Attachment 3

PLANNING COMMISSION RESOLUTION NO. 12-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING CHAPTER 1 OF THE ZONING CODE TO AMEND THE ZONING MAP ASSOCIATED WITH DEVELOPMENT PERMIT APPLICATION 10-003 FOR THE GROVER BEACH LODGE 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 Application 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 0.5 acres 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 Application No. 10-003 at a Public Hearing on July 21, 2011 and recommended that the City Council approve the project; and

WHEREAS, the applicant elected to revise the project to detach and relocate the conference center from the main lodge building (Building 1) to an adjacent location at the northeastern corner of the project site, and reconfiguration of the swimming pool, parking areas, and outdoor landscaping and drainage basin areas to accommodate the new building reconfiguration; and

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

WHEREAS, the Planning Commission for the City of Grover Beach recommends the City Council make the following findings:

1. 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.

WHEREAS, the Planning Commission for the City of Grover Beach recommends the

City Council amend the Zoning Map 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 final certification by the California Coastal Commission, 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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission for the City of Grover Beach recommends that the City Council **DOES HEREBY APPROVE** a Zoning Code Amendment associated with Development Application No. 10-003.

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

AYES:
NOES:
ABSENT:
ABSTAIN:

the foregoing RESOLUTION NO. 12-08 was **PASSED, APPROVED**, and **ADOPTED** at a Special Meeting of the City of Grover Beach Planning Commission on this 15th day of February, 2012.

_____
JOHN LAFERIERRE, VICE CHAIR

Attest:

_____
BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR
SECRETARY TO THE PLANNING COMMISSION

Approved as to Form:

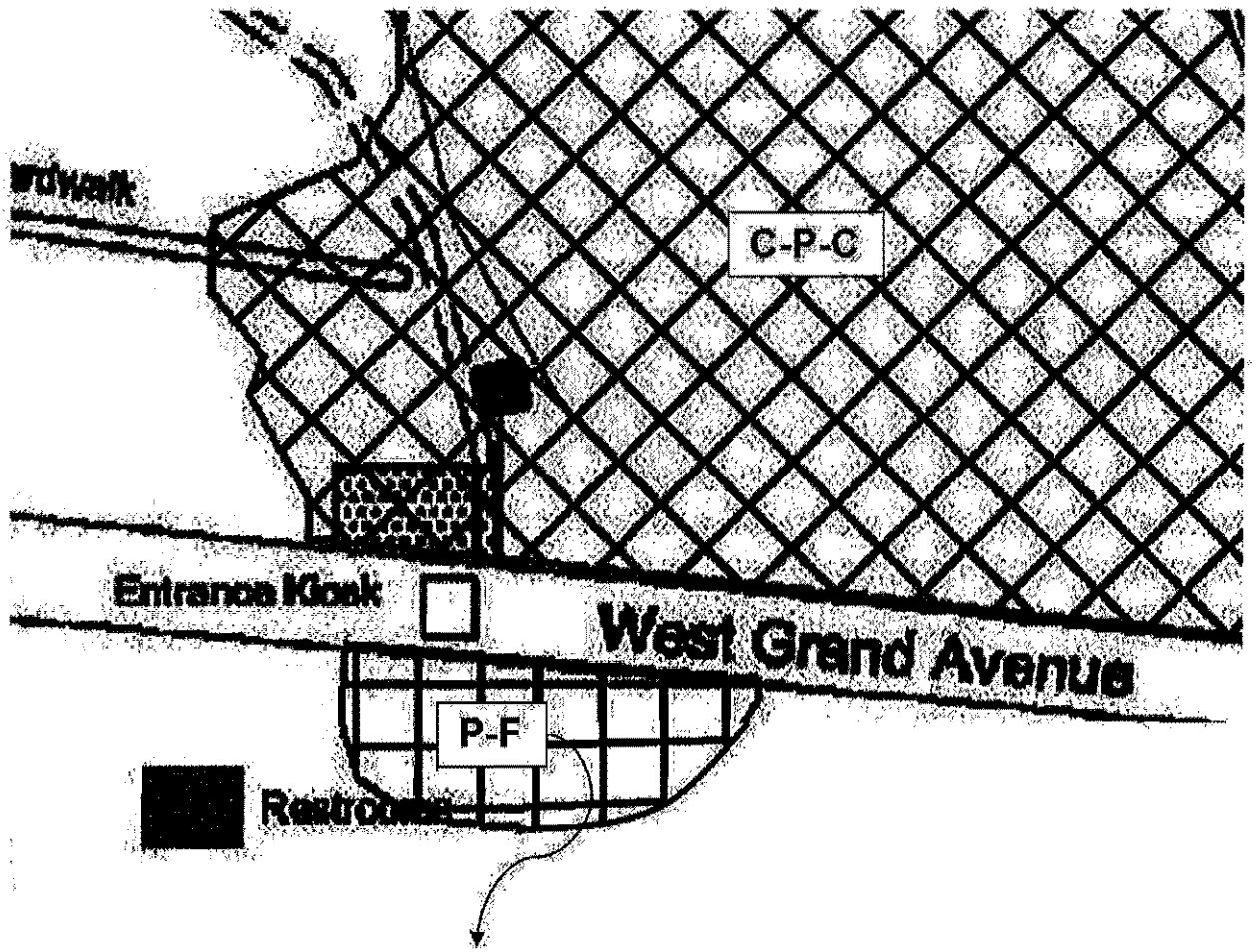
_____
MARTIN D. KOCZANOWICZ, CITY ATTORNEY

PLANNING COMMISSION RESOLUTION NO. 12-08

Zoning Code Amendment

EXHIBIT A

FIGURE 3



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