



CERTIFICATION

I, Wendi B. Sims, duly appointed City Clerk/Executive Assistant of the City of Grover Beach, do hereby certify that the attached is a true and correct copy of:

Resolution No. 26-20

A Resolution of the City Council of the City of Grover Beach, California, Submitting to the Voters at the next General Municipal Election on November 3, 2026, an Initiative Measure to Adopt an Ordinance to Limit Building Heights and Establish a Minimum Thirty-Three Percent (33%) Commercial Component in Mixed-Use Development (4 pages)

which was adopted at a Regular Meeting of the City Council of the City of Grover Beach on the 8th day of June 2026.

Witness my hand and Seal of the City of Grover Beach this 16th day of June 2026.



Wendi B. Sims, CMC
City Clerk/Executive Assistant

RESOLUTION NO. 26-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH, CALIFORNIA, SUBMITTING TO THE VOTERS AT THE NEXT GENERAL MUNICIPAL ELECTION ON NOVEMBER 3, 2026, AN INITIATIVE MEASURE TO ADOPT AN ORDINANCE TO LIMIT BUILDING HEIGHTS AND ESTABLISH A MINIMUM THIRTY-THREE PERCENT (33%) COMMERCIAL COMPONENT IN MIXED-USE DEVELOPMENT

WHEREAS, on February 10, 2026, the proponents of an initiative measure submitted a Notice of Intention to Circulate Petition for a proposed ballot measure to limit building heights and establish a minimum thirty-three percent (33%) commercial component in mixed-use development ("Measure"); and

WHEREAS, on February 10, 2026, the City Clerk transmitted the Measure to the City Attorney; and

WHEREAS, on February 24, 2026, the City Attorney prepared a ballot title and impartial summary of the Measure; and

WHEREAS, the Measure proponents published the Measure in New Times on March 5, 2026, and the City Clerk certified publication on March 5, 2026; and

WHEREAS, on April 20, 2026, the Measure proponents submitted one thousand two hundred forty-nine (1,249) petition signatures to the City Clerk, which signatures the City Clerk accepted on March 14, 2024; and

WHEREAS, on April 30, 2026, the City Clerk certified that the initiative petition qualified with the requisite number of sufficient valid signatures; and

WHEREAS, on March 30, 2026, the City Council directed City staff to provide a report on the potential effects of the Measure; and

WHEREAS, on May 11, 2026, the City Council accepted the Certificate of Sufficiency of the Initiative Petition issued by the City Clerk; and

WHEREAS, on June 8, 2026, the City Council accepted the report.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GROVER BEACH, CALIFORNIA, DOES DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. Initiative Measure Submitted to Voters at General Municipal Election. A regularly scheduled general municipal election has been called for the City of Grover Beach to be held on Tuesday, November 3, 2026. The following question is submitted to the voters at the election:

CITY OF GROVER BEACH INITIATIVE MEASURE F-26 Grover Beach Citizen Initiative Ballot Measure. Shall the City of Grover Beach implement a building height limit and establish a minimum thirty-three percent (33%) commercial component in mixed-use development?	YES
	NO

SECTION 2. Adoption of Measure. The full text of the measure to be submitted to the voters is as follows:

INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS
ADOPTING AN ORDINANCE TO LIMIT BUILDING HEIGHTS AND ESTABLISH
A MINIMUM THIRTY-THREE PERCENT (33%) COMMERCIAL COMPONENT IN
MIXED-USE DEVELOPMENT

THE PEOPLE OF THE CITY OF GROVER BEACH DO ORDAIN AS FOLLOWS:

SECTION 1. Building and Structure Maximum Height – Commercial Zoning Districts – Building and structure heights in all commercial zoning districts shall not exceed three (3) stories and forty (40) feet in height. Industrial Zoning Districts – buildings and structures in all industrial zoning districts shall not exceed thirty-three (33) feet in height. Building and Structure Heights in all zoning districts shall be measured from the average natural grade to the highest point of the building or structure including any appurtenances. Appurtenances include, but are not limited to, architectural features, roof mounted equipment, elevators, stairwell towers, chimneys, parapets, or any other rooftop additions, structures, or furnishings.

SECTION 2. Mixed Use – A minimum of thirty-three percent (33%) of a mixed-use building shall be dedicated to commercial or retail use. The front of buildings and structures shall be oriented to the primary street of the project and contain only commercial uses on the ground floor fronting the primary street, except that accessory ground floor access to upper floors shall be allowed in addition to the minimum thirty-three percent (33%) ground floor commercial use. Minimum ground floor ceiling heights shall be reduced to ten (10) feet.

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SECTION 3. These regulations shall be added to the City's Objective Design Standards. The City shall update and amend all applicable sections of the City of Grover Beach Municipal

Code Article IX – Planning & Zoning Regulations and any related regulations to reflect these height limits, definition of appurtenances, and percentages.

SECTION 4. This Initiative shall be binding and effective as of the earliest date allowed by law (the “Effective Date”). The Community Development Department shall update all City of Grover Beach zoning information and zoning maps to reflect the above zoning requirements within ninety (90) days of the Effective Date. All new decisions or changes, regardless of the original date of approval, shall comply with this measure.

SECTION 5. If any provision of this Initiative Ordinance conflicts with other provisions contained in the Grover Beach Municipal Code, the provisions of this ordinance shall supersede any conflicting provision.

SECTION 6. Nothing in this ordinance shall be amended or repealed except by a majority vote of the people of Grover Beach. The purpose of this measure is to ask registered voters in the City of Grover Beach if they wish to adopt an ordinance to limit building height within the commercial and industrial zones, and to establish a minimum percentage for designated commercial use within mixed-use developments.

SECTION 7. If a majority of qualified electors voting on such measure shall vote in favor of City of Grover Beach Initiative Measure “F-26”, it shall be deemed ratified and shall read as provided above.

SECTION 8. Notice of Election. Notice of the time and place of holding the election is hereby given, and the City Clerk is authorized, instructed, and directed to give further or additional notice of the election in time, form, and manner as required by law.

SECTION 9. Impartial Analysis. The City Council hereby directs the City Clerk to transmit a copy of the City Attorney’s prepared impartial analysis of the measure, showing the effect of the measure on the existing law and the operation of the measure, and to provide such as required to the San Luis Obispo County Registrar of Voters.

SECTION 10. Ballot Arguments. Arguments in favor of or against the measure shall be submitted to the City Clerk on or before June 22, 2026, at 5:00 p.m. under Elections Code section 9286 et seq. If the City Clerk receives more than one argument for and/or against, the priorities established by Elections Code section 9287 shall control.

SECTION 11. Rebuttal Arguments. Rebuttal arguments shall be controlled by the provisions of Elections Code section 9285. The deadline for filing rebuttal arguments shall be July 2, 2026, at 5:00 p.m.

SECTION 12. Duties of City Clerk. The Grover Beach City Clerk shall do all things required by law to effectuate the November 3, 2026, general municipal election, including, but

not limited to, causing the posting, publication, and printing of all notices or other election materials under the requirements of the California Elections and Government Codes.

SECTION 13. Non-substantive Changes. The City Attorney is authorized to make any non-substantive changes and/or to correct minor administrative, procedural and clerical errors necessary to ensure the initiative measure is placed on the ballot for the November 3, 2026, general municipal election.

SECTION 14. Transmittal of Resolution. The City Clerk is hereby directed to submit a certified copy of this resolution to the Board of Supervisors and Registrar of Voters of the County of San Luis Obispo.

On motion by Mayor Dee, seconded by Council Member Weirick, and on the following roll-call vote, to wit:

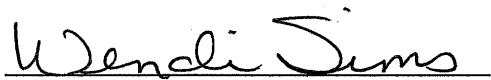
AYES: Council Members - McCorry-Driscoll, Tuggle, Weirick, Mayor Pro Tem, Robert
and Mayor Dee
NOES: Council Members - None
ABSENT: Council Members - None
ABSTAIN: Council Members - None

the foregoing Resolution was **PASSED, APPROVED**, and **ADOPTED** at a Regular Meeting of the City Council of the City of Grover Beach, California this 8th day of June 2026.



KASSI DEE, MAYOR

Attest:



WENDI SIMS, CITY CLERK