
TO: PLANNING COMMISSION

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

APPLICATION: ZONING ORDINANCE AMENDMENT 10-04

SUBJECT: CONSIDERATION OF ZONING ORDINANCE AMENDMENTS TO BRING
AREAS INTO CONFORMANCE WITH THE LAND USE ELEMENT

RECOMMENDATION

Staff recommends the Planning Commission adopt the resolution recommending the City Council adopt Zoning Ordinance Amendment 10-04. The Amendment would 1) create two new zoning districts: Urban Reserve (U-R) and Parks & Recreation (P-R); 2) eliminate the Planned Manufacturing (P-M) and Agriculture Combining (AG) zoning districts; and 3) amend the Zoning Map to bring 27 areas into conformance with the adopted Land Use Element Map.

BACKGROUND

In February 2010, the City Council adopted the updated Land Use Element of the General Plan. The Land Use Element update was a comprehensive revision to the policies and programs contained in the 1992 Land Use Element including changes to the Land Use Map (the Land Use Element and Land Use Map are available for viewing on the City's website www.grover.org). State law requires that when amendments are made to the General Plan which create inconsistencies with the Zoning Ordinance, the Zoning Ordinance shall be amended within a reasonable time.

The City's Land Use Element has twelve "Land Use Designations" which provide a general description of the appropriate uses and development parameters such as density or floor area ratio (reference Attachment 1). Each Land Use Designation has at least one corresponding zoning district that implements the Land Use Designation. For example, the Low Density Residential Land Use Designation is consistent with and is implemented by the Single Family Residential (R-1) District.

As a result of the Land Use Element update and revisions to the Land Use Map, the City must amend the Zoning Map so that it is consistent with the Land Use Designations shown on the Land Use Map. The Land Use Element update also created two new Land Use Designations for Parks and Recreation and Urban Reserve. Therefore, two corresponding zoning districts must be created to implement the Land Use Designations.

This Zoning Ordinance Amendment will bring the majority of the City into conformance with the Land Use Element update. However, revisions along the West Grand Avenue corridor between

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

- | | | |
|--|-------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> None Identified by Staff | <input type="checkbox"/> Alex | <input type="checkbox"/> Coleman |
| <input type="checkbox"/> Long | <input type="checkbox"/> Blum | <input type="checkbox"/> Laferriere |
| <input type="checkbox"/> Evans | | <input type="checkbox"/> Roberson |

Ramona Avenue and Rockaway Avenue will be brought before the Planning Commission and City Council after the adoption of the West Grand Avenue Master Plan. This will allow further input by the Commission and Council prior to finalizing the Zoning Map Amendments for this area. In addition, there are a few other areas that staff would like additional Council input before finalizing, such as the area north of West Grand Avenue generally bounded by Ramona Avenue, Front Street, Atlantic City and Beckett Street. This area was changed from Industrial to Visitor Serving as part of the Land Use Element update. Staff will bring forth new development standards for discussion with the Council on this area including a list of proposed uses.

DISCUSSION

Amendments to the Zoning Map

There are 27 proposed amendments to bring the Zoning Map into conformance with the General Plan Map (reference Attachment 2). Brief discussions are provided for each change and are grouped together by the type of change. It should be noted that the majority of changes are a result of changing the Land Use Designations for existing City facilities, City Parks, City owned retention basins and open spaces areas.

Commercial Zones: #1, 3 and 4

- Area #1 - 1120, 1132, 1250, 1268, 1290, 1326, 1356 Longbranch Avenue; APN 060-293-014; 1217, 1349 Manhattan Avenue; 317, 335, 367, 383 South 13th Street: This area, encompassing one and half blocks between Longbranch and Manhattan Avenues and 12th and 14th Streets was changed from Professional Office to Neighborhood Serving-Mixed Use in the Land Use Element update. The majority of the properties are currently underutilized. It is recommended that the area be changed from Professional Office (C-P) to Neighborhood Commercial (C-N).
- Areas #3 and 4 - 319 North Highway 1 (Le Sage Mobile Home Park); 55 and 105 West Grand Avenue; properties along the east side of Highway 1: These properties include the LeSage Mobile Home Park, the LeSage RV Campground, the Coastal Dunes RV Park, the Grover Beach Lodge site and the approved commercial project at the northwest corner of Highway 1 and West Grand Avenue. The land use designation was changed from Planned Commercial to Visitor Services. It is recommended that the area be changed from Coastal Planned Commercial (C-P-C) to Coastal Visitor Services (C-C-V). The uses allowed in the C-C-V are less restrictive than the C-P-C and allow for mixed use developments. This revision will require an LCP Amendment and approval by the Coastal Commission.

Commercial to Residential Zones: #2 and 10

- Area #2 - 1380, 1396 Longbranch Avenue and 342 South 14th Street: The land use designation was changed from Professional Office to Low Density Residential. The area is developed with single family residences. It is recommended that the area be changed from Professional Office (C-P) to Single Family Residential (R-1).
- Area #10 - 209, 217, 223 South 11th St, 1168 West Grand Avenue (south half): The land use designation of High Density Residential was not changed as part of the Land Use Element update. However, the current zoning of Mixed-Use (M-U) is not consistent with the land use designation. The area is developed with multi-family residential and a portion of a mobile home park. It is recommended that the area be changed to Multiple Residential (R-3).

Residential to Commercial Zones: #7, 8, and 25

- Area #7 - South 4th Street/Barca: This vacant lot is at the intersection of South 4th, Barca and Calvin. Its land use designation was changed from Low Density Residential to Industrial. It is recommended the lot be changed from Coastal Single Family Residential (C-R-1) to Coastal Industrial (C-I). This will allow for the street to act as a transition from industrial to residential uses. This revision will require an LCP Amendment and approval by the Coastal Commission.
- Areas #8 and 25 - 200 Block of North 4th Street: This area was identified during the Visioning Project as an area appropriate for office and limited commercial uses. The land use designations were subsequently changed from Medium Density Residential and High Density Residential to Neighborhood Commercial-Mixed Use. It is recommended that the zoning be changed from Coastal Residential (C-R-2) and Multiple Residential (R-3) to Neighborhood Commercial (C-N). The west side of North 4th Street is in the Coastal Zone and will require an LCP Amendment be approved by the Coastal Commission.

Residential Zones: #17, 18, 19, 20, and 26

- Area #17 - 1601 Farroll Road: This land use designation of Low Density Residential was not changed as part of the Land Use Element update. It is recommended that the zoning be changed from Residential Agriculture (R-A) to Single Family Residential (R-1).
- Area #18 - 1207 South 13th Street: This is the site of a former nursery. The land use designation was changed from Low Density Residential to Medium Density Residential as requested by the previous property owner. It is recommended that the zoning be changed from Residential Agriculture (R-A) to Duplex Residential (R-2).
- Area #19 and 20 - 1 Tanner Road (Atlantic City Avenue and Oak Park Blvd): The land use designation was changed from Low Density Residential to Medium Density Residential on the western portion and High Density Residential on the eastern portion, consistent with the Housing Element policy to provide for adequate residential land to accommodate affordable housing. It is recommended that the zoning be changed from Residential Agriculture (R-A) to Duplex Residential (R-2) and Multiple Residential (R-3).
- Area #26 - 1357, 1377, and 1397 Manhattan Avenue: The land use designation was changed from High Density Residential to Low Density Residential. The area is developed with single family residences. It is recommended that the zoning be changed from Multiple Residential (R-3) to Single Family Residential (R-1).

Strawberry Fields: #14, 15

- The land use designation was changed from Low Density Residential and Planned Manufacturing to Urban Reserve. The intent of the new land use designation is to require the preparation of a specific plan prior to development of the property. It is recommended that the area be rezoned from Residential Agriculture – Agriculture Combining (R-A-AG) and Planned Manufacturing – Agriculture Combining (P-M-AG) to Urban Reserve (U-R).

Open Space Areas: #6, 16, and 21

- Area #6 - 912 Margarita: The land use designation was changed from Low Density Residential to Open Space. This site was dedicated to the City as open space with the

creation of the tract because of the presence of sensitive plant species and habitat. It is recommended that the zoning be changed from Coastal Planned Single Family Residential (C-P-R-1) to Open Space (O). This revision will require an LCP Amendment and approval by the Coastal Commission.

- Area #16 - Open space area between El Camino Real and Laguna Court: The land use designation was changed from Low Density Residential to Open Space. The area was designated as permanent open space with the Laguna Court tract. It is recommended that the zoning be changed from Residential Agriculture (R-A) to Open Space (O). Areas within the floodplain would continue to also have a Floodplain (F-P) designation.
- Area #21 - Open space area between North 12th and San Diego Loop: The land use designation was changed from Low Density Residential to Open Space. The area was designated as permanent open space with the project approval. It is recommended that the zoning be changed from Single Family Residential (R-1) to Open Space (O).

City Facilities and Parks: #5, 9, 11, 12, 13, 22, 23, 24, 27, and 28

- Area #5 - Train Station: The land use designation was changed from Planned Commercial to Public Facilities. It is recommended that the zoning be changed from Coastal Planned Commercial (C-P-C) to Public Facilities (P-F).
- Area #9 - City Hall: The land use designation was changed from Visitor Serving to Public Facilities. It is recommended that the zoning be changed from Visitor Services (C-V) to Public Facilities (P-F).
- Area #11 - Costa Bella Park: The land use designation was changed from Medium Density Residential to Parks and Recreation. The site is a public park and retention basin. It is recommended that the zoning be changed from Public Facilities (P-F) to Parks and Recreation (P-R).
- Area #12 - Skate Park: The land use designation was changed from Shopping Center to Parks and Recreation. The site is the City's Skate Park. It is recommended that the zoning be changed from Public Facility (P-F) to Parks and Recreation (P-R).
- Area #13 - Cleaver Park: The land use designation was changed from Professional Office to Parks and Recreation. The vacant site is the location of the proposed Cleaver Park. It is recommended that the zoning be changed from Public Facilities (P-F) to Parks and Recreation (P-R).
- Area #22 - 1541 Hillcrest: The land use designation changed from Low Density Residential to Public Facilities. The site is owned by the City and contains water reservoirs and cellular towers. It is recommended that the zoning be changed from Single Family Residential (R-1) to Public Facilities (P-F). The area at the southeast corner of the site will remain R-1. This lot has been identified by the City's Improvement Agency as a possible location for an affordable housing project.
- Area #23 - 16th Street Park: The land use designation of Parks and Recreation was not changed as part of the Land Use Element update. The site is a public park. It is recommended that the zoning be changed from Public Facilities (P-F) and Single Family Residential – Planned Development (R-1-PD) to Parks and Recreation (P-R).

- Area #24 - Hero Park Area: The land use designation was changed from Low Density Residential to Public Facilities and Parks and Recreation. It is recommended that Hero Park be zoned Parks and Recreation (P-R), while the remaining areas used as retention basins be zoned Public Facilities (P-F). It should be noted that the Land Use Map will need to be amended to correctly identify the basin areas as Public Facilities.
- Area #27 - Trouville Community Center: The land use designation was changed from High Density Residential to Public Facilities. It is recommended that the zoning be changed from Multiple Residential (R-3) to Public Facilities (P-F).
- Area #28 - Goldenwest Park: The land use designation was changed from High Density Residential to Parks and Recreation. This site is a public park. It is recommended that the zoning be changed from Multiple Family (R-3) to Parks and Recreation (P-R).

Creation of the Urban Reserve (U-R) and Parks and Recreation (P-R) Districts

The Land Use Element update created two new land use designations of Urban Reserve and Parks and Recreation. Accordingly, two new zoning districts must be created to implement the land use designations (reference Exhibit A of Resolution 10-024).

The Urban Reserve District, while requiring a Specific Plan for development of the site, will allow for the continued use of the site for agricultural purposes. Staff is recommending that agricultural projects and public facilities be allowed subject to the approval of a Use Permit prior to the approval of a Specific Plan. This will allow the flexibility for the construction of agricultural structures and public facilities in the interim.

The Parks and Recreation District will allow public parks, public facilities and other recreational uses. Due to the varied locations of the sites, staff is recommending that development standards, such as height, be determined at the time of project design.

Elimination of Planned Manufacturing (P-M) and Agriculture Combining (AG) Districts

The creation of the Urban Reserve District eliminates the Planned Manufacturing (P-M) and Agriculture Combining (AG) Districts on the Strawberry Fields site. These two districts do not exist anywhere else in the City. Therefore, these two districts can be deleted from the Zoning Code.

ENVIRONMENTAL REVIEW

The proposed revisions to the Zoning Map and creation of the Parks and Recreation (P-R) District and Urban Reserve (U-R) District are subsequent projects that were anticipated and analyzed as part of the Master EIR prepared for the Land Use Element update. 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.

ALTERNATIVES

The Planning Commission has the following alternatives to consider:

1. Adopt the resolution recommending the City Council adopt Zoning Ordinance Amendment 10-04; or

2. Provide alternative direction to staff.

RECOMMENDATION

Staff recommends the Planning Commission adopt the resolution recommending the City Council adopt Zoning Ordinance Amendment 10-04.

PUBLIC NOTIFICATION

On November 5, 2010, the public hearing notice was posted as required by City code and published in the Times Press Recorder. In addition, the agenda was posted in accordance with the Brown Act.

ATTACHMENTS

1. Land Use Designations (excerpt from the Land Use Element)
2. Zoning Map and Table
3. Resolution 10-024

Land Use Designations

Land Use Designations define the amount, type and nature of development that is allowed on the Land Use Plan. These designations represent the intended future use of each parcel of land within the city limits. The following is a definition of each of the land use designations. One or more of the zoning districts established in the City's Zoning Code, corresponds to each of the land use designations. The Zoning Code translates the long-term objective of the land use designations into detailed regulations pertaining to permitted and conditional uses, site development standards, and performance criteria to implement the goals and policies of the General Plan.

A proposed project must conform to the Land Use Designation on the Land Use Diagram or must go through a General Plan Amendment process. In addition, State law requires that the City's General Plan and Zoning Code be consistent in order to promote cohesive short-and long-range developments. However, the intent of these two documents is different, and therefore they do not have to be – and typically, are not – precisely the same. The General Plan's land use designations are intended to give general guidance on the density and intensity of development, which are often expressed in ranges, whereas the Zoning Code contains very specific standards about how development may occur.

Residential Land Use Designations

There are three primary residential land use designations. Each of the residential use categories includes a range of allowable densities. The maximum density defines the maximum number of units per gross acre at which development can occur, unless an additional bonus is provided by State or City regulations. Residential density (the number of dwelling units allowed per acre, calculated prior to dedications for streets and other improvements) may decrease due to site constraints or increase if affordable housing bonuses are incorporated. The determination of precise density, development location, and lot coverage permitted on individual sites will depend upon many factors, including but not limited to architectural design, the method of addressing parking needs, landscaping, street layout and neighborhood compatibility.

Low Density Residential

The Low Density Residential designation allows for single-family detached and attached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 2 to 5 units per gross acre. For purposes of estimating future population, the number of residents per dwelling unit is assumed to be 2.5 persons.

Medium Density Residential

The Medium Density Residential designation allows for small lot single-family attached or detached homes, duplexes, multi-family residential units, public and quasi-public uses and similar and compatible uses. Residential densities shall be in the range of 6 to 9 units per gross acre. For purposes of

estimating future population, the number of residents per dwelling unit is assumed to be 2.5 persons.

High Density Residential

The High Density Residential designation provides for single-family attached homes, multi-family residential, mobile home parks, public and quasi-public uses and similar and compatible uses. Residential densities shall be in the range of 10 to 20 units per gross acre. For purposes of estimating future population, the number of residents per dwelling unit is assumed to be 3.0 persons.

Commercial and Industrial Designations

There are four commercial designations which accommodate a full range of commercial enterprises; three of the four incorporate mixed use development which allows for residential development to accompany commercial development. The actual development intensity accommodated on a given site will be a function of the building and development codes, public works standards and other development regulations. In addition, new development must be consistent with policies of the General Plan aimed at protecting public safety, achieving high quality site planning and design, and the protection of significant natural resources.

Central Business District – Mixed-Use

The Central Business District – Mixed-Use designation provides for the establishment of a pedestrian-oriented downtown core through the functional integration of retail, commercial services, restaurants, professional offices, civic, entertainment and residential uses. This category allows for both vertical (different uses stacked above one another) and horizontal (different ground level uses on a single parcel) mixed use opportunities. In general, the ground floor of development within the Central Business District – Mixed-Use designation should be occupied by retail shops, service businesses (including eating and drinking establishments) and professional offices, with the upper floors reserved for visitor accommodations, offices and dwellings. In some areas designated Central Business District – Mixed-Use, the City may wish to emphasize office uses to serve as a transition to surrounding residential neighborhoods.

The ratio of building floor area to site area shall not exceed 3.0. The Zoning Code will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. However, the maximum building height for structures in this designation shall be 40 feet or 3 stories, whichever is greater. A higher building height may be established for specific areas by the Zoning Code.

Development review will determine a project's realized building intensity, to reflect existing or desired architectural character in a neighborhood. When dwellings are provided they shall not exceed 20 units per gross acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site. For

purposes of estimating future population, the number of residents per dwelling unit is assumed to be 2.0 persons.

Visitor Serving – Mixed-Use

The Visitor Serving – Mixed Use designation accommodates a complementary range of hotels and motels, bed and breakfast accommodations, convention facilities, restaurants, recreational uses and retail sales primarily for the convenience of visitors. This category is intended to foster the establishment of a pedestrian-oriented district near the beachfront, the train station, and the entrance to the Oceano Dunes State Vehicular Recreation Area, and Pismo State Beach that provides convenience goods and services for visitors to Grover Beach and the surrounding neighborhood areas. Opportunities to provide family oriented businesses within this area should be explored. The Visitor Serving- Mixed Use category allows for both vertical (different uses stacked above one another) and horizontal (different ground level uses on a single parcel) mixed use opportunities.

In general, ground floor development within the Visitor Serving – Mixed-Use designation should be reserved for retail shops, eating and drinking establishments, and visitor accommodations, with the upper floors reserved for additional visitor accommodations, offices and dwellings. To assure adequate space for visitor-serving uses, properties within this designation should not include general retail stores unless oriented to visitors, auto repair, or business services. Although mixed-use development is encouraged, it is not required.

The ratio of building floor area to site area shall not exceed 3.0. The Zoning Regulations will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. However, the maximum building height for structures in this designation shall be 40 feet or 3 stories, whichever is greater. A higher building height may be established for specific areas by the Zoning Code.

When dwellings are provided in the Visitor Serving –Mixed Use district, they shall not exceed 20 units per acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site. For purposes of estimating future population, the number of residents per dwelling unit is assumed to be 2.0 persons.

Neighborhood Serving – Mixed-Use

Land uses within the Neighborhood Serving – Mixed-Use designation are intended to provide for the convenience shopping needs of the surrounding neighborhood with neighborhood retail, commercial services, personal services and professional offices. These centers can also integrate housing with commercial development on a single site. Neighborhood Serving uses should be available within about a five minute walk or bike ride of residences. In general, these uses should be located on sites not exceeding about four acres, unless the neighborhood to be served includes a significant amount of

high density residential development. Although mixed-use development within the Neighborhood Serving – Mixed Use designation is encouraged, it is not required.

The ratio of building floor area to site area shall not exceed 0.75. The Zoning Code will establish maximum building height and lot coverage, and minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. However, the maximum building height for structures in this designation shall be 30 feet or two stories, whichever is greater.

Development review will determine a project's realized building intensity, to reflect existing or desired architectural character in a neighborhood. When dwellings are provided, they shall not exceed 9 units per gross acre. So long as the floor area ratio is not exceeded, the maximum residential density may be developed in addition to nonresidential development on a site. For purposes of estimating future population, the number of residents per dwelling unit is assumed to be 2.0 persons.

Retail and Commercial Services

Areas for shopping centers that serve community-wide needs are designated Retail and Commercial Services. The Retail and Commercial Services areas are intended to provide for a wide range of retail sales and personal services within the context of distinctive, pedestrian oriented shopping centers that serve customers and clients from the surrounding community. These uses include grocery stores, drug stores, restaurants, video stores, beauty salons, dry cleaners, non-automobile repair shops, nurseries and home maintenance centers. Retail and Commercial Services centers may accommodate retail uses of a larger scale that would be inappropriate in the Central Business District – Mixed Use, Visitor Serving -- Mixed Use or Neighborhood Serving Mixed-Use commercial areas.

Additionally, this designation accommodates highway-oriented visitor-serving uses such as hotels, motels, restaurants and service stations located near Highway 101. The ratio of floor area to site area shall not exceed 0.50.

In some instances, the City may determine through a Use Permit that residential use would be appropriate at the Medium Density (6-9 DU/Acre) to provide a transition area into the surrounding residential areas.

Industrial

The Industrial designation allows for planned industrial parks, warehouses, retail uses when accessory to a warehouse or industrial use, light manufacturing and assembly, and similar and compatible uses. In addition, the Industrial designation accommodates smaller service businesses such as contractor's yards and car storage. This designation also allows for automobile service and repair shops, wholesalers and commercial uses related to building and mechanical material sales and supply.

The ratio of floor area to site area shall not exceed 0.50. The Zoning Regulations will establish maximum building height and lot coverage, and

minimum setbacks from streets and other property lines, as well as procedures for exceptions to such standards in special circumstances. Development review will determine a project's realized building intensity, to reflect existing or desired architectural character in a neighborhood.

Dwellings may be provided as part of a specially approved mixed-use development which may include live-work settings, caretaker's residences, or other similar and compatible living arrangements. The appropriate residential density would be set considering the maximum residential density allowed in any neighboring residential area.

Public/Quasi Public

The Public/Quasi-Public designation provides for government-owned facilities, schools, and quasi-public uses. The ratio of floor area to site area for the development of permanent structures in the Public/Quasi-Public designation shall be determined at the time of development review.

Parks and Recreation

The Parks and Recreation designation provides for existing and planned public parks and other recreational uses. Examples of specific uses that are appropriate within this designation include active playing fields, parks and recreation facilities, plazas, bicycle and walking trails, and water re-charge and detention facilities that are also used as public parks when they are not flooded. The ratio of floor area to site area for the development of permanent structures in the Parks and Recreation designated areas shall be determined at the time of development review.

Open Space/Resource Conservation

The Open Space/Resource Conservation designation is applied to areas intended for active and passive recreation (including the Pismo Beach State Park and golf course), to preserve sensitive habitat for special status plant or animal species, in areas subject to flood hazard, in areas for watershed protection, and on land subject to steep slopes.

In general, structures are not allowed within this designation; however, structures necessary to support recreation activities at the State Park may be considered. The commercial extraction of natural resources is prohibited under this designation.

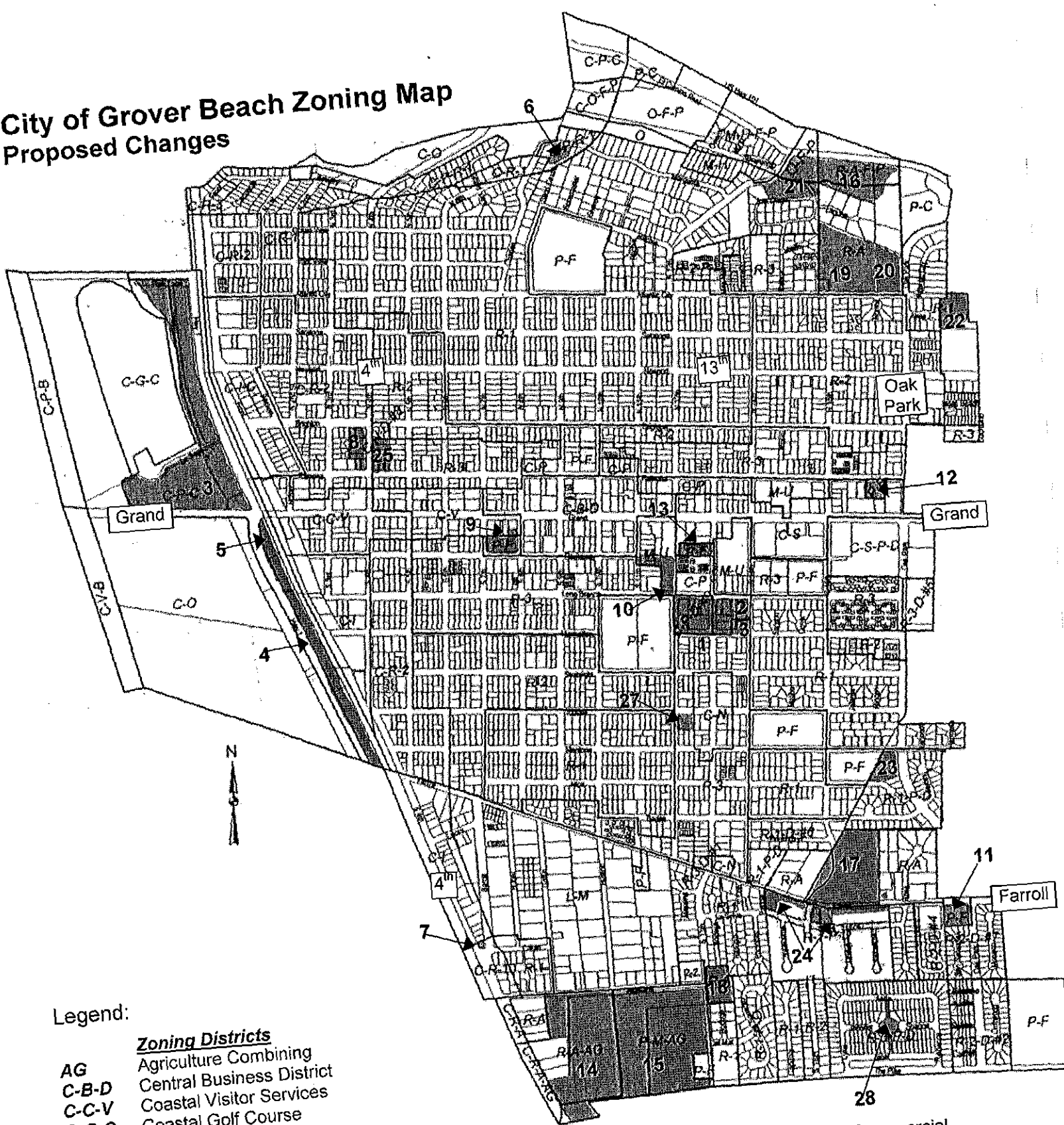
Urban Reserve

The Land Use Diagram (Figure 4) shows desired future uses for most land within the City's General Plan area. However, the City has not decided the best eventual use for the Strawberry Field south of Highland Avenue. This area is designated Urban Reserve, indicating that it will be suitable for urban development when certain conditions are satisfied, beginning with a desire expressed by the property owner. The Urban Reserve designation is to be changed to a range of urban classifications as prescribed by the requirements set forth in the General Plan only when the conditions necessary for development can be satisfied and a certain type of development is approved through adoption of a specific plan addressing all of the requirements of Government Code Section 65451. (See Policy LU-15.)

List of Proposed Zoning Map Changes

	Location	Current Zone(s)	Proposed Zone(s)
1	1120, 1132, 1250, 1268, 1290, 1326, 1356 Longbranch Ave; APN 060-293-014; 1217, 1349 Manhattan Ave; 317, 335, 367, 383 S. 13 th St	C-P C-P-D#9	C-N
2	1380, 1396 Longbranch Ave, 342 S 14 th St	C-P	R-1
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 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	C-P-R-1	C-O
7	APN 060-542-013 (Barca/S. 4 th)	C-R-1	C-I
8	375, 391 Ramona Ave, 360 Brighton, 227, 245, 257, 287 N. 4 th St	C-R-2	C-N
9	154 S. 8 th Street (City Hall) and 701 & 711 Rockaway (Fire & Police Stations)	C-V P-F	P-F
10	209, 217, 223 S. 11 th St, 1168 W. Grand (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 (APNs 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 and Farroll, N side)	R-A	R-1
18	1207 S. 13 th St.	R-A	R-2
19	1 Tanner Rd (Atlantic City/ Oak Park)	R-A	R-2
20	1 Tanner Rd (Atlantic City/ Oak Park)	R-A	R-3
21	APN 060-034-028 (Open Space between N. 12 th & San Diego Loop)	R-1	O
22	1541 Hillcrest (except for Affordable Housing lot)	R-1	P-F
23	16 th Street Park (Oak Park end)	R-1-P-D	P-R
24	16 th and Farroll, south side (Hero Park)	R-1-P-D	P-R P-F
25	411, 423, 433 Ramona Ave; 228, 250, 258, 264, 270, 294 N. 4 th St	R-3	C-N
26	1357, 1377, 1397 Manhattan Ave	R-3	R-1
27	1230 Trouville Ave (Trouville Community Center)	R-3	P-F
28	Goldenwest Park	R-3-P-D	P-R

City of Grover Beach Zoning Map Proposed Changes



Legend:

Zoning Districts

- | | | | | | |
|----------------|---|--------------|-------------------------|------------|-------------------------------|
| AG | Agriculture Combining | C-S | Shopping Center | P-C | Planned Commercial |
| C-B-D | Central Business District | C-V | Visitor Services | P-D | Planned Community Development |
| C-C-V | Coastal Visitor Services | C-V-B | Coastal Vehicular Beach | P-F | Public Facilities |
| C-G-C | Coastal Golf Course | D | Design Development | P-M | Planned Manufacturing |
| C-I | Coastal Industrial | F-P | Flood Plain Overlay | P-R | Parks and Recreation |
| C-I-C | Coastal Industrial Commercial | L-M | Light Manufacturing | R-1 | Single Family Residential |
| C-N | Neighborhood Commercial | M-H | Mobilehome | R-2 | Duplex Residential |
| C-O | Coastal Open Space | M-U | Mixed Use Development | R-3 | Multiple Residential |
| C-P | Professional Office | O | Open Space | R-A | Residential Agriculture |
| C-P-B | Coastal Pedestrian Beach | | | U-R | Urban Reserve |
| C-P-C | Coastal Planned Commercial | | | | |
| C-P-R-1 | Coastal Planned Single Family Residential | | | | |
| C-R-1 | Coastal Single Family Residential | | | | |
| C-R-2 | Coastal Residential | | | | |
| C-R-3 | Coastal Multiple Residential | | | | |
| C-R-A | Coastal Residential Agriculture | | | | |

RESOLUTION NO. 10-024

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH RECOMMENDING APPROVAL OF A TEXT AMENDMENT MODIFYING ARTICLE IX, PLANNING AND ZONING REGULATIONS, CHAPTER 1 ZONING REGULATIONS OF THE GROVER BEACH MUNICIPAL CODE DELETING THE PLANNED MANUFACTURING AND AGRICULTURE COMBINING ZONING DISTRICTS AND CREATING THE URBAN RESERVE AND PARKS AND RECREATION ZONING DISTRICTS; AND AMENDING THE ZONING MAP

WHEREAS, the City of Grover Beach has adopted a Zoning Ordinance (Article IX, Chapter 1 of the City Municipal Code), that 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 an amendment to Article IX, Planning and Zoning Regulations and Zoning Map to bring 27 properties into conformance with the 2010 General Plan Land Use Element Update; and

WHEREAS, the City of Grover Beach Planning Commission made the following findings and recommends that the same findings be adopted by the City Council.

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 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. All changes to the Zoning Map, as outlined in Exhibit A, were made to be consistent with the General Plan Land Use Element adopted on February 16, 2010.
4. The amendment is deemed to be compatible and consistent with the objectives, policies, general land uses, and programs specified in the General Plan.
5. 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.

NOW, THEREFORE, the Planning Commission of the City of Grover Beach hereby recommends that the City Council approve Zoning Ordinance Amendment 10-04 to amend Article IX, Planning and Zoning Regulations, Chapter 1 of the Grover Beach Municipal Code, as set forth in the attached Exhibit "A".

Resolution No. 10-024
November 16, 2010

On motion by _____, seconded by _____, and on the following roll-call vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

the foregoing RESOLUTION NO. 10-024 was ADOPTED on this 16th day of November, 2010.

CHRIS LONG, CHAIR

Attest:

BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR
SECRETARY TO THE PLANNING COMMISSION

Approved as to Form:

MARTIN KOCZANOWICZ, CITY ATTORNEY

EXHIBIT A

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

	Location	Current Zone(s)	New Zone(s)
1	1120, 1132, 1250, 1268, 1290, 1326, 1356 Longbranch Ave; APN 060-293-014; 1217, 1349 Manhattan Ave; 317, 335, 367, 383 S. 13 th St	C-P C-P-D#9	C-N
2	1380, 1396 Longbranch Ave, 342 S 14 th St	C-P	R-1
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 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	C-P-R-1	C-O
7	APN 060-542-013 (Barca/S. 4 th)	C-R-1	C-I
8	375, 391 Ramona Ave, 360 Brighton, 227, 245, 257, 287 N. 4 th St	C-R-2	C-N
9	154 S. 8 th Street (City Hall) and 701 & 711 Rockaway (Fire & Police Stations)	C-V P-F	P-F
10	209, 217, 223 S. 11 th St, 1168 W. Grand (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 (APNs 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 and Farroll, N side)	R-A	R-1
18	1207 S. 13 th St.	R-A	R-2
19	1 Tanner Rd (Atlantic City/ Oak Park)	R-A	R-2
20	1 Tanner Rd (Atlantic City/ Oak Park)	R-A	R-3
21	APN 060-034-028 (Open Space between N. 12 th & San Diego Loop)	R-1	O
22	1541 Hillcrest (except for Affordable Housing lot)	R-1	P-F

	Location	Current Zone(s)	New Zone(s)
23	16 th Street Park (Oak Park end)	R-1-P-D	P-R
24	16 th and Farroll, south side (Hero Park)	R-1-P-D	P-R P-F
25	411, 423, 433 Ramona Ave; 228, 250, 258, 264, 270, 294 N. 4 th St	R-3	C-N
26	1357, 1377, 1397 Manhattan Ave	R-3	R-1
27	1230 Trouville Ave (Trouville 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 referenced 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 referenced 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.