

**MINUTES**  
**SPECIAL JOINT CITY COUNCIL / PLANNING COMMISSION MEETING**  
**TUESDAY, MAY 20, 2008**

**CALL TO ORDER** Mayor Shoals called the meeting to order at 6:39 p.m. in the City Hall Council Chambers, 154 South Eighth Street, Grover Beach, California.

**ROLL CALL**

City Council: Council Members Bright, Lieberman, Mayor Pro Tem Nicolls, and Mayor Shoals were present. Council Member Ashton was absent.

Planning Commission: Commissioners Blum, Coleman, Long, Nielsen, and Chair Peterson were present. Commissioner Marshall and Vice Chair Snow were absent.

City Staff: City Manager Perrault, City Attorney Koczanowicz, City Clerk McMahan, Community Development Director Hansen, and Planning Manager Gould-Wells were also present.

**PUBLIC COMMUNICATIONS**

The Mayor opened the floor to any member of the public for comment on any item described in this agenda.

- A. Henry Eugene "Gene" Gates, former Council Member, Grover Beach, spoke in support of establishing higher architectural design standards for the City.

**REGULAR BUSINESS**

**1. Joint City Council / Planning Commission Workshop.**

Mayor Shoals read the title to the foregoing item and deferred to staff for a report. City Manager Perrault briefly summarized the assignment given at the previous Joint City Council / Planning Commission Workshop held in September 2007 for Council Members and Commissioners to submit photographs of buildings that exemplified "good" architectural design. Planning Manager Gould-Wells provided an overview of the purpose of establishing design guidelines and, referencing the display of photographs along one wall of the Council Chambers, stated that the submitted photographs were arranged by category: 1) preferred, 2) not preferred or 3) undecided.

Mayor Shoals invited all those present to review the photographs more closely and then provide comments regarding the architectural design features displayed.

A roundtable discussion was held among members of the Council and Planning Commission regarding:

*architectural features described as "preferred":*

- diverse architectural features, textures, and building materials;
- "welcoming" front elevations and well-defined entryways;
- front porches and outdoor patios to promote social interaction;
- different window treatments, varying window sizes;
- different windows, doors, and railings;
- wrought iron design elements;
- exterior buildings in a variety of complementary colors or bold colors;
- more landscaping, use of a variety of landscape materials, landscaping placed next to sidewalks and pathways;
- meandering sidewalks or pathways;
- pedestrian-friendly designs;
- deeper setbacks;
- sidewalk cafes and exterior seating areas;
- bridge-walkways between multi-story buildings in mixed-use developments;
- use of "green building" techniques and materials;
- articulation in roof lines; and
- parking placed behind buildings.

architectural features described as "not preferred":

- lack of architectural features, very little character, stark building exteriors, monotone exteriors with no delineation between buildings;
- extensive use of concrete;
- extensive use of asphalt;
- visual blight;
- exterior wall colors or architectural design features that were either inconsistent with the surrounding homes or buildings or did not complement nearby buildings;
- "boxey" structures and "plain flat walls";
- Planned Unit Developments with inadequate: (a) garage space to park multiple vehicles, (b) guest parking spaces or (c) landscaping;
- landscaping that was not scaled to the building;
- buildings without clearly defined front entrances;
- roof decks that intruded into the privacy of neighboring homes;
- roof decks that weren't integrated into roofs; and
- tall eight-foot fences placed immediately adjacent to sidewalks.

At this time the Mayor invited comments from the public.

Anita Shower, Grover Beach, suggested increasing the amount of required landscaping.

Liz Doukas, Grover Beach, suggested increasing setbacks and establishing stricter guidelines for view protection.

Gene Gates, Grover Beach, objected to a residential development on Longbranch Avenue as "too box-like" and "massive" for the surrounding neighborhood, and questioned whether the design of a new multi-story building near West Grand Avenue and North 13<sup>th</sup> Street provided adequate clearance for emergency fire equipment.

There were no further public comments received and the Mayor thanked all those present for their participation in the workshop.

Planning Manager Gould-Wells confirmed the comments received would be summarized and presented to the Council and Planning Commission at a future meeting for further development of design guidelines.

There being no further business to come before the City Council / Planning Commission, Mayor Shoals adjourned the meeting at 7:55 p.m.

/s/JOHN P. SHOALS, MAYOR

Attest:

/s/DONNA L. McMAHON, CITY CLERK  
(Approved at CC Mtg 11/17/08)