

I INTRODUCTION

This existing conditions report will serve as a contextual and analytical background to the City of Grover Beach Land Use Element update process and associated Environmental Impact Report (EIR). It is a concise and comprehensive introduction to the current land use, land use policy and land use constraints of Grover Beach as of March, 2008. The last update to the Land Use Element of the City's General Plan was adopted in 1992.

Information in this report is based on field surveys of areas in and around Grover Beach, review of existing City and regional documents and direct communication with representatives of various Grover Beach service providers.

This report is organized into four chapters:

- ◆ **Introduction.** This introduction includes information on the regional context, planning areas and community planning vision of the City of Grover Beach.
- ◆ **Land Use Analysis.** This chapter reviews both existing land uses and designated land uses in Grover Beach, as well as overlays and special planning areas.
- ◆ **Environmental Analysis.** This chapter assesses environmental resources in the City of Grover Beach, focusing on sensitive areas of the natural environment and locations of potential natural hazards.
- ◆ **Public Services and Utilities Analysis.** This chapter assesses public services in the City of Grover Beach, focusing on capacity and constraints of community services and utilities.

A. *Regional Setting*

The City of Grover Beach is a 2.25-square-mile community of just over 13,000 residents, located 15 miles south of San Luis Obispo in San Luis Obispo County, as shown in Figure 1-1. Grover Beach is a member of the

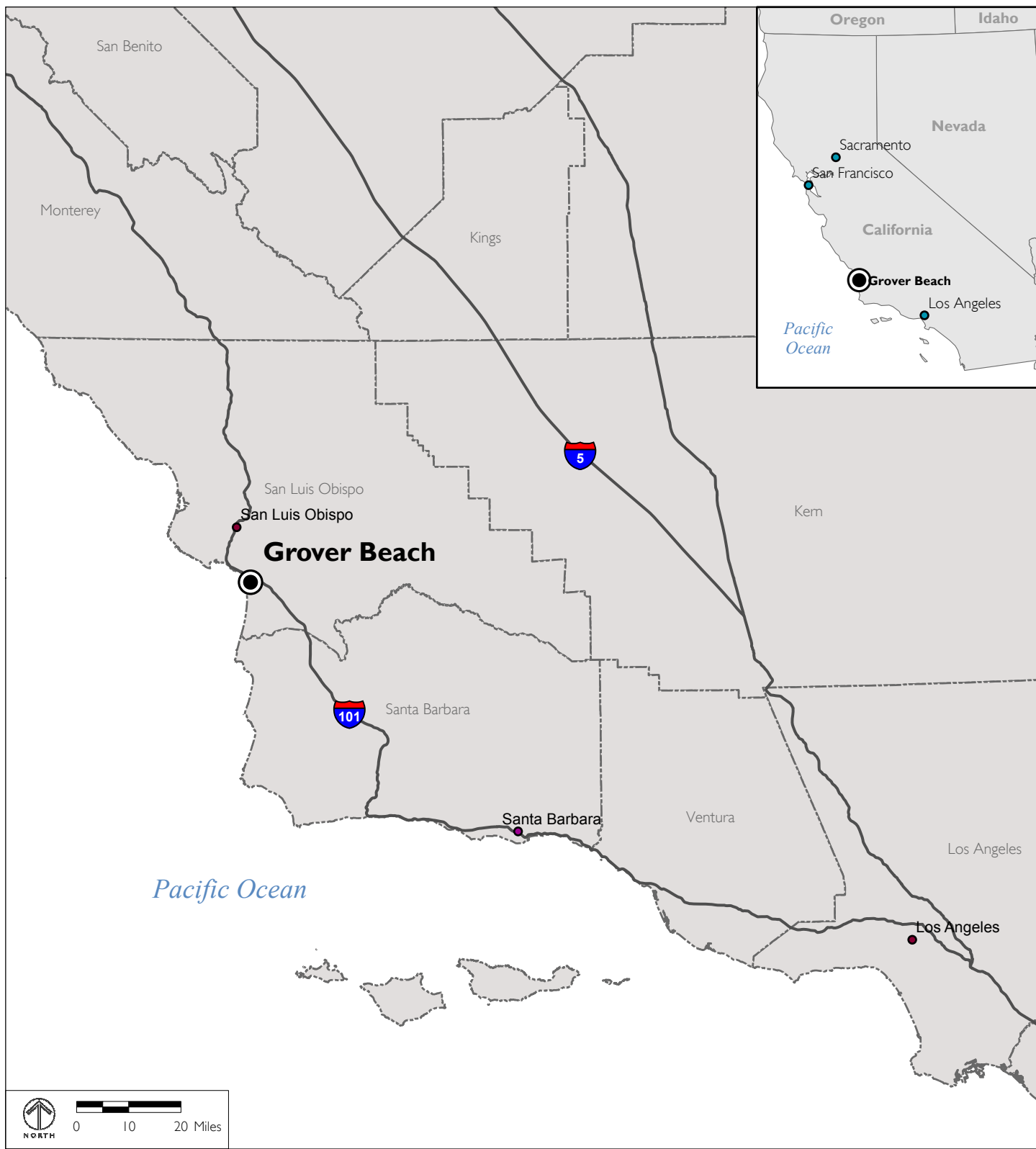


FIGURE I-1

REGIONAL LOCATION

“Five Cities Area” of the County, an area that also includes Arroyo Grande, Oceano, Pismo Beach, and Shell Beach. It abuts California’s central coast along the Pacific Coast Highway, approximately 92 miles north of Santa Barbara and 150 miles south of Monterey. Founded as Grover City in 1887 and incorporated as a general law city in 1959, its name was changed in 1992 to emphasize the community’s coastal setting and environment. “The City of Grover Beach” was chosen by popular vote.

The City is bounded on three sides by the communities of Arroyo Grande to the east, Oceano to the south, and Pismo Beach to the north. To the west, Grover Beach is edged by coastal sand dunes and the Pacific Ocean. The Pacific Coast Highway connects Grover Beach to coastal communities to the north and south. State Highway 101 borders the City to the northeast and provides regional linkage to the urban centers of central, southern and, ultimately, northern California.

B. General Plan Planning Area and Sphere of Influence

The State of California encourages cities to look beyond their borders during the General Plan development and update processes. However, due to the physical boundaries mentioned earlier, a larger Planning Area extending beyond city limits is not established in the existing City of Grover Beach General Plan. For the purposes of the Land Use Element update, the area within city limits represents the area to be evaluated in the planning process.

Among California cities, Grover Beach is unique in that its Sphere of Influence (SOI)—areas outside the city limits that the City could potentially service and annex in the future—is co-terminus with the boundary of the City. The SOI must be approved by the appropriate County’s Local Area Formation Commission (LAFCO), and according to San Luis Obispo LAFCO, “The boundaries of the City of Grover Beach are well established and the Sphere of Influence is conterminous to the existing city limits.

Changes to the City's SOI are not recommended and the City has not requested any revisions.¹

The last official SOI study for the City of Grover Beach was completed in 1983. Since that time only one annexation, a 0.3-acre parcel located at the southwest corner of Oak Park Boulevard and El Camino Real, has been approved by San Luis Obispo County LAFCO.

C. Community Vision

In 2004, the City of Grover Beach completed a city-wide Visioning Project in anticipation of updating the Land Use Element of the General Plan. The Visioning Project provided a forum for Grover Beach residents to discuss how they would like their community to change over time. The vision provides a relevant context for City residents' expectations of future land use planning.

The major components of the Consensus Vision include:

- ◆ Intensification of the Grand Avenue Corridor, with emphasis on mixed-use development.
- ◆ Development of beachfront lodge site at the end of Grand Avenue, adjacent to the Pacific Coast Highway.
- ◆ Preservation of mobile home park at Park Lane/Pacific Coast Highway, as affordable housing.
- ◆ Preservation of Grover Beach's industrial areas, including addition of live/work units.
- ◆ Preservation of agricultural land south of Highland Way.

¹ San Luis Obispo County LAFCO, *Sphere of Influence Update and Municipal Service Review, Chapter 4*, February, 2003, www.slolafco.com.

- ◆ Preservation of the City's residential neighborhoods, including exploration of residential infill development.
- ◆ Preservation of the open space along Grover Beach's northern border.

Areas where community members had varying points of view include:

- ◆ Future development of the 4th Street corridor.
- ◆ Height of development along Grand Avenue.
- ◆ Intensity of development along the City waterfront.
- ◆ Future development in the southern industrial area of the City.

CITY OF GROVER BEACH LAND USE ELEMENT AND EIR
EXISTING CONDITIONS REPORT
INTRODUCTION

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