STAFF REPORT

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: SECOND READING AND ADOPTION OF ORDINANCE NO. 12-01 AMENDING THE ZONING MAP FOR THE GROVER BEACH LODGE PROJECT

BACKGROUND

At the March 5, 2012 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, to change the approximately one acre area on the south side of West Grand Avenue from Coastal Open Space to Public Facilities. The rezoning is associated with the Grover Beach Lodge and Conference Center project. 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. 12-01 (reference Attachment 1) has been prepared for second reading, by title only, and adoption. The area is within the Coastal Zone and will require approval by the Coastal Commission, prior to taking effect.

ALTERNATIVES

The City Council has the following alternatives:

1. Conduct a second reading by title only, and adopt Ordinance No. 12-01 amending Zoning Ordinance Section 9102.3 Zoning Map; or

2. Provide other direction to staff.

RECOMMENDED ACTION

It is recommended that the City Council conduct a second reading, by title only, and adopt Ordinance No. 12-01 amending Zoning Ordinance Section 9102.3 Zoning Map.

APPROVED FOR FORWARDING

ROBERT PERRAULT
CITY MANAGER

Meeting Date: March 19, 2012

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

☐ None Identified by Staff ☐ Bright
☐ Shoals ☐ Molnar
☐ Nicolls ☐ Peterson

Agenda Item No. 0
FISCAL IMPACT

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

PUBLIC NOTIFICATION

The agenda was posted in accordance with the Brown Act.

ATTACHMENTS

1. Ordinance No. 12-01
ORDINANCE NO. 12-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH
AMENDING ARTICLE IX, PLANNING AND ZONING REGULATIONS,
CHAPTER 1 OF THE GROVER BEACH MUNICIPAL CODE AMENDING THE ZONING MAP
ASSOCIATED WITH DEVELOPMENT PERMIT APPLICATION NO. 10-003
FOR THE GROVER BEACH LODGE AND CONFERENCE CENTER PROJECT

WHEREAS, the applicant, Pacifica Companies, is proposing the development of a 150-room lodge with a conference center and restaurant, and construction of public amenities within Pismo State Beach on approximately 13.0 acres located at the end of West Grand Avenue within Pismo State Beach; and

WHEREAS, Development Permit Application No. 10-003 includes applications for a Local Coastal Program Amendment, Zoning Code Amendment, Coastal Development Permit, and Site and Architectural Plans; and

WHEREAS, an Environmental Impact Report has been prepared for the project in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, the proposed Zoning Code Amendment would rezone the proposed equestrian parking area consisting of approximately one acre on the south side of West Grand Avenue from Coastal Open Space to Public Facilities; and

WHEREAS, the Public Hearing was noticed as required by law; and

WHEREAS, the Planning Commission of the City of Grover Beach has reviewed and considered the Zoning Code Amendment associated with Development Permit Application No. 10-003 at a Public Hearing on February 15, 2012 and recommended that the City Council approve the project; and

WHEREAS, at its meeting of March 5, 2012, the City Council duly considered all evidence, including public testimony from interested parties, and the evaluation and recommendations by the Planning Commission, presented at said hearings and conducted a first reading, by title only of Ordinance 12-01; and

WHEREAS, at its meeting of March 19, 2012, the City Council conducted a second reading, by title only of Ordinance 12-01; 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 proposed amendment to change the zoning to Public Facilities is consistent with the Land Use Element goals for the Coastal Open Space land use designation to allow recreational uses. The proposed Public Facilities Zone will implement the policies of the Land Use Element by allowing access to open space areas for the enjoyment of the public. The proposed zoning is in the best interest of the City as it allows additional recreational opportunities.

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 shown on the attached Exhibit A.
PART 2: 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 3: This Ordinance amending the Zoning Map shall not become effective until final certification by the California Coastal Commission. Within fifteen (15) days after adoption by the City Council, the Ordinance 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 March 5, 2012 and PASSED, APPROVED and ADOPTED by the City Council on March 19, 2012 on the following roll call vote, to wit:

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

JOHN P. HOALS, MAYOR

Attest:

DONNA L. MCMAHON, CITY CLERK

Approved as to form:

MARTIN D. KOCZANOWICZ, CITY ATTORNEY
CITY COUNCIL ORDINANCE NO. 12-01
Zoning Code Amendment

EXHIBIT A

Proposed Zoning Code Amendment to change area from Coastal Open Space (C-O) to Public Facilities (P-F)