's recommendations; and

WHEREAS, the City of Grover Beach City Council makes the following findings:

1. Notice has been given in the time and manner required by State law and City code.
2. The amendment to Article IX, Planning and Zoning Regulations, Chapter 1 Zoning Regulations, are in the best interests of the community, are consistent with the purpose of the Zoning Regulations, and will continue to promote growth in the city in an orderly manner.
3. The amendment is deemed to be compatible and consistent with the objectives, policies, general land uses, and programs specified in the General Plan.
4. The proposed Zoning Ordinance Amendment is a subsequent project that was anticipated and analyzed as part of the Master EIR prepared for the Land Use Element update certified on February 16, 2010. The City as Lead Agency has prepared an Initial Study and determined that the proposed Zoning Ordinance Amendment will not have additional significant environmental effects.

THE CITY COUNCIL OF THE CITY OF GROVER BEACH does hereby ordain as follows:

PART 1. Article IX Planning and Zoning Regulations, Chapter 1, Section 9102.3 Zoning Map is hereby amended as follows:

	Location	Previous Zone(s)	Current Zone(s)
3	319 Hwy 1 (Le Sage Mobile Home Park); 55, 105 W. Grand Ave	C-P-C	C-C-V
4	APNs 060-263-034, 060-323-004 (Lots south of 150 South Hwy 1 (Train station) along RR/Hwy 1)	C-P-C	C-C-V
5	150 South Hwy 1 (Train station)	C-P-C	P-F
6	912 Margarita Ave	C-P-R-1	C-O
7	APN 060-542-013 (Barca St/S. 4 th St)	C-R-1	C-I
9	154 S. 8 th Street (City Hall) and 701 & 711 Rockaway Ave (Fire & Police Stations)	C-V P-F	P-F
10	209, 217, 223 S. 11 th St, 1168 W. Grand Ave (south half)	M-U	R-3
11	Costa Bella Park	P-F	P-R
12	1750 Ramona Ave (Skate Park)	P-F	P-R
13	Cleaver Park (APNs 060-242-044, 060-242-045)	P-F	P-R
14	Strawberry fields (APNs 060-591-006, 060-591-011, 060-591-014, 060-591-016)	R-A-AG	U-R
15	Strawberry fields (APN 060-591-017)	P-M-AG	U-R
16	APN 060-031-036 (Open Space between El Camino Real & Laguna Ct)	R-A R-A-F-P	O O-F-P
17	1601 Farroll Rd. (16 th St and Farroll, north side)	R-A	R-1
18	1207 S. 13 th St. (APNs 060-565-002 & -003)	R-A	R-2
19	1 Tanner Rd (Atlantic City Ave / Oak Park Blvd)	R-A	R-2
20	1 Tanner Rd (Atlantic City Ave / Oak Park Blvd)	R-A	R-3
21	APN 060-034-028 (Open Space between N. 12 th St & San Diego Loop)	R-1	O
22	1541 Hillcrest Ave (except for Affordable Housing lot)	R-1	P-F
23	16 th Street Park	P-F R-1-P-D	P-R
24	16 th St and Farroll Ave, south side (Hero Park)	R-1-P-D	P-R P-F
27	1230 Trouville Ave (Grover Beach Community Center)	R-3	P-F
28	Goldenwest Park	R-3-P-D	P-R

PART 2. Article IX Planning and Zoning Regulations, Chapter 1 Part 26 Planned Manufacturing District and Part 36 Agricultural Combining District are hereby deleted in their entirety, including all references in Chapter 1.

PART 3. Article IX Planning and Zoning Regulations, Chapter 1 Part 26 Urban Reserve District is hereby created and reference inserted into Part 2 Section 9102.1 Establishment of Districts, and added to Part 2 Section 9102.3 Zoning Map.

PART 26 – URBAN RESERVE DISTRICT OR “U-R” DISTRICT

Sec. 9126.1. Purpose (U-R)

The purpose of the Urban Reserve District is to allow for the continuation of agricultural and agricultural related uses until such time urban development is approved. Development of the site shall be preceded by adoption of a Specific Plan as prescribed in Government Code Section 65451.

Sec. 9126.2. Uses (U-R)

The type and location of uses shall be determined as part of the Specific Plan. Prior to adoption of the Specific Plan, the Planning Commission may approve applications for projects that are related to the ongoing agricultural use of the site and public facility uses, subject to approval of a Use Permit.

Sec. 9126.3. Development Standards (U-R)

Development standards shall be adopted as part of the required Specific Plan as outlined in Land Use Element Goal LU-15.

PART 4. Article IX Planning and Zoning Regulations, Chapter 1 Part 36 Parks and Recreation District is hereby created and reference inserted into Part 2 Section 9102.1 Establishment of Districts, and added to Part 2 Section 9102.3 Zoning Map.

PART 36 – PARKS AND RECREATION DISTRICT OR “P-R” DISTRICT

Sec. 9136.1. Purpose (P-R)

The purpose of the Parks and Recreation District is to allow public parks, public facilities and other active and passive recreational uses. The P-R District implements the Parks and Recreation land use designation of the General Plan.

Sec. 9136.2. Uses Permitted (P-R)

Permitted uses include active and passive parks, recreational and community centers, trails, and other recreational uses.

Sec. 9136.3. Application Approval (P-R)

All development projects shall be approved by the City Council.

Sec. 9136.4. Development Standards (P-R)

No specific development standards shall apply to public facility buildings constructed within the P-R District. The City Council shall determine the appropriate design and development standards based on the type of facility and its location.

PART 5: If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Ordinance or any part thereof is for any reason held to be in violation of the law, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared in violation of the law.

PART 6: This Ordinance shall become effective after final Coastal Commission certification or thirty (30) days after the date of its adoption by the City Council, whichever is later. Within fifteen (15) days after its adoption by the City Council, it shall be published once, together with the names of the Council Members voting thereon, in a newspaper of general circulation within the City.

INTRODUCED at a regular meeting of the City Council held February 7, 2011 and **PASSED, APPROVED and ADOPTED** by the City Council on February 22, 2011 on the following roll call vote, to wit:

AYES:	Council Members:
NOES:	Council Members:
ABSENT:	Council Members:
ABSTAIN:	Council Members:

DRAFT

JOHN P. SHOALS, MAYOR

ATTEST:

DONNA L. McMAHON, CITY CLERK

APPROVED AS TO FORM:

MARTIN D. KOCZANOWICZ, CITY ATTORNEY