

MINUTES
SPECIAL JOINT CITY COUNCIL / PLANNING COMMISSION MEETING
MONDAY, DECEMBER 6, 2010

CALL TO ORDER Mayor Shoals called the meeting to order at 7:30 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 were present.

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

City Staff: City Manager Perrault, City Attorney Koczanowicz, City Clerk McMahon, Administrative Services Director Chapman, Community Development Director Buckingham, Public Works Director/City Engineer Ray, and Police Chief Copsey were also present.

Also present were Fire Chief Hubert, Battalion Chief Heath, Lisa Wise and Adriana Neal of Lisa Wise Consulting, Martin Inoyue of Omni-Means, and Chris Janson of Opticos Design.

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.

PUBLIC HEARING

1. Request to Consider Adoption of the West Grand Avenue Master Plan.

Mayor Shoals read the title to the foregoing item, outlined the meeting format for presentations, Council and Commission comments and questions, and receiving public comments. He then declared the Public Hearing open and deferred to staff for a report. For the information of those present, City Manager Perrault stated that the West Grand Avenue Master Plan was developed as a policy document to guide the Planning Commission and City Council regarding future development decisions.

Community Development Director Buckingham provided an overview of previous Council-adopted policies and documents that assisted with development of a Master Plan for the Visitor Serving and Downtown areas on West Grand Avenue. He then introduced members of the consulting team involved in preparing the West Grand Avenue Master Plan. Community Development Director Buckingham stated that the primary focus of the Master Plan was to: 1) establish a plan for streetscape improvements along the entire West Grand Avenue corridor from the beach to Oak Park Boulevard, and 2) establish design guidelines for future developments within the plan area. He also pointed out that the Master Plan document did not establish permitted uses or development standards. He then described how the Master Plan, if adopted, would be implemented through the City's Capital Improvement Program, future Zoning Ordinance amendments, and the design-review process by staff, the Planning Commission, and the City Council.

Lisa Wise of Lisa Wise Consulting outlined the primary goals of the Master Plan, displayed a map of the plan area, and described the focus to develop specific gateway locations, distinct nodes, and districts to serve: 1) visitors and tourists from the beach to 5th Street; 2) a local downtown core for everyday needs and services from 5th to 11th Streets; and 3) auto-oriented and larger commercial businesses and services from 11th Street to Oak Park Boulevard.

Martin Inoyue of Omni-Means described recommended design features to improve pedestrian connectivity and circulation, and displayed examples of mid-block bulb-outs, roundabouts, landscaped medians, lane reductions, and designated bike lanes.

Chris Janson of Opticos Design provided an overview of recommended design guidelines, displaying examples of site planning for small- and large-scale commercial developments, and photographs of recommended designs for building frontages.

Ms. Wise concluded the presentations with a summary of recommended implementation tools and complementary programs to achieve the vision outlined in the 2004 Visioning Plan and goals of the West Grand Avenue Master Plan.

Community Development Director Buckingham described the environmental review process conducted for the Master Plan document, which was identified and evaluated as a subsequent project in the Master Environmental Impact Report for the Land Use Element update. He also noted that: 1) subsequent to distribution of the agenda packet, three letters from the public were received and distributed to members of the City Council and Planning Commission just prior to the meeting, and 2) staff had also distributed copies of recommended revisions to amend the draft Resolutions regarding the environmental review process for the Master Plan.

Council discussion was held with members of the consulting team and staff responding to questions and comments regarding: traffic flow, whether to narrow the road for three blocks in the downtown area, design concepts to slow traffic and increase business activity, architectural design features, street trees, and pedestrian and parking areas. Additional discussion was held regarding amending the document to include angled parking along side streets in the downtown area and indicate potential areas for senior housing developments.

Planning Commission discussion was held with members of the consulting team and staff responding to questions and comments regarding: design features of roundabouts to ensure pedestrian safety, landscaping and placement of medians, lane widths to ensure the safety of bicyclists riding in close proximity to recreational vehicles and vehicles with trailers, traffic volume at gateway locations, potential adverse effects from a "road diet" to side streets and local businesses, and increasing the level of business activity generated by local residents.

Additional Planning Commission discussion was held regarding amending the document's recommendations to "action" statements; adding more information to the description for pie charts depicted on page 16 of the document entitled "Strengths and Successes" and "Challenges and Needed Amenities" to further explain the categories indicated as "other"; providing additional information regarding the net effect from reduced parking; determining whether there was any conflict with state regulations regarding serving alcohol outdoors and the design concept for wider sidewalks and café seating; and including strategies to attract local consumers to downtown businesses and services.

Further discussion ensued regarding the compatibility of the document with the Circulation Element, whether to further evaluate the plan's design alternatives, and whether to revise the designated street segments for certain nodes and districts.

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

The following persons spoke in support of the proposed Master Plan:

- Geoffrey Chiapella, staff member from the San Luis Obispo Council of Governments;
- Jessica Berry, Regional Planner, San Luis Obispo Council of Governments, who also expressed concerns regarding the design concepts for a "road diet" and roundabouts, acknowledging that more studies would be conducted before those traffic calming measures were implemented;
- Len Hoskins, resident of Ramona Avenue, Grover Beach, however, he objected to a temporary parking moratorium, limiting access to parking areas from Ramona and Rockaway Avenues, and narrowing the road at intersections rather than a mid-block point; he also suggested developing dedicated parking areas for recreational vehicles;
- Jeff Lee, Grover Beach resident; and
- Dennis Schmidt, Atascadero, who also stated that he represented Raman Patel, property owner of 1381 Longbranch Avenue, and requested that his client's property be designated exclusively for residential use.

The following persons spoke in *opposition* to the proposed Master Plan:

- Dave Ekbohm, former Grover Beach Mayor, expressed concerns that local businesses would be harmed from reduced traffic volume and limited vehicular access from the City's primary commercial corridor, stating the Plan was not reflective of the community;
- Linda McClure, Grover Beach resident and business owner, who instead recommended a scaled-down landscape and median design similar to the enhancement project completed on West Grand Avenue from 2nd to 4th Streets, and extending improvements half a block east of Oak Park Boulevard; and
- Ken Moss, resident of North 4th Street, Grover Beach, who stated the Plan would divert tourists and consumers to other communities.

There were no further public comments received.

Recess: Upon consensus of the City Council, the meeting recessed at 9:55 p.m.
Reconvene: At 10:09 p.m., the meeting reconvened with all Council Members present, except for Council Member Bright who left during the recess.

Further discussion was held regarding whether the Master Plan document accurately reflected the consensus vision from the 2004 Visioning Project, requirements of the Land Use Element, the Economic Development Strategy, and community concerns.

Council Member Molnar questioned the timing of implementing the proposed improvements and design guidelines, particularly under the current strained economy.

Brief discussion was held regarding the purpose of the Master Plan document to provide design guidelines for future developments, which could be modified as needed.

City Council: Upon consensus (Council Member Bright absent), the Council provided the following comments regarding the proposed design concepts:

- **Central Business District Node** - keep this gateway design concept as presented;
- **"road diet"** - keep this design concept as an option;
- **roundabouts** - keep this design concept as presented;
- **parking moratoriums or reductions in the Central Business and Visitor Serving Districts** - keep these design concepts as an option;
- **medians** - delete any reference to medians from 11th Street to Oak Park Boulevard;
- **sign guidelines** - keep these design concepts as presented; and
- **rewriting recommendations as "action" items** - refer this to the Planning Commission for a recommendation.

11:00 p.m. Rule: At 10:41 p.m., upon consensus (Council Member Bright absent) the Council authorized continuing the meeting past 11:00 p.m.

11:00 p.m. Rule: At 10:41 p.m., upon unanimous consensus the Planning Commission authorized continuing the meeting past 11:00 p.m.

Further Planning Commission discussion ensued regarding the Plan's design alternatives, and whether to retain, prioritize, or amend the alternatives to allow future flexibility.

City Attorney Koczanowicz and Community Development Director Buckingham outlined options for continuing the Public Hearing and briefly reviewed the draft Planning Commission Resolution recommending approval of the West Grand Avenue Master Plan.

Action - Planning Commission: Upon consensus, the Planning Commission provided the following recommendations regarding the following proposed design concepts:

- **Roundabout at Highway 1 and West Grand Avenue (page 30)** - keep this design concept with extension of improvements as needed to complete roundabout concept;
- **Roundabout at 4th Street and West Grand Avenue (page 31)** - keep this design concept with extension of the improvements as needed to complete the roundabout concept; and
- **Medians and bulb-outs (pages 44, 45, and 56)** - keep this design concept as presented.

Action - Planning Commission: Upon consensus, the Planning Commission recommended approval of the proposed design concept regarding **medians and bulbouts from 14th Street to Oak Park Boulevard** (pg 57) as presented. However, Commissioners Blum and Laferriere expressed their objections to this design concept, stating they wanted to strike the alternative design option of "add medians where feasible".

Brief Planning Commission discussion was held regarding the proposed parking strategies to encourage new development and promote a pedestrian-oriented environment, as well as suspending or amending the parking standards.

Ms. Wise described the process required to implement a parking moratorium by Ordinance, rather than a case by case basis.

Action - Planning Commission: Upon consensus, the Planning Commission recommended approval of the proposed parking strategies as outlined on page 60 of the document.

Action - Planning Commission: It was m/s by Planning Commissioner Blum/Alex to adopt Planning Commission Resolution No. 10-025, as amended, recommending the City Council approve the West Grand Avenue Master Plan. The motion carried on the following roll call vote:

AYES: Planning Commissioner Alex, Blum, Coleman, Laferriere, Roberson,
Vice Chair Evans, and Chair Long.
NOES: Planning Commissioners - None.
ABSENT: Planning Commissioners - None.
ABSTAIN: Planning Commissioners - None.

Planning Commission Resolution No. 10-025: A Resolution of the Planning Commission of the City of Grover Beach Recommending Approval of the West Grand Avenue Master Plan.

Brief Council discussion was held regarding allowing the consulting team and staff additional time to incorporate the comments received from the City Council and Planning Commission at this meeting into the draft Master Plan document; as well as additional time to review the concerns raised, such as parking for recreational vehicles, in order to make further recommendations as needed. Further discussion was held regarding continuing the Public Hearing to provide another opportunity to receive public comments regarding the Plan.

Action - City Council: Upon consensus (Council Member Bright absent), the Council continued the Public Hearing to the regular City Council meeting scheduled for Tuesday, January 18, 2011.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Shoals adjourned the meeting at 11:44 p.m.

/s/ JOHN P. SHOALS, MAYOR

Attest:
/s/ DONNA L. McMAHON, CITY CLERK
(Approved at CC Mtg 02/22/2011)