

**MINUTES**  
**JOINT CITY COUNCIL / IMPROVEMENT AGENCY MEETING**  
**MONDAY, AUGUST 17, 2009**

**CALL TO ORDER** Mayor/Chair Shoals called the meeting to order at 8:37 p.m. in the City Hall Council Chambers, 154 South Eighth Street, Grover Beach, California.

**ROLL CALL**

Council/Agency: Council/Board Members Bright, Mires, Mayor Pro Tem/Vice Chair Nicolls, and Mayor/Chair Shoals were present. Council/Board Member Peterson was absent.

City/Agency Staff: City Manager/Executive Director Perrault, City Attorney/General Counsel Koczanowicz, City Clerk/Agency Secretary McMahon, Interim Community Development Director/Deputy Director Beck, Police Chief Copsey, Parks & Recreation Director Petker, and Economic Development Specialist Buckingham were also present.

Also present was Lisa Wise, consultant for the update of the Housing Element.

**PUBLIC COMMUNICATIONS** The Mayor/Chair opened the floor to any member of the public for comment on items of interest which were within the jurisdiction of the City Council / Improvement Agency, but were not listed on the agenda. No one responded and the Mayor/Chair closed the Public Communications segment for this portion of the meeting.

**JOINT CITY COUNCIL / IMPROVEMENT AGENCY - BUSINESS**

**CC/IA-1. Review of Comments Received from the State Department of Housing and Community Development (HCD) on the Public Review Draft of the Housing Element.**

Mayor/Chair Shoals read the title to the foregoing item and deferred to staff for a report. For the information of those present, Interim Community Development Director/Deputy Director Beck provided an overview of comments and questions received from the Department of Housing and Community Development (HCD) regarding the City's Public Review Draft of the Housing Element. She also reviewed documents that had been prepared and submitted to HCD for clarification of the draft document. She then introduced Lisa Wise from Lisa Wise Consulting, Inc.

Interim Community Development Director/Deputy Director Beck and Ms. Wise reviewed several options for the Council/Agency's consideration in response to issues identified by HCD regarding:

- *the "Opportunity Site" located at Atlantic City Avenue/Oak Park Boulevard* - to clarify how this site could accommodate lower-income housing and the City's remaining Regional Housing Needs Allocation (RHNA);
- *Emergency Shelters* - to identify a zone or zones where emergency shelters could be permitted without discretionary approval;
- *Single Room Occupancy (SRO) Requirements* - to document how zoning districts would allow this type of use in compliance with new regulations by the State, and how development standards and permit procedures would facilitate this housing type;
- *Extremely-Low Income Households* - to document how the City would seek funding sources and partner with developers;
- *Homeless Population* - to document the needs of the homeless; and
- *Monitoring Implementation* - to ensure programs and processing procedures facilitated the development of housing.

Ms. Wise then reviewed a tentative schedule for review and adoption of the Housing Element and its anticipated certification by HCD. She and Interim Community Development Director/Deputy Director Beck then responded to questions from the Council/Agency.

Mayor/Chair Shoals invited comments from those in the audience who wished to be heard on this matter. There were no public comments received.

Brief discussion was held regarding:

- how the Opportunity Site could be designated to meet the RHNA requirements;
- potential alternatives, without pursuing the Opportunity Site, for meeting the remaining number of low- and very-low income housing units;
- whether to designate specific sites or zones to permit emergency shelters;
- parking requirement "types" for Single Room Occupancy (SRO) facilities; and
- preliminary data provided by the Economic Opportunity Commission (EOC) regarding the homeless population.

**Action:** Upon consensus (Council/Board Member Peterson absent), the Council/Agency:

- 1) Provided the following comments regarding:

*the Opportunity Site:*

Re-designate it as Medium Density Residential (5-9 units/acre) with the requirement that a Master Plan be prepared for this property, plus the two adjoining properties located to the north, with an overlay of High Density Residential on a portion of the Opportunity Site restricted to accommodating either affordable housing or senior housing.

*Emergency Shelters:*

Include the industrial zones as an additional area that could be available to meet the requirements of the State.

*Single Room Occupancy (SRO) Facilities:*

Include non-specific documentation in the Zoning Code to provide for this type of housing, pursuant to the new State regulations, and conduct further research regarding parking requirements.

*the Homeless:*

Include the preliminary data provided by the EOC.

- 2) Directed staff to submit the proposed revisions to HCD for a second review.

## **ADJOURNMENT**

There being no further business to come before the City Council / Improvement Agency, Mayor/Chair Shoals adjourned the meeting at 9:24 p.m.

### **City Council:**

/s/JOHN P. SHOALS, MAYOR

Attest:

/s/DONNA L. McMAHON, CITY CLERK  
(Approved at CC/IA Mtg. 02/01/10 )

### **Improvement Agency:**

/s/JOHN P. SHOALS, CHAIR

Attest:

/s/DONNA L. McMAHON, AGENCY SECRETARY  
(Approved at CC/IA Mtg. 02/01/10)