

**ORDINANCE NO. 17-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH  
AMENDING SECTION 1.10.020 ZONING MAP OF ARTICLE IX OF THE GROVER BEACH  
MUNICIPAL CODE TO CHANGE THE ZONING MAP FROM RETAIL COMMERCIAL (RC) TO  
CENTRAL BUSINESS OPEN (CBO) ASSOCIATED WITH DEVELOPMENT APPLICATION 15-18  
(1400 RAMONA AVENUE)**

**WHEREAS**, the applicant submitted an application to amend the General Plan and Zoning Code to change the land use and zoning designations from Retail and Commercial Services and Retail Commercial (RC) to Central Business – Mixed Use and Central Business Open (CBO) and to construct a 13-unit multi-family residential and 2-unit live/work development project at APN 060-246-016; and

**WHEREAS**, on December 14, 2016, the Planning Commission recommended that the City Council amend the Zoning Map from Retail Commercial (RC) to Central Business-Open (CB-O) for one lot at APN 060-246-016; and

**WHEREAS**, public notice has been given in the time and manner required by State law and City code; and

**WHEREAS**, the Planning Commission of the City of Grover Beach has reviewed and considered the proposed Development Code Amendment associated with Development Application 15-18 at a Public Hearing on December 14, 2016 and recommended the City Council approve the Development Code Amendment; and

**WHEREAS**, the City Council of the City of Grover Beach has reviewed and considered the proposed Development Code Amendment associated with Development Application 15-18 at a Public Hearing on January 9, 2017; and

**WHEREAS**, the City has prepared an Initial Study and Mitigated Negative Declaration in compliance with California Environmental Quality Act and determined in their independent judgment that the Amendment would not have a significant impact on the environment.

**WHEREAS**, the City Council of the City of Grover Beach makes the following findings:

1. The proposed amendment is consistent with the General Plan and the associated Land Use Element Map change to Central Business – Mixed Use.
2. The proposed amendment is internally consistent with other applicable provisions of this Development Code.
3. The proposed amendment will not be detrimental to the public health, safety, or welfare of the City.
4. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, the provision of public and emergency vehicle access, and public services and utilities for the anticipated land uses.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Grover Beach as follows:

**PART 1.** The above recitals and findings are true and correct and are incorporated herein by reference.

**PART 2.** Municipal Code Article IX Planning and Zoning Regulations, Chapter 1, Section 1.10.020 Zoning Map is hereby amended as shown on the attached Exhibit A.

**PART 3.** 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 anyone or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared in violation of the law.

**PART 4.** This Ordinance amending the Zoning Map shall become effective thirty (30) days after the date of its adoption by the City Council. 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 January 9, 2017, and **PASSED, APPROVED, and ADOPTED** by the City Council on \_\_\_\_\_, 2017, on the following roll-call vote, to wit:

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

**\*\* D R A F T \*\***

\_\_\_\_\_  
JOHN P. SHOALS, MAYOR

Attest:

\_\_\_\_\_  
DONNA L. McMAHON, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
DAVID P. HALE, CITY ATTORNEY

**EXHIBIT A**

**Proposed Development Code Amendment to change area from Retail Commercial (RC) to Central Business Open (CBO)**



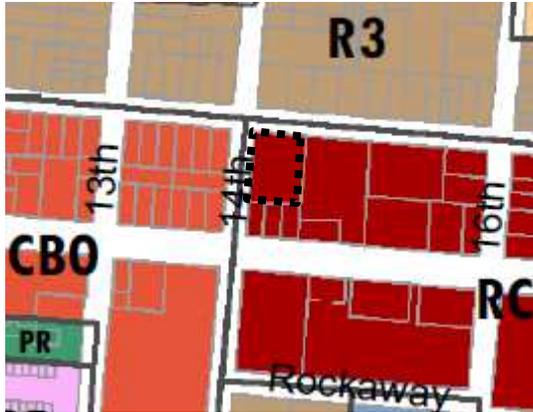
City of Grover Beach  
**Zoning Map**

**Legend**

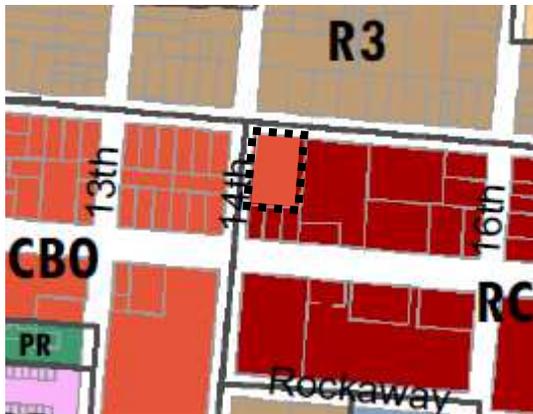
- City Limits
- Coastal Zone
- Ramona Specific Plan Area
- Railroad
- Creeks and Surface Water Bodies

**Zones**

- Coastal Planned Low Density Residential (CPR1)
- Low Density Residential (R1)
- Coastal Low Density Residential (CR1)
- Medium Density Residential (R2)
- Coastal Medium Density Residential (CR2)
- High Density Residential (R3)
- Coastal High Density Residential (CR3)
- Office Professional (OP)
- Neighborhood Commercial (NC)
- Central Business (CB)
- Central Business Open (CBO)
- Visitor Serving (VS)
- Coastal Visitor Serving (CVS)
- Retail Commercial (RC)
- Coastal Commercial (CC)
- Industrial (I)
- Coastal Industrial (CI)
- Coastal Industrial Commercial (CIC)
- Public Facilities (PF)
- Parks and Recreation (PR)
- Open Space (OS)
- Coastal Open Space (COS)
- Coastal Golf Course (CGC)
- Coastal Vehicular Beach (CVB)
- Coastal Pedestrian Beach (CPB)
- Urban Reserve (UR)
- Planned Development Overlay (PD)



Existing Zoning Map Classification



Proposed Zoning Map Classification