



## CITY COUNCIL STAFF REPORT

---

**TO:** Honorable Mayor and City Council                      **DATE:** March 28, 2022

**FROM:** Matthew Bronson, City Manager

**PREPARED BY:** Bruce Buckingham, Community Development Director  
Janet Reese, Associate Planner

**SUBJECT:** 2021 Annual Report on the Status and Progress in Implementation of  
the General Plan

---

### **RECOMMENDATION**

Receive and file the General Plan Annual Progress Report and direct staff to submit it to the State in accordance with statutory requirements.

---

### **BACKGROUND**

California Government Code Section 65400 requires the City to submit an annual report addressing the status of the General Plan and progress made toward implementing its goals and policies. The progress report must be submitted to the Governor's Office of Planning and Research and Department of Housing and Community Development by April 1st of each year. Prior to submittal to the State, the annual report must be presented to the City Council for review and acceptance.

On March 1, 2022, the Planning Commission reviewed the 2021 General Plan Annual Progress Report. The report includes a summary of General Plan and Development Code amendments processed in the prior year and actions or activities relating to each of the City's General Plan Elements. The Housing Element report (Appendix 3 of Attachment 1) consists of State-produced tables that quantify the number of dwelling units constructed during the reporting period and the status of Housing Element policies. The income level for the dwelling units were determined by utilizing a State-produced calculator. There were no changes in the report as a result of the Commission's review.

### **FISCAL IMPACT**

There is no fiscal impact to this action.

### **ALTERNATIVES**

The City Council has the following alternatives to consider:

1. Receive and file the report and direct staff to submit it to the State in accordance with statutory requirements; or
2. Provide alternative direction to staff.

## **PUBLIC NOTIFICATION**

The agenda was posted in accordance with the Brown Act.

## **Attachments**

1. 2021 Annual Progress Report on the General Plan  
Appendix 1: Land Use Element Implementation Progress Report  
Appendix 2: Land Use Element Master EIR Implementation Progress Report  
Appendix 3: Housing Element Implementation Progress Report  
Appendix 4: Conservation and Open Space Implementation Progress Report

# CITY OF GROVER BEACH



## 2021 GENERAL PLAN ANNUAL PROGRESS REPORT

Prepared by  
Community Development Department

March 2022

## TABLE OF CONTENTS

Introduction .....	3
Demographics .....	3
Plans, Projects & Accomplishments .....	4
Status of the City's General Plan Elements .....	6
Appendices .....	7

## Introduction

California Government Code Section 65400(a)(2) requires the City to file an annual report addressing the status of the General Plan and progress made toward implementing its goals and policies. The progress report must be submitted by April 1 to the Governor's Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD).

The annual progress report provides a means to monitor the success of implementing the General Plan and determine if changes are needed in the plan or its implementation programs. In compliance with Section 65400 of the California Government Code, this report has been prepared to summarize the status of the General Plan of the City of Grover Beach and the steps taken during this period to implement General Plan goals and policies. In addition, staff has also provided other information related to development permits, building permits, population growth, and code compliance activities.

## Demographics

The following table lists the City's population during the decennial census from 1960 to 2020 and the estimated population by the Department of Finance (noted in *italics*) for January 2021. The City's population as of April 2020 is 12,701.

Year	Population	Percent Growth/Loss
1960	5,210	--
1970	5,939	13.99%
1980	8,827	48.63%
1990	11,656	32.05%
2000	13,067	12.11%
2010	13,156	0.68%
2020	12,701	-3.46%
<i>2021</i>	<i>13,128</i>	<i>3.36%</i>

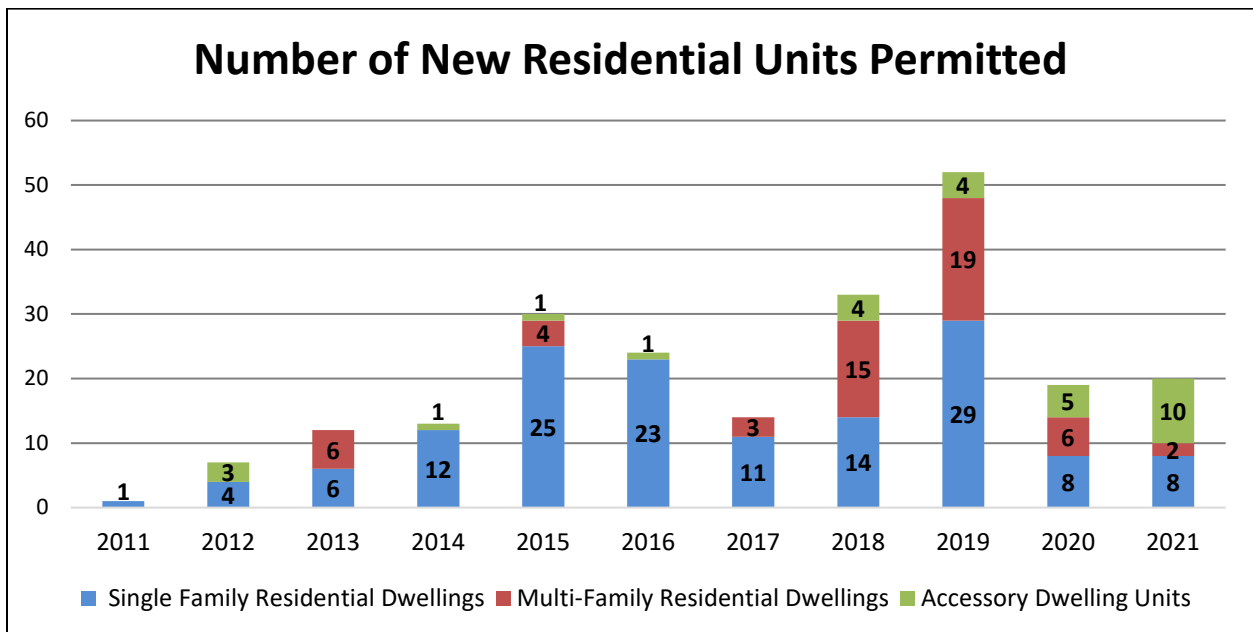
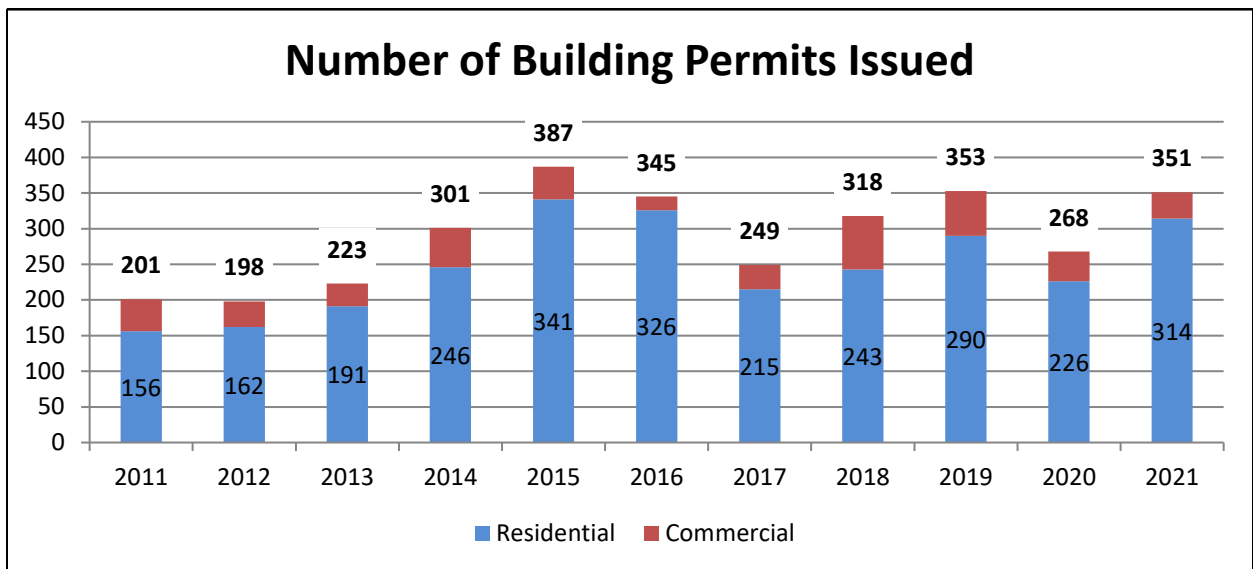
The Land Use Element estimates the population at build-out to be approximately 16,171. The 2050 Regional Growth Forecast for San Luis Obispo County projects the population of Grover Beach to be 14,378 in the low scenario (adopted by SLOCOG), 15,091 in the medium scenario and 17,376 in the high scenario.

## Plans, Projects & Accomplishments

The City reviewed and processed numerous development projects and building permits in 2021. The following summaries provide a general overview of the projects, programs and permits that were reviewed.

### Building Permits

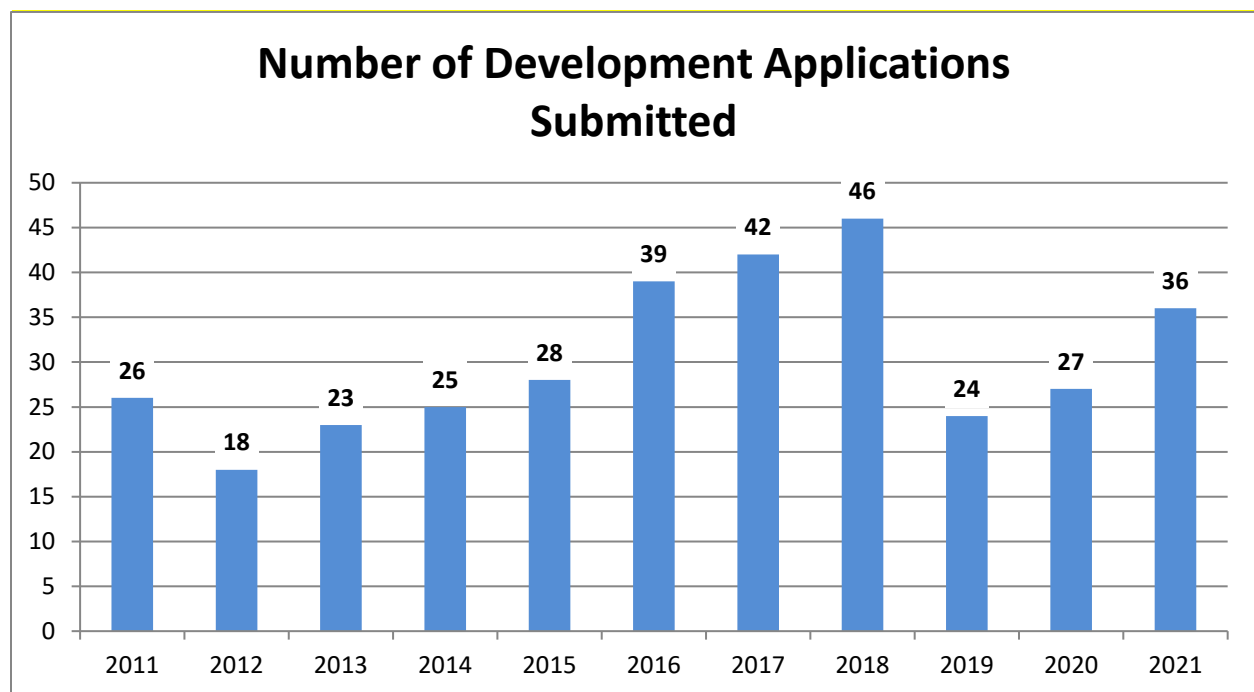
The Building Division issued 314 residential permits and 37 commercial permits, totaling 351 building permits. Of the residential permits, eight were for new single family residential dwelling units, four were for new single family residential dwelling units where the existing residence would become an accessory dwelling unit, four were for accessory dwelling units, two converted existing residential area to create accessory dwelling units, and one converted existing commercial area to create a total of two residential units.



### Development Applications

The Planning Division received 36 development applications as shown below:

Application Type	Quantity
Administrative Development Permit	7
Administrative Use Permit	3
Coastal Development Permit	4
Development Permit	15
Lot Line Adjustment	1
Tentative Map	1
Time Extension	2
Use Permit	3



### General Plan, Local Coastal Program & Development Code Amendments

In 2021, the City Council adopted an ordinance which:

- Amended fence regulations.
- Amended height limits at street corners.
- Amended landscape standards.
- Amended parking regulations in residential zones.
- Added regulations related to mobile vendors.

### Grants

In 2020, the City was awarded the following grant funding:

- \$3 million in CDBG funding for the following activities:
  - Public Improvements (\$2,586,467) for the installation of approximately 6,300 lineal feet of water lines and water system components that service residential areas;

- Public Services (\$497,673) that will fund two programs administered by the 5Cities Homeless Coalition that include \$371,083 for subsistence payments (eviction prevention) and \$126,590 for security deposits (rapid rehousing);
- \$65,000 in Local Early Action Planning (LEAP) funding to update the Housing Element;
- \$160,000 in Planning Grants Program (PGP) from SB 2 funding to update the Development Code and Land Use Element to facilitate housing development;
- \$121,182 in Permanent Local Housing Allocation (PLHA) funding to be used as matching funds for other funding sources to develop affordable housing;
- \$78,643 in Regional Early Action Planning (REAP) funding to update the Development Code and Land Use Element to facilitate housing development;

In 2021, the CDBG-funded Public Improvements project commenced construction, and the Development Code updates funded by LEAP, PGP, and REAP commenced.

### **Status of the City’s General Plan Elements**

The City has eight adopted General Plan elements which include the seven mandatory elements and one optional element as shown below.

<b>ELEMENT</b>	<b>REQUIRED/OPTIONAL</b>	<b>YEAR ADOPTED/REVISED</b>
Land Use	Required	2020
Housing	Required	2020
Circulation	Required	2005
Noise	Required	1993
Conservation & Open Space	Required	2020
Safety	Required	2000
Parks and Recreation	Optional	2005

In 2021, an update to the Safety Element commenced and will be completed in 2022. In addition, housing related sections of the Land Use Element will be updated as part of the Development Code update to implement the Housing Element programs.

The Governor’s Office of Planning and Research (OPR) notifies the City annually on all General Plan elements that have not been comprehensively updated in the last eight years. Although these older General Plan elements are not necessarily legally inadequate, the California Supreme Court has stated that local governments have an implied duty to keep their General Plans current.

#### Land Use Element

The Land Use Element was adopted in 2010 and most recently had minor amendments in 2020 as a result of updates to the Conservation & Open Space and Housing Elements. Progress reports for the implementation of both the Land Use Element and the Land Use Element Environmental Impact Report (EIR) are included in Appendices 1 and 2, respectively. As mentioned above, an update to the Land Use Element for housing related policies has commenced to implement the programs included in the adopted 2020-2028 Housing Element.

#### Housing Element

The City adopted the 2020-2028 Housing Element in November 2020 and was certified by the State in March 2021. A summary of the annual reporting required by the State, including a chart of the 2020 Housing Element’s Goals and Policies, are included in Appendix 3.



### Circulation Element

The Circulation Element was updated in 2005 and establishes goals and programs to carry out the circulation needs of the community. An update to this element is scheduled to occur in 2023.

### Noise Element

The Noise Element was adopted in 1993 and establishes goals and programs to address noise impacts in the City. This element will be updated after the completion of the Circulation Element update so the most current noise data from vehicles can be used.

### Conservation & Open Space Element

The Conservation & Open Space Element was adopted in July 2020. A progress report of the implementation measures is included in Appendix 4.

### Safety Element

The Safety Element was adopted in 2000 and provides policies that address fire, flooding, geologic, and seismic hazards. In 2020, the County completed the County-wide Local Hazard Mitigation Plan, which includes technical studies which are required by State law in order to update the Safety Element. An update of the Safety Element commenced in 2021 and will be completed in 2022.

### Parks and Recreation Element

The Parks and Recreation Element was adopted in 2005 and contains goals and policies for managing, renovating and expansion of existing parks and the development of new parks and recreation facilities.

## **Appendices**

Appendix 1: Land Use Element Goals and Policies Progress Report

Appendix 2: Land Use Element Master EIR Implementation Measures Progress Report

Appendix 3: Housing Element Annual Progress Report

Appendix 4: Conservation and Open Space Element Implementation Measures Progress Report

**City of Grover Beach  
Land Use Element Implementation Progress Report  
2021**

Policy	Implementation Measure	Status
<b>Goal LU-1: To protect and preserve existing residential neighborhoods</b>		
<b>1.1 Protect existing neighborhoods.</b> The City shall promote the preservation of existing stable residential neighborhoods.	Assess development projects for consistency with the policy through the development process.	Ongoing as part of the development review process.
<b>1.2 “Complete” neighborhoods.</b> In general, the City will promote the establishment and preservation of “complete” neighborhoods that exhibit the following characteristics: a. A mix of housing types and densities serving the broadest range of households, incomes and ages; b. Neighborhood serving retail businesses should be provided within a five-minute walk or bicycle ride of surrounding residences; c. Parks, schools and other public/quasi-public uses within a short walk or bicycle ride; d. A complete and interconnected system of roadways, bicycle and pedestrian paths, and transit stops that link the neighborhoods; e. Blocks with a substantial tree canopy shading the street and sidewalk; f. Connectivity to surrounding neighborhoods, retail centers and employment; g. A sense of personal safety; h. Elements that foster the sustainable use of scarce or non-renewable resources, such as walkable streets, the orientation of buildings to facilitate solar heating and cooling, and a complementary range of uses that promote alternate forms of transportation. i. Improved access to high-speed internet connections.	Assess development projects for consistency with the policy through the development process.	Ongoing as part of the development review process.
<b>1.3 Creating Walkable Neighborhoods.</b> Neighborhoods should be protected from intrusive traffic. All neighborhood street and circulation improvements should favor the pedestrian and local traffic over pass-thru traffic. Vehicle traffic on residential streets should be slow. To foster suitable traffic speed, street design should include measures such as narrowing lanes, creating bikeways on designated routes, landscaped parkways, traffic circles, textured crosswalks, and, if necessary, stop signs, speed humps, and road closures or cul-de-sacs.	Assess development projects for consistency with the policy through the development process.	Ongoing as part of the development review process.
	Incorporate traffic calming elements in the Capital Improvement Program.	Ongoing as part of the annual review of the Capital Improvement Program.
<b>1.4 Mobile home parks.</b> The City’s existing mobile home parks are an important component of the City’s affordable housing stock and should be preserved, where feasible.	Assess development projects for consistency with the policy through the development process.	Ongoing as part of the development review process.
<b>1.5 Le Sage Mobile Home Park.</b> The Le Sage mobile home park west of State Route 1 and north of Grand Avenue should be preserved as an important component of the City’s affordable housing within the Coastal Zone. The transition of the park to accommodate additional visitor serving commercial or retail businesses should be allowed only if the existing mobile home residents are not displaced.	Designate site Visitor Serving Mixed-Use	<b>Completed:</b> Zone change to Coastal Visitor Commercial in February 2011. Coastal Commission approved in August 2014.
	Assess any changes to the use of the mobile home park for consistency with this policy through the development review process.	Ongoing as part of the development review process.

Policy	Implementation Measure	Status
<b>Goal LU-2: To designate adequate land in a range of residential densities to address the housing needs of all income groups expected to reside in Grover Beach</b>		
<b>2.1 Adequate supply of residential land.</b> The City shall maintain an adequate supply of residential land in appropriate land use designations and zoning categories to accommodate projected household growth, maintain normal vacancy rates, and to provide for its allocation of affordable housing as prescribed by the San Luis Obispo Council of Government's Regional Housing Needs Assessment.	None.	No implementation measures for this policy.
<b>2.2 Affordable housing.</b> The City shall promote the development of affordable housing to meet the needs of low- and moderate-income households, consistent with the policies and programs of the Housing Element.	None.	No implementation measures for this policy.
<b>2.3 Housing choices.</b> The City shall provide for and encourage a range of housing choices, including live/work units, multifamily development and Single Room Occupancies (SRO), intended to meet the special needs of senior citizens, the physically and mentally challenged, and very low, low and moderate income households.	None.	No implementation measures for this policy.
<b>2.4 Special needs housing.</b> Housing provided for residents with special housing needs should be compatible with surrounding development.	None.	No implementation measures for this policy.
<b>2.5 Special needs housing in mixed-use areas.</b> Notwithstanding the preference for ground-floor commercial and retail businesses in mixed-use development, housing for residents with special needs should be allowed in all or part of a mixed-use development so long as such development is compatible with surrounding non-residential development.	None.	No implementation measures for this policy.
<b>2.6 Location of higher densities.</b> Generally, higher density housing should be located in areas served by the full range of urban services, within walking distance of neighborhood shopping areas, schools, parks and employment.	Amend the Land Use Diagram as needed to provide suitable building sites for housing.	Ongoing as part of the development review process.
	Implement the policies and programs provided in the Housing Element.	Ongoing as staff resources allow.
<b>Goal LU-3: To ensure infill residential development is compatible with surrounding development</b>		
<b>3.1 Compatible infill development.</b> Housing built within an existing neighborhood should be compatible in scale and in character with that neighborhood. Where neighborhoods are primarily single story, two-story housing may be permitted but should be designed to respect the privacy of surrounding residences. All multifamily development and large group-living facilities should be compatible with nearby, lower density development. a. Architectural Character: New buildings should respect existing buildings where they contribute to neighborhood architectural character, in terms of size, spacing, and variety. b. Privacy and Solar Access: New buildings should be designed to respect the privacy and solar access of neighboring buildings and outdoor areas, particularly where multistory buildings or additions may overlook backyards of adjacent dwellings. c. Compatible Color and Materials: New buildings should employ a palette of building materials and colors that complements existing development where they contribute to neighborhood architectural character.	Assess development projects for consistency with the policy through the development process.	Ongoing as part of the development review process.
<b>3.2 Deleted</b>		

Policy	Implementation Measure	Status
<p><b>3.3 Atlantic City and Oak Park Boulevard Property</b> (APN 060-031-005). This property consists of 9.7 acres and is an appropriate location for both Medium Density and High Density Residential land use designations. Appropriate land uses for the site would include single family and multi-family dwelling units, senior housing and long-term care facilities. Development of this site should also consider the incorporation of a park.</p>	Amend the Land Use Diagram as necessary consistent with the policy.	<b>Completed:</b> Land Use Element adopted February 2010.
	Review development projects for consistency with the policy.	Ongoing as part of the development review process.
<p><b>3.4 Preference for a single Master Plan.</b> A single Master Plan governing development of the three properties near the northwest corner of Atlantic City and Oak Park Boulevard (APNs 060-031-005, 060-031-021 and 022) shall be prepared and approved by the City prior to the development of any of the three properties. The requirement for a single Master Plan may be waived by the Planning Commission if it can be demonstrated that access and on-site circulation can be provided for all three properties to the satisfaction of the City. The Master Plan prepared for the remainder of the property shall ensure that common issues of access and site design have been addressed. In addition, the Master Plan should address at least the following:</p> <ul style="list-style-type: none"> <li>a. The identification of an appropriate range and location of land uses;</li> <li>b. The identification of suitable building sites that protect sensitive resources, views and minimize grading by integrating the development into the hillside;</li> <li>c. Protection of the sensitive biological resources associated with Meadow Creek and large oak trees;</li> <li>d. The provision of safe vehicular and pedestrian access and on-site circulation; one option is to investigate the feasibility of obtaining access from one or more adjoining properties (APNs 060-031-021 and 022);</li> <li>e. Evaluate opportunities for a pedestrian/bike link with the oak woodland adjoining the site to the west.</li> <li>f. Avoidance of areas subject to flooding, steep slopes and areas containing archaeological resources;</li> <li>g. Development standards to ensure compatibility with the character and scale of the surrounding development;</li> <li>h. View protection;</li> <li>i. Create an adequate buffer from surrounding residential development;</li> <li>j. Identification of an appropriate park site in consultation with the Parks and Recreation Department.</li> <li>k. Possible development of a neighborhood serving commercial center.</li> </ul>	Require a Master Plan to be prepared to cover the development of all three properties in accordance with the requirements established in the policy.	APNs 060-031-021 & 22 are now under one ownership and a development application was approved for a hotel project in September 2020. The requirement for a master plan was waived because common access and site design issues have been addressed.
	Review development projects for consistency with the policy.	Ongoing as part of the development review process.
<p><b>Goal LU-4: To designate adequate land &amp; provide support for development of commercial uses providing goods &amp; services to GB residents &amp; to become the commercial service hub for southern SLO County.</b></p>		
<p><b>4.1 Promotion of commercial sector.</b> The City shall promote, and assist with the maintenance and expansion of, Grover Beach's commercial sector to meet the needs of Grover Beach residents, employees, and visitors. The City will continue to gather market information to inform decisions regarding efforts to promote local businesses and attract new businesses.</p>	None.	No implementation measures for this policy.

Policy	Implementation Measure	Status
<b>4.2 Retail development.</b> The City shall promote the establishment, maintenance, and expansion of businesses in Grover Beach that generate retail sales taxes as important contributors to the local economy.	Continue to implement the City's Economic Development Strategy.	Ongoing as staff resources allow.
<b>4.3 Mixed use development.</b> The City will promote mixed use developments that functionally integrate businesses that depend on foot traffic and exposure to pedestrians on the ground floor (such as retail, restaurants and visitor-serving accommodations) with residences, professional offices and/or visitor accommodations on the upper floors. Vertical (different uses stacked one above another) and horizontal (different ground level uses on a single parcel) mixed use development will be encouraged.	Designate suitable areas for mixed-use development.	<b>Completed:</b> Development Code adopted October 2012.
	Prepare and adopt specific plans as needed to guide the development and re-development of mixed-use sites.	Ongoing as part of the development review process.
<b>4.4 Design of mixed-use development.</b> Mixed use developments should be designed to mitigate potential conflicts between residential and non-residential uses, considering such issues as noise, lighting, security, and truck and automobile access.	Establish development criteria for noise, lighting, security, loading, etc., by amending the Development Code where necessary.	<b>Completed:</b> Development Code adopted October 2012.
	Review development projects for consistency with the policy.	Ongoing as part of the development review process.
<b>Goal LU-5: To revitalize the Grand Avenue Corridor/Beach Area into vibrant, economically sound, pedestrian-oriented districts</b>		
<b>5.1 West Grand Avenue Master Plan as a guide for revitalization.</b> A Master Plan was adopted in 2011 establishing the vision for the physical and economic development and revitalization of the Grand Avenue corridor	Review development projects for consistency with the Master Plan following adoption.	Ongoing as part of the development review process.
<b>Goal LU-6: To establish an attractive beach-oriented visitor serving district generally between 5th Street and the beach</b>		
6.1 West Grand Avenue area. The West Grand Avenue area is an appropriate location for the development of a significant mixed-use visitor-serving district anchored by a major lodge/hotel/convention center constructed west of Meadow Creek. Revitalization efforts in this area will be guided by the Master Plan prepared in accordance with Policy LU-5.1.	Implement a bike route plan connecting the West Grand Avenue area with the butterfly grove and regional bicycle systems serving the Cities of Pismo Beach and Arroyo Grande and linked with the regional DeAnza Trail.	<b>Completed:</b> Bicycle Master Plan adopted January 2011.
	Support development of family-oriented uses within this area.	Ongoing as part of the development review process.
	Review development projects for consistency with the Master Plan following adoption.	Ongoing as part of the development review process.
6.2 Beach Front Lodge. The City will actively pursue development of the Beach Front Lodge site with a hotel/convention center that incorporates at least the following general features: a. The hotel/convention center design should be in context with the surrounding dune complex and beach. The project should consist of more than one building with staggered heights and bulk to break up the building mass and allow for view corridors from the site. b. Retention of adequate public parking for beachgoers and for patrons. c. Pedestrian, bicycle and transit connections to the beach, the dunes, the train station and mixed-use visitor-serving development east of Highway One. d. Public access to the beach and dunes. e. Compliance with relevant provisions of the Coastal Act. f. Protection of sensitive biological, scenic and cultural resources.	The City has entered into a Joint Powers Agreement with the State of California and selected a hotel operator to proceed with development of the Lodge/Conference Center.	<b>Completed:</b> Project approved in April 2014.
	Implement the Economic Development Strategy.	Ongoing as part of the development review process.
	Review development proposal for consistency with the Master Specific Plan following adoption.	Ongoing as part of the development review process.
6.3 Deleted		

Policy	Implementation Measure	Status
<p>6.4 Preferences for mixed-use development. In general, ground floor development within the Visitor Serving – Mixed-Use designation should be reserved for retail shops, eating and drinking establishments, and visitor accommodations, with the upper floors occupied by additional visitor accommodations, offices and dwellings. To assure adequate space for visitor-serving uses, properties within this designation should not include general retail stores such as larger grocery and drug stores, auto sales or repair, or business services that are more suited to shopping centers. Although mixed-use development is encouraged, it is not required.</p>	<p>Review development projects for consistency with the policy as part of the development review process.</p>	<p>Ongoing as part of the development review process.</p>
<p>6.5 Street character. In general, buildings constructed in the area designated Visitor Serving – Mixed Use should be placed at the back of sidewalk along the street frontage, especially along Grand Avenue, with adequate space between the building and the curb to accommodate pedestrian walkways, street furniture (seating, lighting, landscaping, public art), and for outdoor dining and gathering.</p>	<p>Review development projects for consistency with the policy as part of the development review process.</p>	<p>Ongoing as part of the development review process.</p>
<p>6.6 4th Street and Grand Avenue. The properties surrounding the intersection of 4th Street and Grand Avenue should be developed with visitor-serving mixed-use development that includes retail on the ground floors and housing, offices and/or visitor accommodations on the upper floors. This area may be appropriate for taller (e.g., four story) buildings.</p>	<p>Review development projects for consistency with the Master Plan following adoption.</p>	<p>Ongoing as part of the development review process.</p>
<p>6.7 Industrial area south of Grand Avenue. The industrial area south of Grand Avenue between 3rd Street and the railroad right-of-way is an appropriate area for additional visitor-serving commercial development such as visitor-serving retail and bed and breakfast accommodations with adequate setback from the railroad.</p>	<p>None.</p>	<p>No implementation measures for this policy.</p>
<p>6.8 Transition of the Front Street industrial area to Visitor-Serving Uses. The Front Street industrial area north of Ramona Avenue east of Front Street extending to Beckett Place is an appropriate location for additional visitor-serving commercial development. Accordingly, the City will encourage existing businesses to relocate to more suitable locations in the industrial area south of Farroll Avenue with the exception of the property west of Front Street extending to the railroad which remains designated Industrial. The City should assist property owners in the relocation of their businesses.</p>	<p>Assist property owners in relocating their businesses to more suitable locations in the industrial park south of Farroll Avenue.</p>	<p>Funding no longer available with the dissolution of the Improvement Agency.</p>
<p>6.9 Tourism. The City should continue efforts to capitalize on its beach-side setting by marketing to a broad range of tourist activities, including 'eco-tourism'.</p>	<p>Continue to implement the City's Economic Development Strategy.</p>	<p>Ongoing as staff resources allow.</p>

Policy	Implementation Measure	Status
<b>Goal LU-7: To create a well-defined, pedestrian-oriented central business district/civic center that serves as the center of Grover Beach's business, civic and cultural life</b>		
7.1 Central Business District/Civic Center Core Area. The City shall promote the development of a well-defined, pedestrian-oriented central business district core area bounded by 8th Street, 11th Street, Ramona Park and Rockaway Avenue, consistent with the requirements of policy LU-5.1. The City shall encourage the concentration and intensification of urban uses in this area, including residential uses, as a means of increasing pedestrian activity and providing support for commercial and civic activities. The central business district core area shall include commercial, professional office, financial, civic, residential, cultural, and recreational uses, and shall serve all segments of the community.	Review development projects for consistency with the specific plan following adoption.	Ongoing as part of the development review process.
7.2 Development of a City Center Around City Hall. The city should encourage County, State and other agencies to locate facilities in proximity to the existing City Hall to create a Civic Center that would meet the needs of the residents, businesses and visitors to the City.	Work with County, State or other agencies to identify possible locations to locate or relocate these services to create a Civic Center near to the downtown area.	Ongoing as staff resources allow.
7.3 Preferences for uses. In general, the ground floor of development within the Central Business District – Mixed-Use designation should be reserved for retail shops, service businesses (including eating and drinking establishments) and professional offices, with the upper floors reserved for visitor accommodations, offices and dwellings.	Review development projects for consistency with the policy as part of the development review process.	Ongoing as part of the development review process.
7.4 Street character. In general, buildings constructed in the area designated Central Business – Mixed Use should be placed at the back of sidewalk along the street frontage, especially along Grand Avenue, with adequate space between the building and the curb to accommodate pedestrian walkways, street furniture (seating, lighting, landscaping, public art), and for outdoor dining and gathering.	Continue development of pedestrian improvements, street trees and medians extending from 4th Street through to 11th Street.	Ongoing as funding becomes available. Center medians on West Grand from 4 <sup>th</sup> to 8 <sup>th</sup> Street are in the CIP.
	Incorporate streetscape improvements as part of the City's Capital Improvement Program. The timing of these improvements will be determined as transportation funding becomes available.	Ongoing as funding becomes available.
7.5 Infill development. The City shall encourage infill development that promotes strengthening and revitalizing the central business district/civic center.	Review development projects for consistency with the policy as part of the development review process.	Ongoing as part of the development review process.
7.6 Parks in the Central Business District. The City shall continue to provide parks in and near the central business district to foster an environment that supports businesses that depend on pedestrian activity.	Continue to require park land dedication or the payment of in lieu fees for park acquisition.	Ongoing as part of the development review process.
	Implement the programs provided in the Parks and Recreation Element.	Ongoing as staff resources allow.
	Partner with the Chamber of Commerce in community events at Ramona Park and Cleaver Park (once developed) that will bring residents and visitors into the Central Business District area.	Ongoing. Concerts in the Park, Stone Soup Festival and Farmer's Market occur during the Summer.
7.7 Streetscape improvements. The City shall take the lead in upgrading the visual quality of streets in the downtown area and require individual development projects to incorporate frontage improvements.	Implement the Grand Avenue Master Plan recommendations for Streetscape Improvements.	Ongoing. The West Grand Avenue Enhancement Project Phases 1, 2, and 3 are complete. Future projects based on available funding.
	Continue the façade improvement programs and determine if there are other appropriate tools to upgrade the visual quality of the downtown.	Funding no longer available with the dissolution of the Improvement Agency, which funded the Façade Improvement Program
	Require development projects to install required frontage improvements through the development review process.	Ongoing as part of the development review process.

Policy	Implementation Measure	Status
<b>Goal LU-8: To develop the east commercial area along Grand Avenue from 14th Street to Oak Park Blvd with businesses that provide a wider range of goods and services desired by residents of Grover beach and surrounding communities.</b>		
8.1 Designate areas for larger commercial centers. The commercial development along Grand Avenue east of 14th Street to Oak Park Boulevard supports more conventional, larger-scale retail centers that provide for the day-to-day needs of Grover Beach residents. These centers support a diverse assortment of retail and service businesses and are designed to be visited primarily by automobile. City will promote the development of larger commercial centers along the east end of Grand Avenue to provide a broader range of the goods and services desired by Grover Beach residents.	Amend the Development Code as necessary to establish development standards for neighborhood serving businesses.	<b>Completed:</b> Development Code adopted October 2012.
8.2 Broaden the tax base. The City should assist property owners and prospective developers in the development of larger, more diverse businesses in the east Grand Avenue area that provide a broader range of the goods and services desired by Grover Beach residents.	Implement the Economic Development Strategy.	Ongoing as staff resources allow.
8.3 Streetscape improvements. The City should continue to provide street trees, landscaped medians, sidewalks, bicycle paths, street lighting and signage to facilitate access to East Grand Avenue businesses by means other than motor vehicles.	Incorporate streetscape improvements as part of the City's CIP.	Ongoing as part of the annual review of the Capital Improvement Program.
	Require pedestrian facilities to be incorporated into new development as part of the development review process.	Ongoing as part of the development review process.
<b>Goal LU-9: To provide for an expansion of the highway-oriented commercial node at Oak Park Boulevard and El Camino Real</b>		
9.1 Northerly property fronting El Camino (APN 060-031-021). This property consists of about 5.8 acres and is an appropriate extension of the Retail Commercial Services land use designation on the northerly and easterly portions of the site outside of sensitive biological resources. Appropriate land uses for the site would include visitor accommodations, a restaurant, small-scale retail and other similar uses and possible residential development to provide a transition into the adjoining residential areas to the west.	Review development projects for consistency with the policy.	<b>Completed.</b> Hotel project approved in September 2020.
	A single Master Plan governing development of the three properties near the northwest corner of Atlantic City and Oak Park Blvd shall be prepared and approved by the City prior to the development of any of the three properties (see policy LU-3.4)	<b>Completed.</b> Hotel project approved in September 2020.
	Incorporate a substantial buffer of a minimum of 50 feet or provide a transition with residential development to the residences to the west to minimize compatibility impacts, including noise, glare, time of operation.	<b>Completed.</b> Hotel project approved in September 2020.
	Comply with policies LU-16.1, et seq relating to the protection of sensitive biological resources.	<b>Completed.</b> Hotel project approved in September 2020.
9.2 Middle property (APN 060-031-022). This property consists of about 1.8 acres and is an appropriate location for Retail and Commercial Services, visitor accommodations, a restaurant, small-scale retail and other similar uses and possible residential development to provide a transition into the adjoining residential areas to the west.	Amend the Development Code as necessary consistent with the policy.	<b>Completed:</b> Development Code adopted October 2012.
	Review development projects for consistency with the policy and the Master Plan requirements provided under LU-3.4.	<b>Completed.</b> Hotel project approved in September 2020..
Incorporate a substantial buffer of a minimum of 50 feet or provide a transition with residential development to the residences to the west to minimize compatibility impacts, including noise, glare, time of operation.	<b>Completed.</b> Hotel project approved in September 2020.	
<b>Goal LU-10: To provide for the day-to-day needs of Grover Beach residents by establishing neighborhood-serving businesses within walking and biking distance of surrounding neighborhoods.</b>		
10.1 Preserve existing neighborhood-serving retail. Existing neighborhood serving commercial businesses should be retained, and expanded only where such expansion does not adversely impact surrounding residences.	Review development projects for consistency with the policy as part of the development review process.	Ongoing as part of the development review process.



Policy	Implementation Measure	Status
10.2 Preserve residential development along S. 13th Street. Existing residences along 13th Street south of Grand Avenue, including the mobile home park, should be retained and protected from the impacts of non-residential development. There may be portions of these developments that front directly onto Grand Avenue that may transition to commercial mixed use development in accordance with City requirements.	Review development projects for consistency with the policy as part of the development review process.	Ongoing as part of the development review process.
	Complete street improvements (curbs, gutters, sidewalks, street trees, lighting, etc.) including traffic calming and pedestrian oriented improvements.	Ongoing as part of the annual review of the Capital Improvement Program.
10.3 Preserve existing neighborhood serving businesses along S. 13th Street. The existing neighborhood-serving commercial businesses along 13th Street south of Grand Avenue should be retained. Limited expansion of non-residential development should be allowed only where such expansion does not adversely impact surrounding residences.	Review development projects for consistency with the policy as part of the development review process.	Ongoing as part of the development review process.
10.4 Deleted		
10.5 Neighborhood serving nodes to serve existing residential neighborhoods. The City will investigate the establishment of neighborhood-serving commercial nodes within walking distance of existing residential neighborhoods, especially in the vicinity of Oak Park Boulevard and Atlantic City Avenue.	Assess the suitability of remaining vacant and underutilized properties for their suitability.	Vacant and underutilized properties are reviewed periodically.
	Consider incorporating neighborhood-serving development as part of the development of APN 060-031-005 (refer to policy LU-3.4)	Ongoing as part of the development review process.
<b>Goal LU-11: To designate appropriate locations and provide support for industrial uses that create jobs and enhance the economy of Grover Beach</b>		
11.1 Industrial development. The City shall promote, and assist in the maintenance and expansion of, Grover Beach's industrial sector	None.	No implementation measures for this policy.
11.2 Expansion and retention of industrial businesses. The City will provide for the continuation of existing and the development of additional industrial uses that capitalize upon the existing and emerging types of industries, offer opportunities for the clustering of key economic sectors and maintain the character and quality of the City. The City should pursue establishing a connection to the Pacific Crossing access hub and promote the unique opportunity it affords for high technology businesses.	None.	No implementation measures for this policy.
11.3 Location of industrial development. New industrial development shall be located generally south of Farroll Road, east of Highway One and west of 13th Street and in the 4th Street corridor south of Rockaway along the railroad tracks.	Review development projects for consistency with the policy as part of the development review process.	Ongoing as part of the development review process.
	Maintain truck routes to minimize traffic through residential neighborhoods.	Ongoing as part of the development review process.
	Ensure emergency access is maintained, especially at the south end of Huber at Highland Avenue.	Ongoing as part of the development review process.
11.4 Clean industries. The City shall promote the development of clean or green industries that use sustainable production practices and identify and promote the use of alternative and clean technologies and do not pose health risks associated with water and air pollution or potential leaks or spills.	Review development projects for consistency with the policy as part of the development review process.	Ongoing as part of the development review process.
11.5 Live-work settings. The City will promote the establishment of live-work settings in industrial districts.	Review development projects for consistency with the policy as part of the development review process.	Ongoing as part of the development review process.

Policy	Implementation Measure	Status
<p>11.6 Compatibility of new industrial development. Where new industrial development adjoins a residential neighborhood, the buildings should be placed at the front of the site with landscaping provided between the building and the sidewalk. Storage and loading areas and outdoor activities should be located on the interior of the site and screened from public view.</p>	<p>Review development projects for consistency with the policy as part of the development review process.</p>	<p>Ongoing as part of the development review process.</p>
	<p>The City should consider assisting businesses in providing site improvements that lessen impacts on surrounding residential areas, and consider providing assistance with relocation when the impacts cannot be removed.</p>	<p>Funding no longer available with the dissolution of the Improvement Agency.</p>
<p><b>Goal LU-12: To establish and maintain a public park system and recreation facilities suited to the needs of Grover Beach residents and visitors.</b></p>		
<p>12.1 Park land requirements for development. New development shall be required to assist in meeting the City's standard for parkland acres per 1,000 residents.</p>	<p>Implement the measures provided in the Parks and Recreation Element.</p>	<p>Ongoing as part of the development review process.</p>
	<p>Review development projects for consistency with the above policy and other relevant provisions of State law relating to the provision of park land.</p>	<p>Ongoing as part of the development review process.</p>
<p><b>Goal LU-13: To designate adequate land for development of public and quasi-public uses to support existing and new residential, commercial, and industrial land uses.</b></p>		
<p>13.1 Land for public facilities. The City shall designate adequate, appropriately-located land for City, County, School District, and health care facilities.</p>	<p>Amend the Land Use Diagram as needed to provide suitable building sites for public facilities.</p>	<p><b>Completed:</b> Land Use Element adopted February 2010.</p>
<p>13.2 Clustering of public facilities/joint use. The City shall promote the clustering of public and quasi-public uses such as schools, parks, libraries, child care facilities, and community activity centers. Joint-use of public facilities shall be promoted, and agreements for sharing costs and operational responsibilities among public service providers shall be encouraged.</p>	<p>Review the siting of public facilities for consistency with the policy as part of the development review process.</p>	<p>Ongoing as part of the development review process.</p>
<p>13.3 Public safety facilities. The City shall pursue the development of additional public safety facilities as needed to serve the growing population.</p>	<p>Amend the Land Use Diagram as needed to provide suitable building sites for public facilities.</p>	<p><b>Completed:</b> Development Code adopted October 2012.</p>
	<p>Incorporate needed public facilities as part of the CIP.</p>	<p>Ongoing as part of the annual review of the Capital Improvement Program.</p>
<p><b>Goal LU-14: To ensure continued compliance with the requirements of the Oceano Airport Land Use Plan (OCALUP).</b></p>		
<p>14.1 Airport Land Use Plan. Development within the City's General Plan area shall be permitted only if it is consistent with the Oceano Airport Land Use Plan. Prospective buyers of property subject to airport influence shall be so informed.</p>	<p>Development Projects must be reviewed and found consistent with the policy and OCALUP.</p>	<p>Ongoing as part of the development review process.</p>
	<p>Prior to enacting certain ordinances and actions (general plan and general plan amendments, zoning ordinances and building codes and modification thereof) pertaining to lands within the airport land use planning areas, such actions shall be referred to the Airport Land Use Commission for approval.</p>	<p>Ongoing as part of the ordinance amendment process.</p>
<p><b>Goal LU-15: Preserve areas designated Urban Reserve (the Strawberry Field) in agriculture until such time as urban development is initiated by the property owner.</b></p>		
<p>15.1 Timing of development. Until such time as the property owner initiates an application for a general plan amendment, the Strawberry Field area should remain designated Urban Reserve.</p>	<p>None.</p>	<p>No implementation measures for this policy.</p>

Policy	Implementation Measure	Status
<p>15.2 Development preceded by a specific plan. Development of the Strawberry Field shall be preceded by the adoption of a specific plan as prescribed by Government Code '65451. In addition to addressing all of the requirements of Government Code '65451, the specific plan shall address at least the following:</p> <p>a. The appropriate boundaries of the area to be included within the specific plan area. The properties along 4<sup>th</sup> Street could be considered for inclusion in the Specific Plan.</p> <p>b. A land use plan incorporating an appropriate range and location of land uses. Table LU-15.1 has made assumptions regarding the appropriate mix of future land use categories. However, the property owner may propose modifying the mixture of uses based on needs within the community.</p> <p>c. A description of housing products. The specific plan application shall describe the range of housing products allowed within the project. The description will include:</p> <ul style="list-style-type: none"> <li>i. Building type (single-family detached, single family attached, apartments, townhome, etc.);</li> <li>ii. Gross residential density for each product type;</li> <li>iii. Building elevations;</li> <li>iv. Number of bedrooms;</li> <li>v. Colors and materials;</li> <li>vi. Tenure (for-sale, for rent);</li> </ul>	<p>Amend the Development Code to create an Urban Reserve district.</p>	<p><b>Completed:</b> Development Code adopted October 2012.</p>
	<p>When initiated by the property owner, prepare and adopt a specific plan consistent with the requirements in the policy.</p>	<p>Will be reviewed as part of the development review process.</p>
<p><i>15.2 continued</i></p> <p>d. Specific Plan. Design guidelines for new development that address at least the following:</p> <ul style="list-style-type: none"> <li>i. Architectural character, and especially the placement of buildings on a lot and how buildings relate to the street</li> <li>ii. Conceptual building elevations for each product type including color palette, materials, etc.</li> <li>iii. Site planning</li> <li>iv. Parking and access</li> <li>v. Landscaping</li> <li>vi. Signage</li> </ul> <p>e. Development standards, including a list of allowed and conditionally allowed uses;</p> <p>f. Public and private (off-street) parking;</p> <p>g. A mobility plan for motor vehicles, pedestrians, bicycles, transit, and the physically impaired;</p> <p>h. A plan for implementation;</p>	<p>Review development projects for consistency with the specific plan following adoption.</p>	<p>Will be reviewed as part of the development review process.</p>
<p>15.3 Farmland preservation. The City shall continue to work with the County and other jurisdictions to implement conservation strategies that preserve productive farmland.</p>	<p>Adopt and implement a Right To Farm Ordinance or provide protection as provided in state regulations including AB 2881 and California Nuisance Code (Civil Code Section 3479 et.seq.)</p>	<p>Implemented through AB 2881.</p>
	<p>Adopt and implement an Agricultural Conservation Program to help mitigate the permanent conversion of productive farmland to a non-agricultural use.</p>	<p>Will be considered as part of future development of the Okui property.</p>
<p><b>Goal LU-16: Deleted</b></p>		
<p>Policies 16.1 through 16.17 Deleted</p>		

Policy	Implementation Measure	Status
<b>Goal LU-17: To ensure continued compliance with the California Coastal Act.</b>		
17.1 Local Coastal Program. The City will adhere to, and implement, the policies and directives of the California Coastal Act by implementing the certified Local Coastal Program.	Amend the Local Coastal Program consistent with this General Plan.	<b>Completed:</b> Coastal Commission approved in August 2014.
	Comply with relevant provisions of the Coastal Act as part of the development review process.	Ongoing as part of the development review process.
	In reviewing and permitting proposed development within the Coastal Zone, the City will require public access when appropriate or make the required finding for why access is not being required.	Ongoing as part of the development review process.
<b>Goal LU-18: To provide for orderly, well-planned, and balanced growth community where the majority of residents can live, work and play, consistent with the limits imposed by the city's infrastructure and environmental constraints.</b>		
18.1 Managing the pace of development. The City shall ensure that urban development proceeds in an orderly fashion and in pace with the expansion of public facilities and services, including schools.	Review development projects for consistency with the policy as part of the development review process.	Ongoing as part of the development review process.
18.2 Managing the relationship between jobs and housing. The City shall monitor residential and non-residential development and encourage adjustments as necessary in land use designations and the rate of project approvals to promote a reasonable citywide balance between new employment-generating development and housing development and to minimize traffic impacts.	Develop an inventory of the total number of jobs within the City.	Has not been developed due to staff resources.
18.3 Status of land prior to urban development. Land within the General Plan Area shall ultimately be developed to urban standards described in this Chapter. Pending connection to City services, such land shall remain in agricultural, open space, or other low intensity uses.	Review development projects for consistency with the policy as part of the development review process.	Ongoing as part of the development review process.
18.4 Regional planning. The City will encourage regional planning and growth management throughout the County, and in cooperation with neighboring cities. The City should coordinate planning with neighboring communities, San Luis Obispo County, and the San Luis Obispo Council of Governments (SLOCOG) to craft regional solutions for regional issues such as affordable housing and transportation funding.	Actively participate in the regional planning programs (but are not limited to): the Community 2050 project, Regional Housing Needs Allocations, Development of the Sustainability Community Strategies required by SB375, Greenhouse Gas inventories and a Climate Action Plan that recognizes the regional nature of air quality concerns, the Regional Transportation Plan and the Air Quality Management Plan.	Ongoing.
<b>Goal LU-19: To promote the development of a coherent and distinctive physical form and structure that reflects Grover Beach's small-town qualities and beach-orientation.</b>		
19.1 Preserve neighborhood qualities. The City shall seek to preserve the vital qualities of existing, stable residential neighborhoods and shall promote the development of new residential neighborhoods with these same qualities.	None.	No implementation measures for this policy.
19.2 Link and define neighborhoods. The City shall use the circulation system and the pedestrian and bicycle pathway system as important structural elements to link and define neighborhoods and districts in Grover Beach.	Review development projects for consistency with the policy as part of the development review process.	Ongoing as part of the development review process.
	Incorporate roadway, pedestrian, transit and bicycle circulation facilities as part of the CIP.	Ongoing as part of the annual review of the Capital Improvement Program.
	Continue citywide efforts to infill and improve curb, gutter, and sidewalks through private development projects, CDBG architectural barrier removal projects and programs such as Safe Routes to School.	Ongoing.

Policy	Implementation Measure	Status
<b>Goal LU-20: To preserve the existing community character and fabric and promote the development of neighborhoods and commercial and industrial districts that emphasize pedestrian convenience</b>		
<p>20.1 Overall design objectives for commercial and mixed-use development. The design of new commercial and mixed-use development should work toward achieving the following objectives:</p> <ul style="list-style-type: none"> <li>a. Consider Grover Beach's small town scale and demonstrate sensitivity to the design context of the surrounding area.</li> <li>b. Avoid "boxy" structures with large, flat wall planes by articulating building forms and elevations to create interesting roof lines, building shapes, and patterns of shade and shadow.</li> <li>c. Provide landscaping as a project amenity, and to help screen parking, equipment and storage areas.</li> <li>d. Provide site access, parking and circulation that is planned in a logical, safe manner that avoids awkward or cramped turning movements.</li> <li>e. Consider the need for signs and their appropriate scale and locations early in the design process, so that they are not an afterthought.</li> <li>f. Design spaces for outside equipment, trash receptacles, storage, and loading areas in the least conspicuous part of the site.</li> <li>g. Mitigate the potential nuisance impacts of placing dwellings in proximity to non-residential development whether they are placed within the same building, within the same site, and between commercial and residential sites.</li> </ul>	None.	No implementation measures for this policy.
<p>20.2 Pedestrian amenities for commercial areas. New commercial and office development should promote walking, bicycling and public transit, especially in the central business district/civic center and the west Grand Avenue/beach area.</p>	None.	No implementation measures for this policy.
<p>20.3 Overall design objectives for industrial development. The design of new and redeveloped industrial projects should incorporate the following elements:</p> <ul style="list-style-type: none"> <li>a. Easily identifiable site access;</li> <li>b. Service areas located at the sides and rear of buildings;</li> <li>c. Convenient access, visitor parking and on-site circulation;</li> <li>d. Screening of outdoor storage, work areas, and equipment;</li> <li>e. Emphasis on the main building entry and landscaping;</li> <li>f. Placement of buildings to provide plazas and courtyards;</li> <li>g. Landscaped open space.</li> <li>h. A variety of building and parking setbacks to avoid long monotonous building facades and to create diversity within the project.</li> <li>i. An architectural style appropriate for the business type. Buildings should project an image of high quality through the use of appropriate durable materials and well landscaped settings.</li> </ul>	None.	No implementation measures for this policy.
<p>20.4 Protect residential neighborhoods. Commercial and industrial development adjacent to existing residences should be designed to adequately protect the residential use from the impacts of noise, light, vehicular traffic, privacy, and operational hazards.</p>	None.	No implementation measures for this policy.

Policy	Implementation Measure	Status
<p>20.5 Transit facilities. New development (including, but not limited to, commercial and mixed-use centers, industrial parks, and residential neighborhoods) should incorporate facilities to promote the use of public transit, such as bus turnarounds and drop-offs where appropriate.</p>	None.	No implementation measures for this policy.
<p>20.6 Architecture. No particular architectural style or design theme is required in the City nor can Grover Beach be defined by any one particular architectural style. A wide range of architectural characteristics adds to the City's overall image. While variety in design is generally encouraged, the compatibility of new projects with the existing built environment should be a priority. The goal is to preserve not only the beach flavor of the community but, equally important, its scale and ambience. "Canned" or "trademark" building designs and signs used by franchised businesses in other cities may not be acceptable in Grover Beach, as they can collectively have the effect of making the portions of the City look like anywhere in California.</p>	None.	No implementation measures for this policy.
<p>20.7 Neighborhood design. The City shall promote the creation of well-defined residential neighborhoods in newly-developing and existing areas. Each of these neighborhoods should have a clear focal point, such as a park, school, or other open space and community facility, and should be designed to promote pedestrian convenience. To this end, the City shall encourage the use of existing Grover Beach neighborhoods, including the grid street system, as models for the planning and design of new residential neighborhoods. Design of proposed development should address low impact development opportunities in accordance with the Storm Water Management Plan discussed in policy LU 16.8.</p>	None.	No implementation measures for this policy.
<p>20.8 Qualities desired in residential development. Residential projects should provide:</p> <ul style="list-style-type: none"> <li>a. Privacy, for occupants and neighbors of the project;</li> <li>b. Adequate usable outdoor area, sheltered from noise and prevailing winds, and oriented to receive light and sunshine;</li> <li>c. Use of natural ventilation, sunlight, and shade to make indoor and outdoor spaces comfortable with minimum mechanical support;</li> <li>d. Pleasant views from and toward the project;</li> <li>e. Security and safety;</li> <li>f. Separate paths for vehicles and for people, and bike paths along collector streets;</li> <li>g. Adequate parking and storage space;</li> <li>h. Noise and visual separation from adjacent roads and commercial uses.</li> <li>i. Design elements that facilitate neighborhood interaction, such as front porches, front yards along streets, entryways facing public walkways, and building design and orientation to minimize the prominence of the garage door.</li> </ul>	None.	No implementation measures for this policy.
<p>20.9 Building height of residential infill development. The height of residential infill projects should be consistent with that of surrounding residential structures, and incorporate features to protect existing views and privacy where reasonable. Where greater height is desired, an infill structure should set back the upper floors from the edge of the first story to reduce impacts on adjacent properties.</p>	Review development projects for consistency with policies 20.1 thru 20.9 as part of the development review process.	Ongoing as part of the development review process.

Policy	Implementation Measure	Status
<b>Goal LU-21: To maintain and enhance the quality of Grover Beach's landscape and streetscape, and to improve the appearance of the City's gateways.</b>		
21.1 Street trees. The City shall endeavor to protect the urban forest created by mature trees in existing developed areas and in newly developing areas.	None.	No implementation measures for this policy.
21.2 Boulevard planting. The City shall establish, extend and reinforce major street tree/boulevard plantings to enhance the visual character of special and important streets within Grover Beach, including Grand Avenue, Oak Park Boulevard, 4th Street and 13th Street.	None.	No implementation measures for this policy.
21.3 Landscaped medians. The City shall identify appropriate streets for inclusion of landscaped medians.	Incorporate streetscape improvements as part of the City's CIP.	Ongoing as part of the annual review of the Capital Improvement Program.
	Review street tree requirements and the list of appropriate trees.	Has not been drafted due to staff resources.
	Create Heritage Tree List.	Has not been drafted due to staff resources.
	Review the Tree Removal policies to ensure they are preserving significant trees.	Has not been drafted due to staff resources.
	Evaluate the extension of medians along 4th Street at Grand Avenue.	New medians on West Grand included in the Capital Improvement Program.
21.4 Gateways. The City should establish a program for improving the appearance of the City's gateways, including north 4th Street, Oak Park Boulevard, State Route 1 and Grand Avenue.	Prepare and implement a Gateway Plan and Way finding Signage Program for major gateways to the community.	Wayfinding Signage Program completed in 2019.
	Incorporate gateway improvements as part of the City's CIP.	Ongoing as part of the annual review of the Capital Improvement Program.
<b>Goal LU-22: Provide for a stable economic base to sustain a range of employment and business opportunities to generate sufficient revenues to support adequate levels of public services.</b>		
22.1. Business and employment. The City will retain and expand existing businesses and work to attract new businesses to improve employment opportunities and the range of goods and services available to the community.	Continue to update and maintain the City's Economic Development Strategy.	An update of the Economic Development Strategy was completed in 2017.
	Create and maintain a business retention and attraction program.	Included in the Council adopted 2021-23 goals.
	Implement the recommendations of the Technology Master Plan.	Construction of Phase I has been completed.
	Periodically review City regulations and processes to ensure they support economic development opportunities.	Ongoing as staff resources allow.
	Continue working with economic development partners such as the Chamber of Commerce, Economic Vitality Corporation, and tourism organizations.	Ongoing.
22.2. Expand industrial sector. The City will continue to facilitate development /redevelopment of the City's industrial areas.	Provide the necessary infrastructure to serve the industrial area south of Farroll Road.	Ongoing as part of the annual review of the Capital Improvement Program.
	Implement the recommendations of the Technology Master Plan.	Construction of Phase I has been completed.
	Pursue opportunities for recruiting targeted industries that would compliment existing businesses or create new job opportunities.	Ongoing as staff resources allow.
<b>Goal LU-23: Create an identity for the City that will enhance its image as a tourist destination</b>		
23.1. Promote the City's image. The City will promote the City's tourist amenities including the Oceano Dunes State Vehicular Recreational Area, Pismo State Beach, monarch butterfly preserve, and Amtrak train service.	None.	No implementation measures for this policy.

Policy	Implementation Measure	Status
<p>23.2. Gateways. The City will establish entry monuments at major City entrances to identify Grover Beach, and provide signage directing visitors to key amenities such as the train station and dune access.</p>	Implement a marketing strategy to promote the City.	Ongoing as staff resources allow.
	Work with the Chamber of Commerce to increase the marketing of the City.	Ongoing as staff resources allow.
	Prepare and adopt a City Gateway and Way finding Signage Program.	<b>Completed:</b> Wayfinding Signage Program completed in 2019.
<b>Goal LU-24: To establish and maintain a supportive business climate and a healthy, sustainable economy</b>		
24.1 Small businesses. The City should encourage establishment of small businesses, including minority- and women-owned businesses.	<p>Policies 24.1 thru 24.7 will be implemented by continuing to implement the Economic Development Strategy, the Improvement Project and Industrial Enhancement Project.</p> <p>Policies 24.1 thru 24.7 will be implemented by continuing to implement the Economic Development Strategy.</p>	<p>Ongoing as part of Chamber contract.</p> <p>Ongoing as part of Chamber contract.</p>
24.2 Economic sustainability. The City shall work to attract and retain long-term, economically sustainable businesses.		
24.3 Evaluate fiscal impacts. The City should evaluate the fiscal impacts of new major development to encourage a pattern of growth that will allow the City to provide high standards of public services, facilities, and infrastructure.		
24.5 Regional cooperation. The City shall work with other cities, San Luis Obispo County, and local and regional economic development entities to expand and improve the economic sustainability of the region.		
24.6 Partnerships. The City should partner with the Chamber of Commerce to promote downtown and the City's cultural, entertainment, and commercial center and the development of a Visitor-Service Corridor that will provide for accommodations, shopping and services for visitors to the city and region.		
24.7 Entrepreneurship. The City will support local efforts to create new products, services and businesses.		
<b>Goal LU-25: To promote a diverse and balanced mix of employment opportunities</b>		
25.1 Jobs-to-housing ratio. The City shall maintain an adequate supply of retail, business, and industrial land to improve the ratio of jobs to housing.	None.	No implementation measures for this policy.
25.2 Workplace alternatives. The City shall encourage the use of alternative workplaces (such as live-work settings) by making land use designations and development codes compatible with qualified home-based businesses (home occupations) and telecommuting in all residential areas, subject to City Codes and regulations.	None.	No implementation measures for this policy.
<b>Goal LU-26: To promote the sustainable use of resources</b>		
<p>26.1 Commute reduction. The City shall promote the expansion of employment opportunities in Grover Beach to reduce the volume and distance of home-to-work commute trips by motor vehicle.</p>	Amend the Land Use Diagram as needed to accommodate expansion of employment in Grover Beach.	The Council has not directed staff to amend the Land Use Diagram.
	Monitor the pace of employment and housing growth to better balance jobs with housing.	Ongoing as staff resources allow.
<p>26.2 Conservation of land resources. The City should encourage the efficient utilization of limited land resources by encouraging development at the upper end of the permitted Development Code/General Plan residential density where appropriate. Using land efficiently offers a number of advantages, including:</p> <ul style="list-style-type: none"> <li>• Reducing pressure to convert agricultural or open space land to urban use;</li> <li>• Higher residential densities have a lower land cost per unit, which helps to hold down housing costs;</li> <li>• Infill development facilitates the use of alternate modes of travel, such as walking and bicycling which in turn reduces traffic and improves air quality.</li> </ul>	The policy will be implemented as part of the development review process.	Ongoing as part of the development review process.



Policy	Implementation Measure	Status
<p>26.3 Water conservation. To minimize the need for the development of new water sources and facilities and sewer treatment needs, the City shall promote water conservation both in City operations and in private development.</p>	Implement the Urban Water Management Plan.	Ongoing.
	Continue to promote the use of drought tolerant landscaping.	Ongoing as part of the development review process.
	Evaluate the collection of fresh water in rain-barrels.	The California Plumbing Code contains standards for rainwater catchment systems.
	Support storm drainage systems that would keep runoff onsite through Low Impact Design (LID) and hydromodification approaches and percolate into the groundwater.	Ongoing as part of the development review process.
	Consider restructuring water rates to discourage high water use.	Ongoing as part of review of the City's Water Shortage Contingency Plan.
	Educate the public of the benefits of water conservation.	Ongoing.
<p><b>Goal LU-27: To reduce the emission of greenhouse gases and to promote energy efficiency</b></p>		
<p>27.1 Greenhouse gas reduction goal. The City shall work with the Air Resources Board and the San Luis Obispo County Air Pollution Control District to comply with statewide greenhouse gas reduction goals as established in the Global Warming Solutions Act of 2006 (AB 32) for 2020, and subsequent goals.</p>	Work with the Air Resources Board and the SLO County APCD to comply with statewide greenhouse gas reduction goals as established by the Global Warming Solutions Act of 2006 which requires a reduction of emissions to the 1990 levels by the year 2020 and additional reductions extending long-term to 2050.	<p><b>Completed:</b> The Climate Action Plan was adopted in September 2014.</p>
	Complete the GHG emissions inventory of municipal operations and the community wide emissions. Using this, develop the Climate Action Plan consistent with the requirements of AB 32 and SB 375 (See policy LU-27.2). Such a plan should consider City Participation in the Climate Action Registry, ridesharing programs and renewable energy programs, and the potential effects of sea level rise that may result from climate change.	<p><b>Completed:</b> The Climate Action Plan was adopted in September 2014.</p>
<p>27.2 Climate Action Plan. The City shall comply with the relevant provisions of State law (i.e. AB 32 and SB 375) to minimize the effect of citywide greenhouse gas emissions associated with buildout of the General Plan. This shall be achieved through the preparation and implementation of a Climate Action Plan.</p>		<p><b>Completed:</b> The Climate Action Plan was adopted in September 2014.</p>
<p>27.3 Sustainable government buildings. All new, or major renovations to, City buildings shall be designed and constructed to meet Leadership in Energy and Environmental Design (LEED) Silver rating requirements, or their equivalent. The City should also evaluate the potential of the use of solar photovoltaics on major city buildings.</p>	The policy will be implemented as part of the development review process.	Ongoing as part of the development review process.
<p>27.4 Greenhouse gas emissions from new development. The City shall implement measures to reduce the emission of greenhouse gases from new development by: a. Discouraging auto-dependent patterns of development; b. Promoting compact, mixed-use, pedestrian-friendly, and transit oriented development; c. Promoting energy-efficient building design and site planning using either Build It Green and LEED Silver standards for residential and non-residential buildings, respectively; and d. Working to improve the ratio of jobs to housing. e. Incorporating transit facilities in new development, and by promoting transit use.</p>	Implement the policies and programs of the General Plan.	Ongoing as part of the development review process.
	Review development projects for consistency with the policy as part of the development review process.	Ongoing as part of the development review process.

Policy	Implementation Measure	Status
<p>27.5 Passive solar heating. To the extent feasible, the City shall require the orientation of buildings to accomplish the following:</p> <ul style="list-style-type: none"> <li>a. Maximize passive solar heating during cool seasons;</li> <li>b. Avoid solar heat gain in warm seasons;</li> <li>c. Enhance natural ventilation and effective use of daylight;</li> <li>d. Maximize opportunities for the installation of solar panels;</li> <li>e. Facilitate the use of sunlight for direct heating and illumination whenever possible; and</li> <li>f. Take advantage of natural ventilation and shading to cool a building.</li> </ul>	<p>Review development projects for consistency with the policy as part of the development review process. The City shall develop a checklist to assist applicants in identifying how their project can/does incorporate those features.</p>	<p>Ongoing as part of the development review process.</p>
<p>27.6 Energy-saving elements efficiency. The use of exterior shading devices, skylights, daylighting controls, high performance glazing that allows the transmission of light with minimal heat gain, and high thermal mass building components is encouraged.</p>	<p>Review development projects for consistency with the policy as part of the development review process.</p>	<p>Ongoing as part of the development review process.</p>
<p>27.7 Environmentally responsible government purchasing. The City shall, in its purchasing of products, equipment, or services, give preference to those which reduce or eliminate indirect greenhouse gas emissions.</p>	<p>Amend purchasing practices consistent with the policy.</p>	<p>Staff is in process of updating purchasing policies.</p>
<p>27.8 Life-cycle costing. The City shall incorporate the method of life-cycle costing to determine the most energy-efficient equipment and systems for its buildings and operations.</p>	<p>Amend life cycle costing practices consistent with the policy.</p>	<p>Has not been drafted due to staff resources.</p>
<p>27.9 APCD cooperation. The City shall work with the San Luis Obispo Air Pollution Control District to ensure the earliest practicable attainment and subsequent maintenance of federal and state ambient air quality standards, and will ensure to the extent possible that sensitive receptors (at risk population groups) are located away from freeway corridors, rail yards, gasoline facilities, dry cleaners, etc., consistent with the recommendations of the District's Air Quality and Land Use Handbook: A Community Health Perspective, as prepared by the Air Pollution Control Board.</p>	<p>None.</p>	<p>No implementation measures for this policy.</p>
<p>27.10 CEQA. The City shall use the CEQA process to identify and avoid or mitigate potentially significant air quality impacts of new development. The CEQA process shall be used to ensure early consultation with the San Luis Obispo Air Pollution Control District concerning air quality issues associated with specific development proposals. The City will use the most recent APCD version of the APCD CEQA Guidelines to mitigate for asbestos and other air quality emissions.</p>	<p>None.</p>	<p>No implementation measures for this policy.</p>
<p><b>LU-28: Goal LU-28: Economic opportunities, fair housing opportunities, and the elimination of discrimination for all socio-economic groups.</b></p>		
<p>LU-28.1. Attract and retain a mix of diverse businesses and industries that provide jobs for residents of all skill and education levels to support a vibrant community.</p>	<p>None.</p>	<p>No implementation measures for this policy.</p>
<p>LU-28.2. Enforce all fair housing laws to ensure housing opportunities for all races, gender identifies, and socio economic classes</p>	<p>None.</p>	<p>No implementation measures for this policy.</p>
<p>LU-28.3. Encourage business and industries to partner with the South County Chamber of Commerce and the San Luis Obispo County Economic Vitality Corporation to provide training and other skills that train local residents to match needed workforce skills.</p>	<p>Provide multi-lingual business resources for existing and prospective businesses through the Chamber of Commerce and other small business organizations.</p>	<p>Has not yet been implemented.</p>

Policy	Implementation Measure	Status
<b>Goal LU 29: Opportunities for inclusion in governmental processes, programs, and decisions.</b>		
LU-29.1. Support programs in the community that promote inclusion from different socio-economic groups on policies and programs that affect residents.	None.	No implementation measures for this policy.
LU-29.2. Provide transparent decision-making processes that facilitate public engagement of diverse stakeholders.	Identify and contact nonprofit organizations to seek feedback on the City's public information.	Has not yet been implemented
<b>Goal LU 30: Reduction of any potential environmental burdens that may affect low-income and minority populations.</b>		
LU 30.1. Identify assistance resources such as the SLO County Air Pollution Control District (SLOAPCD) for existing sensitive receptors experiencing adverse air quality issues to incorporate measures to improve air quality such as separation/setbacks, landscaping, barriers, ventilation systems, air filters/cleaners and other measures.	None.	No implementation measures for this policy.
LU 30.2. Encourage existing and new commercial and industrial businesses to incorporate the latest technologies to reduce pollution.	Provide multi-lingual business resources for existing and prospective businesses through the Chamber of Commerce and other small business organizations.	Has not yet been implemented.
<b>Goal LU-31: Fair and equitable distribution of public amenities and facilities.</b>		
31.1 Public Facilities. The City shall ensure that public facilities are equitably distributed throughout the city, avoiding over-concentration in areas that are well-served, and shall ensure that facility location and design are compatible with nearby land uses.	Review the siting of public facilities for consistency with the policy as part of the development review process.	Ongoing as part of the development review process.
<b>Goal LU-32: Ensure that the City's General Plan is maintained to be an accurate guide for development and resource conservation.</b>		
32.1 Review of policy document. The City shall review the General Plan on an annual basis to retain internal consistency and consistency with other Federal, State and local regulations and policies.	Implement policies 29.1 thru 29.6 as stated.	Ongoing as part of the Annual Progress Report of the Status of the General Plan.
32.2 Annual Report. The City will prepare an annual report apprising the Planning Commission and City Council of the status and effectiveness of the General Plan. The report should detail how the goals, objectives, policies, and implementation programs have been achieved.		Ongoing as part of the Annual Progress Report of the Status of the General Plan.
32.3 General Plan amendments. The General Plan shall be amended no more than four times per year. Each amendment, however, may include multiple changes.		Ongoing as part of the amendment process.
32.4. Major review of General Plan and supporting materials. The City shall conduct a major review of the General Plan, including the Policy Document and background information, every five years and revise it as deemed necessary.		Ongoing as part of the Annual Progress Report of the Status of the General Plan.
32.5 Capital Improvement Program. The City shall prepare, adopt, and periodically update a five-year Capital Improvement Program (CIP). The CIP shall be reviewed for its consistency with the General Plan.		Ongoing as part of the annual review of the Capital Improvement Program.
32.6 Ordinance amendments. The City shall review and amend, as necessary, the Development Code and Subdivision Ordinance to ensure consistency with the General Plan.		Ongoing.

**City of Grover Beach  
Land Use Element Master EIR Implementation Progress Report  
2021**

No.	Implementation Measure	Policies	Responsibility	Near-Term	Mid-Term	Long-Term	Ongoing	Timeframe Status
				<5yrs	<10yrs	>10yrs		
1	The City will apply the goals, policies and programs of the General Plan and Local Coastal Program.	All	City Council, City Staff				■	Ongoing as part of the development review process.
2	The City shall review and revise as necessary the Local Coastal Program to ensure consistency with the General Plan and California Coastal Act	LU-17.1	City Council, Community Development Department	■				<b>Completed:</b> Coastal Commission approved the Local Coastal Program Amendment in August 2014.
3	Deleted							
4	The City shall review and revise, as necessary, the Development Code and Subdivision Ordinance to accomplish the following purposes: a. Ensure consistency with the General Plan in terms of zoning districts and development standards. b. Ensure consistency with the General Plan in terms of the distribution and boundaries of zoning districts. c. Create separate new zoning districts to adequately implement the General Plan. d. Accommodate live/work units and establish performance criteria for such units. e. Ensure consistency with ALUP.	All	City Council, Community Development Department	■				Coastal Commission approved the Development Code in August 2014. All items completed except the updating of the Subdivision Ordinance.
5	The City shall prepare and adopt master development plans (e.g., specific plans and planned unit development plans) as deemed necessary for new development areas.	LU-1.2, LU-1.3, LU-3.4, LU-5.1, LU-15.2	City Council, Community Development Department				■	Ongoing as part of the development review process.
6	The City shall develop a program to monitor residential and non-residential development to promote a reasonable balance between jobs and housing.	LU-18.1, LU-18.2, LU-25.1	City Council, Community Development Department		■			Ongoing. Staff monitors new residential and commercial development. The City continues to promote job growth, however, as a bedroom community the City continues to have an imbalance with more housing than jobs.
7	The City shall continue to seek grants for the funding of efforts to achieve the objectives outlined in the General Plan.	All	All departments				■	Ongoing.
8	The City shall continue to implement an economic development strategy to attract new commercial development and industry to Grover Beach and to expand tourism. The active promotion of its industrial parks and the support of minority- and women-owned small businesses shall be a part of this strategy.	LU-22.1, LU-22.2, LU-23.1, LU-24.1, LU-24.2	City Council, Economic Development				■	Ongoing.

No.	Implementation Measure	Policies	Responsibility	Near-Term	Mid-Term	Long-Term	Ongoing	Timeframe Status
				<5yrs	<10yrs	>10yrs		
9	The City shall establish and maintain a program to monitor the fiscal status of the City as it relates to the implementation of the General Plan.	LU-24.3	City Council, Economic Development, Finance Department	■			■	Ongoing.
10	The City will continue to implement a program for the placement and maintenance of street trees throughout the City, and especially along its major thoroughfares.	LU-21.1, LU-21.2, LU-21.3	Public Works, Parks and Recreation Departments	■				Ongoing as part of the annual budget adoption process.
11	The City shall prepare, adopt and implement a Climate Change Action Plan to ensure compliance with State and federal regulations relating to climate change.	LU-27.2	City Council, Community Development Department	■				<b>Completed:</b> The Climate Action Plan was adopted in September 2014. Implementation is ongoing.
12	The City shall implement a program for streetscape improvements, especially along Grand Avenue, to provide landscaping, seating, lighting and other pedestrian amenities.	LU-5.1, LU-6.1, LU-6.5, LU-7.4, LU-7.7	City Council, Community Development Department	■				Ongoing as part of the annual review of the Capital Improvement Program.
13	The City will prepare a plan for strengthening the appearance of the City's gateways.	LU-21.4	City Council, Community Development Department	■				Wayfinding Signage Program completed in 2019.
14	The Planning Commission shall review the General Plan Policy Document every two years, focusing principally on actions undertaken in the previous two years to carry out the implementation programs of the Plan. The Planning Commission's report to the City Council shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code §21081.6 for a mitigation monitoring program.	LU-29.1, LU-29.2	Community Development Department, City Council, Planning Commission	■			■	Reviewed annually as part of the Annual Report on the Status of the General Plan.
15	The City shall conduct a major review of the General Plan, including the Policy Document and Background Report, every five years and revise it as deemed necessary.	LU-29.4	Community Development Department, City Council, Planning Commission		■			The Housing Element and the Conservation and Open Space Elements were updated in 2020. The Safety Element update will be completed in 2022.
16	The City shall prepare, adopt, and periodically update a Capital Improvements Program (CIP).	LU-29.5	City Council, Community Development Department, Public Works Department				■	The CIP is updated annually.
17	The City will continue to implement the façade improvement program.	LU-20.1	Community Development Department				■	This program was funded by Improvement Agency funds. Therefore, due to the dissolution of the Improvement Agency by the State in January 2012, this program is no longer funded.
18	The City shall prepare (or cause to be prepared) a master plan for the Grand Avenue corridor.	LU-5.1	Community Development Department, City Council	■				<b>Completed:</b> The West Grand Avenue Master Plan was adopted in January 2011.

No.	Implementation Measure	Policies	Responsibility	Near-Term	Mid-Term	Long-Term	Ongoing	Timeframe Status
				<5yrs	<10yrs	>10yrs		
19	When initiated by the property owner, the City will prepare (or cause to be prepared) a specific plan for the Strawberry Field area as prescribed by Government Code 65451 to address the following minimum issues: a. The appropriate boundaries of properties to be included within the specific plan area. b. The appropriate mix and location of land uses c. Design guidelines for new development d. Development standards, including a list of allowed and conditionally allowed uses; e. Public and private (off-street) parking; f. A mobility plan for motor vehicles, pedestrians, bicycles, transit, and the physically impaired; a. g. A plan for implementation.	LU-15.2	Community Development Department, City Council			■		Will be required as part of the development review process.
20	The City should encourage county, state and other agencies to locate facilities in proximity to the existing City Hall to create a Civic Center that would meet the needs of the residents, businesses and visitors to the City.	LU-7.2	City Council, Community Development Department, Economic Development		■			Ongoing.
21	The City shall partner with community service agencies and organizations to fund energy efficient projects for low income residents. Eligible projects include but are not limited to the installation of heating, ventilation, and air-conditioning systems, lighting, water heating equipment, and insulation and weatherization.	LU-27.2, LU-27.4	City Council, Community Development Department				■	Ongoing as part of the Climate Action Plan implementation as staff resources and funding allow.
22	The City shall consider adopting a program to provide incentives for projects that make an existing home or business more energy-efficient. Eligible projects include but are not limited to the installation of solar panels, tankless water heaters, and highly energy-efficient heating, ventilation, and air-conditioning systems.	LU-27.2, LU-27.4, LU-27.5	City Council, Community Development Department		■			<b>Completed:</b> The Master Fee Schedule update in 2013 included reduced fees for these types of projects.
23	The City shall investigate options for providing low-interest financing for energy efficient improvements and solar system installation for residents. Such financing could take the form of long-term assessments on individual property tax bills.	LU-27.2, LU-27.4, LU-27.5	City Council, Community Development Department	■	■			<b>Completed:</b> The City has three PACE providers which offer low-cost financing.
24	The City will use redevelopment to help fund street calming improvements and incorporate traffic calming elements in the Capital Improvement Program	LU-10.2, LU-19.1, LU-20.2	City Council, Community Development Department				■	The Improvement Agency was dissolved by the State in January 2012. However, grants and funding from the General Fund are considered annually as part of the CIP update.

No.	Implementation Measure	Policies	Responsibility	Near-Term	Mid-Term	Long-Term	Ongoing	Timeframe Status
				<5yrs	<10yrs	>10yrs		
25	As part of Development Code amendments necessary to implement the General Plan, the City will establish performance criteria for noise, lighting, security, loading, etc., for live-work settings.	LU-11.5	City Council, Community Development Department		■			<b>Completed:</b> Development Code adopted October 2012. Coastal Commission approved in August 2014.
26	The City will review the siting of public facilities as part of the development review process to facilitate the clustering of facilities and to take advantage of opportunities for shared facilities.	LU-13.2	City Council, Community Development Department				■	Ongoing as part of the development review process.
27	The City will prepare and adopt an Urban Trail Plan.	LU-16.6	City Council, Community Development and Parks & Recreation Departments		■			A trails feasibility study was completed in March 2010. Funding sources for preparing an Urban Trails Master Plan have not been identified.
28	The City will identify and map areas subject to flood hazard within the City consistent with FEMA requirements and apply flood hazard protection strategies as required by federal and State law.	LU-16.7	City Council, Community Development Department, Public Works Department	■			■	Ongoing. The City has an adopted flood plain ordinance and FEMA provides updated flood maps.
29	Deleted							
30	The City will actively participate in regional planning programs that include (but are not limited to) the Community 2050s, Regional Housing Needs Allocations, Development of the Sustainable Community Strategies required by SB 375 to meet the air quality reductions required by state and federal programs, greenhouse gas inventories and a Climate Action Plan that recognizes the regional nature of air quality concerns, the Regional Transportation Plan, the Air Quality Management Plan	LU-18.4, LU-27.9	City Council, Community Development Department				■	Ongoing.
31	The City will work with ARB, SLO County and the APCD to comply with greenhouse gas reduction goals, in part by preparing a Climate Action Plan. Such a plan should consider City participation in the Climate Action Registry, the ICLEI (local governments for sustainability), ridesharing programs and renewable energy programs, and the potential effects of sea level rise that may result from climate change.	LU-18.4, LU-27.10	City Council, Community Development Department	■				<b>Completed:</b> The City adopted a Climate Action Plan in September 2014. Implementation is ongoing as staff resources and funding allow.
32	The City will consider amending its purchasing and life cycle costing practices to conserve non-renewable resources and energy.	LU-27.8	City Council		■			The City has not yet considered amending its purchasing manual.
33	The City will actively advertise the availability of funds available for energy conservation improvements.	LU-27.1, LU-27.4	City Council, Building Department				■	<b>Completed:</b> the City's website provides links to available energy conservation improvement programs.

No.	Implementation Measure	Policies	Responsibility	Near-Term	Mid-Term	Long-Term	Ongoing	Timeframe Status
				<5yrs	<10yrs	>10yrs		
34	The City will investigate options for providing low-interest financing or grants for energy efficient improvements to residential, commercial, and commercial projects, including the use of federal stimulus programs coupled with city funding sources.	LU-27.1, LU-27.4	City Council, Community Development Department		■			Ongoing as part of the Climate Action Plan implementation as staff resources and funding allow.
35	The City will consider the waiver of permit fees to encourage energy efficiency, based upon budget limitations.	LU-27.1, LU-27.5	City Council, Community Development Department		■			<b>Completed:</b> The Master Fee Schedule updated in May 2013 reduced fees for these types of projects.
36	The City will prepare an annual report apprising the Planning Commission and City Council of the status and effectiveness of the General Plan. The report should detail how the goals, objectives, policies, and implementation programs have been achieved.	LU 29.2	City Council, Planning Commission, Community Development Department				■	This report is completed annually.
37	The City shall prepare, adopt, and periodically update a five-year Capital Improvement Program (CIP). The CIP shall be reviewed for its consistency with the General Plan.	LU 29.5	City Council, Community Development Department, Public Works Department				■	The CIP is updated and reviewed annually.
38	The City shall adopt and implement a Right To Farm Ordinance to provide residents notification of the City's recognition of, and support for, the right to farm, and to promote a good neighbor policy by advising purchasers of residential property, and owners of other property in the City, of the inherent potential problems associated with the purchase of such property.	LU 15.3	City Council, Planning Commission, Community Development Department		■			The City has not yet adopted an ordinance due to staff resources but implements the State law as required.
39	The City shall develop an Agricultural Conservation Program to help mitigate the permanent conversion of productive farmland to a non-agricultural use. Such a program will address at least the following: <ul style="list-style-type: none"> <li>The establishment of a ratio of comparable agricultural lands to be permanently protected for each acre of agricultural use, and</li> <li>Options for satisfying the required ratio of preserved agricultural land for each acre converted to a non-agricultural use. Such options may include, but are not limited to, the payment of an in lieu fee sufficient to purchase a farmland conservation easement, farmland deed restriction, or other farmland conservation mechanism.</li> </ul>	LU-15.3	City Council, Planning Commission, Community Development Department	■				The City has not yet considered adopting a program due to staff resources.
40	The City shall work with other agencies to identify strategies for the permanent protection of habitat for rare and endangered species.	See COS Element	City Council, Planning Commission, Community Development Department		■			Ongoing.



No.	Implementation Measure	Policies	Responsibility	Near-Term	Mid-Term	Long-Term	Ongoing	Timeframe Status
				<5yrs	<10yrs	>10yrs		
41	The City can provide relocation assistance to businesses and property owners in the Front Street industrial area.	LU-6.8	City Council, Community Development Department	■				The Improvement Agency was dissolved by the State in January 2012. Therefore, the Agency no longer can provide relocation assistance.
42	To ensure that new development and the redevelopment of existing sites will adequately protect water quality, reduce runoff volumes and pollutant loads to the Maximum Extent Practicable (MEP), the City shall consider, and implement where appropriate, low impact development options and revisions to the City's water quality management regulations consistent with the Storm Water Management Program adopted by the Regional Water Quality Control Board.	LU-16.8	City Council, Public Works Department, Community Development Department	■				Ongoing as part of development review.
43	The City will also undertake long-term watershed planning and management activities in coordination with adjoining cities, San Luis Obispo County and State Parks. The main objective of these efforts is to ensure the protection of water quality, beneficial uses of water, and the biological and physical integrity of watersheds and aquatic habitat. The City will consider amendments to the policies and programs of the Land Use Element and other General Plan elements as necessary to incorporate the findings and recommendations of these watershed planning efforts.	LU-16.8	City Council, Public Works Department, Community Development Department	■				The City is involved in ongoing programs to protect the watershed.
44	The City shall adopt and implement an Urban Storm Water Quality and Discharge Control Ordinance.	LU-16.8	City Council, Public Works Department, Community Development Department	■				<b>Completed:</b> The City adopted stormwater regulations in December 2013.
<b>Amendments to Other General Plan Elements</b>								
46	Amend the Conservation Element to incorporate relevant policies and programs from the Land Use Element.	LU-16.1- LU-16.17	City Council, Planning Commission, Community Development Department	■				<b>Completed.</b> The City updated the Conservations and Open Space Elements in 2020.

47	Amend the Circulation Element to incorporate the following policies and programs: <b>Policies:</b>	No policy references	City Council, Planning Commission, Community	■				The Circulation Element will be updated in 2023.
----	---	----------------------	--	---	--	--	--	--

No.	Implementation Measure	Policies	Responsibility	Near-Term	Mid-Term	Long-Term	Ongoing	Timeframe Status
				<5yrs	<10yrs	>10yrs		
	<p><u>Level of service standard.</u> The City shall endeavor to maintain a minimum Level of Service "C", as defined by the 2000 Highway Capacity Manual or subsequent revisions, on all streets and intersections within the city. To identify the potential impacts of new development on traffic service levels, the City shall require the preparation of traffic impact analyses at the sole expense of the developer for developments determined to be large enough to have potentially significant traffic impacts.</p> <p><u>Traffic calming.</u> Traffic calming techniques, including roundabouts, traffic circles, 'chokers' and chicanes, shall be considered as an alternative to traditional intersection controls.</p> <p><u>Paving Surface.</u> The City will consider using rubberized asphalt or open-grade asphalt where appropriate to help lessen the noise impacts of roadway traffic.</p> <p><b>Programs:</b></p> <p><u>Roadway Standards.</u> The City shall prepare roadway design standards for new and existing streets, roads and roundabouts. Such standards should include right-of-way width, roadway section design, and dedication requirements for new development to accommodate traffic levels expected at buildout of the General Plan. The roadway design standards should be interpreted with flexibility so that the roadways provided are no wider than required to maintain safe and efficient circulation and access.</p> <p><u>Safe Routes To School.</u> The City shall work with the School District and other stakeholders to prepare a Safe Routes To School Program for each of the School Sites.</p>		Development Department, Public Works Department					<p>The Circulation Element has a minimum standard of LOS C. Projects are reviewed for traffic impacts as part of the development review process.</p>
								Ongoing as a part of the annual review of the Capital Improvement Program.
								Ongoing as a part of the annual review of the Capital Improvement Program.
								The City has adopted roadway standards and implementation is ongoing.
								Ongoing. Several Safe Routes to School projects have been completed.

Near-Term = Within 5 Years  
Mid-Term = Within 10 Years  
Long-Term = 10 Years and Beyond

<b>Jurisdiction</b>	Grover Beach	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	12/31/2020 - 12/31/2028

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	91	-	-	-	-	-	-	-	-	-	-	91
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	57	-	-	-	-	-	-	-	-	-	10	47
	Non-Deed Restricted		2	8	-	-	-	-	-	-	-		
Moderate	Deed Restricted	66	-	-	-	-	-	-	-	-	-	13	53
	Non-Deed Restricted		9	4	-	-	-	-	-	-	-		
Above Moderate		155	8	8	-	-	-	-	-	-	-	16	139
Total RHNA		369											
Total Units			19	20	-	-	-	-	-	-	-	39	330

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.  
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.  
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Grover Beach	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)

*D\_1\_Name*

*D\_2\_Objective*

*D\_3\_Time*

*D\_4\_Status*

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1 Adequate Sites	The City has an inventory of state, federal, and city-owned land and shall continue to analyze that land for possible housing sites. If appropriate sites are identified, the City shall approach developers and funding agencies to facilitate development of the sites for affordable housing and provide priority permit processing.	Update the database of vacant and underutilized land as needed, including when changes occur.	Updated as needed.
1.2 Planned Development Overlay (PDO) Zone	The City has a Planned Development Overlay Zone that applies City-wide. The purpose of this overlay zone is to facilitate better designed projects (e.g., innovative site planning, superior design) by allowing flexible and relaxed development standards, beyond what is permitted in the underlying zone. The City will implement the development standards outlined in the Planned Development Overlay Zone.	As development applications are submitted.	No Development Application requesting the use of the Planned Development Overlay processed.
1.3 Emergency Shelter Overlay Zone	Review the Emergency Shelter Overlay Zone for continued compliance with state law; evaluate the need to expand the overlay zone to other appropriate areas subject to the development standards in the Development Code.	Within two years of Housing Element adoption.	Update to the Development Code in process with adoption anticipated in June 2022.
1.4 Partner with Housing Advocates	The City shall continue to work with other agencies and nonprofits that meet the needs of lower-income households, in particular extremely low-income households, including financial assistance and affordable housing projects. Projects to pursue include rehabilitation of underutilized motels or other commercial structures for conversion to permanent special needs housing. Potential local partnership opportunities include, but are not limited to, the Housing Authority of San Luis Obispo (HASLO), the San Luis Obispo County Housing Trust Fund, and Peoples' Self-Help Housing. State funding may be available under the Project Homekey program.	Meet with agencies and nonprofits annually and ongoing.	The City is partnering with People's Self Help Housing and the Housing Authority of San Luis Obispo in the development of a 53 unit affordable multifamily development. PLHA funding has been allocated to the San Luis Obispo Housing Trust Fund.

**Housing Programs Progress Report**

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.5 No Net Loss	<p>Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project.</p> <p>The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2020-2028 Housing Element sites inventory and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate the its share of housing need by income level within 180 days of approving the reduced density project.</p>	As necessary.	No projects have been approved at a lower density.
1.6 Rezone to Meet RHNA	<p>To address the 2020-2028 RHNA, the City shall amend the General Plan and the Development Code, as needed, and as detailed in Section TR – 2 Resources and Opportunities to provide adequate site(s) for 29 very low- and low-income units and allow 20 dwelling units per acre or greater on certain sites or in certain zones. There will be no minimum density on these sites. The City intends to amend the General Plan and the Development Code, per this program, for APNs 060-309-002 (rezone from RC to CBO), 060-156-031 (rezone from PF to R3), 060-156-011 (rezone from PF to R3), and 060-242-044 &amp; 45 (rezone from PR to CBO, with a PDO that limits the use to an all affordable project). Rezoning will be completed prior to the start of the planning period, which is December 31, 2020.</p>	Prior to December 31, 2020.	This rezoning was completed prior to adoption of the housing element on November 16, 2020.

**Housing Programs Progress Report**

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.7 State Employee Housing Act	To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5, the City will review the Development Code and amend it as necessary. Section 17021.5 requires the Development Code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses.	Review Development Code by 2021. Make revisions by 2022.	Update to the Development Code in process with adoption anticipated in June 2022.
1.8 SB 2 Implementation	As part of the City's Senate Bill (SB) 2 grant workplan the City plans to amend the Land Use Element and Development Code to allow more residential development without discretionary review (i.e., by right) which will include preparing objective design standards for residential uses allowed by right and mixed-use projects if allowed by right. This will also include the elimination of subjective development standards/policies which shall be replaced with objective design standards as required by Government Code Section 65589. The City will analyze how and where that should happen through a public process. In addition, the City will consider establishing an inclusionary housing ordinance and/or increased allowances for density bonuses above and beyond what is required by state law. The results of the input received during the public process will guide the approach to the changes to City regulations to achieve the goal of allowing and permitting more housing and a wider variety of housing. The City plans to develop the following products and planning processes using this funding: <ul style="list-style-type: none"> <li>•Three prototype ADU building plans consistent with the 2019 Residential Code that would fit on a typical City lot.</li> <li>• Development Code Updates                             <ul style="list-style-type: none"> <li>oReview of current Development Code</li> <li>oPublic Outreach Workshops and Hearings</li> <li>oDraft Ordinance</li> <li>oObjective Design Standards</li> <li>oCEQA Document</li> </ul> </li> </ul>	Conduct analysis and outreach by Spring of 2021 and update regulations by Spring 2022.	Update to the Development Code in process with adoption anticipated in June 2022.

**Housing Programs Progress Report**

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
3.1 Funding Availability	The City shall provide notice via the City website when CDBG or other funding is available and the process for applying to use any available City funds for affordable residential projects, as needed. The City will also continue to meet with affordable housing developers at the time funding becomes available.	Update website when information included needs updating. Schedule meetings when funding becomes available.	Updated as needed.
3.2 Density Bonus	The City will continue to offer density bonuses to developers and promote the density bonus through informational brochures which will be available at City Hall and on its website. The City will review its Development Code and update its density bonus ordinance to be compliant with current state law.	Promote density bonuses and provide information as applications are submitted and ongoing. Review Development Code by 2021 and complete revisions by 2022.	Update to the Development Code in process with adoption anticipated in June 2022.
3.3 Resources to Address Homelessness	Continue to partner with regional agencies and organizations to address homelessness challenges in the city and region. Continue to support local programs that provide resources to prevent evictions and rehouse those that are evicted or in need of housing through use of Section 8 vouchers, emergency solution grants and other programs.	Ongoing.	Ongoing.
3.4 Child Care & Intergenerational Facilities	The City shall consider amending the Development Code to address childcare needs in conjunction with new housing and address the needs of seniors together with the needs of children. The City shall consider requirements such as the following: <ul style="list-style-type: none"> <li>•Affordable housing developments include on-site childcare.</li> <li>•New developments with more than 50 housing units or 50,000 square feet of commercial or industrial space to prepare a Child Care Facilities Needs Assessment. The purpose of this assessment is to evaluate new childcare demands created by new residents and employees in relation to available community resources.</li> <li>•Promote intergenerational facilities such as senior centers located in the same place with or nearby childcare centers.</li> <li>•After studying the options above, determine whether a program will be established, and establish and publicize program if initiated.</li> </ul>	Within three years of Housing Element adoption.	Update to the Development Code in process with adoption anticipated in June 2022.

**Housing Programs Progress Report**

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
4.1 Special Housing Needs	The City shall work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for farmworkers, seniors, large families, female-headed households with children, persons with disabilities (including developmental disabilities), extremely low-income households, and homeless individuals and families. The City shall seek to meet these special housing needs through a combination of regulatory incentives, development standards, new housing construction programs, and supportive services programs. In addition, as appropriate, the City shall apply for or support others' applications for funding under state and federal programs designated specifically for special needs groups.	Seek or support funding opportunities beginning in 2021–2022 and annually thereafter; meet annually with housing and special needs providers; all program components are ongoing.	The City is partnering with People's Self Help Housing and the Housing Authority of San Luis Obispo in the development of a 53 unit affordable multifamily development which includes housing for special needs households.
4.2 Low Barrier Navigation Centers	Per Assembly Bill 101 (2019) the City will review its Development Code and make revisions if necessary, to allow low barrier navigation centers for the homeless per Government Code 65660-65668.	Review Development Code by 2021 and complete revisions by 2022.	This is included in the update to the Development Code in process with adoption anticipated in June 2022.
4.3 Reasonable Accommodations	The City shall publish informational handouts for those seeking a reasonable accommodation from the strict interpretation of the zoning regulations. These informational handouts shall be made available at City Hall and on the City website.	Within one year of Housing Element adoption.	Completed.
4.4 Public Facilities (PF) Zone	Presently one Single Family Dwelling per lot is allowed in the PF zone; however, per the City's Development Code, Section 2.50.010, the PF zone applies to areas of the City appropriate for government owned facilities, schools and quasi-public uses. The City shall amend the Development Code to prohibit all residential uses in the PF zone.	Revise Development Code by December 31, 2022.	Update to the Development Code in process with adoption anticipated in June 2022.
5.1 Grant Funding	The City shall continue seeking federal and state funds for loans and grants through programs such as the CDGB Program and the HOME Investment Partnerships Program (HOME) to assist with the construction of affordable residential projects for lower-income households (extremely low, very low, and low income).	Apply for funding as needed.	City will review the 2022 CDBG NOFA for opportunities.



**Housing Programs Progress Report**

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
5.2 Housing Rehabilitation	The City will offer support and resources as available to assist local private organizations to serve elderly, disabled, and disadvantaged persons in the repair and rehabilitation of their housing.	Meet with organizations annually.	City continues to work with local organizations on housing rehabilitation opportunities.
5.3 Program Income	The City shall identify existing owner-occupied housing that received financial subsidy(ies) through programs such as CDBG for gap financing and track the term remaining on the financing. If funds are received, the City shall continue to administer a program to reallocate the funds for new affordable housing units or programs to assist lower- and moderate-income families, or as allowed by the funding.	Ongoing as funds become available	Ongoing.
5.4 Residential Demolitions	<p>To mitigate the loss of affordable housing units, new housing developments shall be required to replace all affordable housing units lost due to new development. The City will continue to comply with Government Code Sections 65590 et seq. that set forth the requirements for conversions, demolitions, and replacement housing in the coastal zone.</p> <p>In accordance with 65583.2 subdivision (g), the City also will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.</p> <p>This requirement applies to:</p> <ul style="list-style-type: none"> <li>•Non-vacant sites</li> <li>•Vacant sites with previous residential uses that have been vacated or demolished</li> </ul>	Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed, 2020–2028.	Ongoing as part of the demolition permit review process.

**Housing Programs Progress Report**

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
6.1 Development Impact Fees	To encourage affordability by design, the City will modify development impact fees to index fees based on size of unit, providing lower fees for small units where there is a demonstrated nexus. The City will continue to monitor development impact fees to identify constraints to housing development and consider a policy for fee deferrals for affordable housing units. If constraints are identified, the City shall revise the fee schedule accordingly while balancing infrastructure needs to support housing development.	Within two years of Housing Element adoption	An update to development impacts fees will occur in 2023 including the index of fees based on unit size.
6.2 Annual Review of Housing Constraints	The City shall monitor housing development as part of the annual General Plan review and identify if there are potential standards, procedures, or fees constraining affordable housing development.	Annually; if a constraint is identified, the City will implement actions within one year to address constraints.	Review of potential housing constraints are being review as part of the current update to the Development Code.
6.3 Streamline Housing Development Process	Establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill 35 (2017) streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.	December 2021	This is included in the update to the Development Code with adoption anticipated in June 2022.

**Housing Programs Progress Report**

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
6.4 Accessory Dwelling Units	<p>The City shall continue to encourage the development of Accessory Dwelling Units (ADUs) as affordable housing and report new ADUs as part of the Annual Housing Element Report. The City will monitor ADU production. Halfway through the planning cycle, if the production numbers are not on par with the midpoint of the number of ADUs estimated in Table TR-35, the City will adjust its approach to meeting the RHNA. The City will also amend the Development Code to permit ADUs in the CB-O zone. The City encourages and promotes ADUs by providing information on the City's website about ADU standards and options, and informing people at the public counter of ADUs as an option and informing property owners with an existing unpermitted ADU of the option to bring the unit up to code as a legal ADU. The City eliminated all development impact fees for ADUs up to 1,200 square feet, effective July 1, 2018. The City will implement Ordinance 20-06, adopted on July 6, 2020 which complies with current state ADU law. Ordinance 20-06 goes beyond state law to provide additional flexibility to owners by allowing smaller JADUs (150 square feet).</p> <p>The City will also develop ADU prototype plans using SB 2/REAP funds. Once prototype plans are available, the City will supplement the plans with the list of funding resources that HCD anticipates releasing. The City will advertise the availability of these materials.</p>	<p>Report on ADUs annually; approve ADU prototype plans by Spring 2021; update Development Code within one year of any future changes to state ADU law.</p>	<p>Update to the Development Code in process with adoption anticipated in June 2022.</p>
7.1 Energy Efficiency	<p>The City shall continue to require all new dwelling units meet current state requirements for energy efficiency and encourage and incentivize energy efficiency upgrades of existing units. Provide materials/access to utility sponsored programs that educate residents on ways to reduce energy usage or costs (e.g., insulation, solar, reduction in utility wastefulness).</p>	<p>Ongoing.</p>	<p>Ongoing.</p>

**Housing Programs Progress Report**

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
8.1 Fair Housing	<p>The City shall continue to disseminate information in Spanish and English on Housing Program assistance available from the Department of Fair Employment and Housing regarding fair housing laws. The City shall post fair housing information on the City website. The City has acted and shall continue to act as an information station for people who experience housing discrimination, referring them to the Department of Employment and Housing, and the California Rural Legal Assistance center for assistance.</p>	Ongoing.	Ongoing.
8.2 Affirmatively Further Fair Housing	<p>Grover Beach will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. Specific actions to consider in the AFFH Plan include:</p> <ul style="list-style-type: none"> <li>•Provide dedicated staff that investigates fair housing complaints and enforces fair housing laws.</li> <li>•Facilitate public education and outreach by creating informational flyers on fair housing in Spanish and English that will be made available at public counters, libraries, and on the City's website. City Council meetings will include a fair housing presentation at least once per year.</li> <li>•Ensure environmental hazards are not disproportionately concentrated in low-income communities Develop a proactive code enforcement program that holds property owners accountable and requires that they proactively plan for resident relocation, when necessary.</li> </ul>	Create plan by January 2022 and implement on an ongoing basis.	This is included in the update to the Development Code in process with adoption anticipated in June 2022.

<b>Jurisdiction</b>	Grover Beach	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	12/31/2020 - 12/31/2028

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	91	-	-	-	-	-	-	-	-	-	-	91
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	57	-	-	-	-	-	-	-	-	-	10	47
	Non-Deed Restricted		2	8	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	66	-	-	-	-	-	-	-	-	-	13	53
	Non-Deed Restricted		9	4	-	-	-	-	-	-	-	-	-
Above Moderate		155	8	8	-	-	-	-	-	-	-	16	139
Total RHNA		369											
Total Units			19	20	-	-	-	-	-	-	-	39	330

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.  
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.  
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Grover Beach	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)

*D\_1\_Name*

*D\_2\_Objective*

*D\_3\_Time*

*D\_4\_Status*

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1 Adequate Sites	The City has an inventory of state, federal, and city-owned land and shall continue to analyze that land for possible housing sites. If appropriate sites are identified, the City shall approach developers and funding agencies to facilitate development of the sites for affordable housing and provide priority permit processing.	Update the database of vacant and underutilized land as needed, including when changes occur.	Updated as needed.
1.2 Planned Development Overlay (PDO) Zone	The City has a Planned Development Overlay Zone that applies City-wide. The purpose of this overlay zone is to facilitate better designed projects (e.g., innovative site planning, superior design) by allowing flexible and relaxed development standards, beyond what is permitted in the underlying zone. The City will implement the development standards outlined in the Planned Development Overlay Zone.	As development applications are submitted.	No Development Application requesting the use of the Planned Development Overlay processed.
1.3 Emergency Shelter Overlay Zone	Review the Emergency Shelter Overlay Zone for continued compliance with state law; evaluate the need to expand the overlay zone to other appropriate areas subject to the development standards in the Development Code.	Within two years of Housing Element adoption.	Update to the Development Code in process with adoption anticipated in June 2022.
1.4 Partner with Housing Advocates	The City shall continue to work with other agencies and nonprofits that meet the needs of lower-income households, in particular extremely low-income households, including financial assistance and affordable housing projects. Projects to pursue include rehabilitation of underutilized motels or other commercial structures for conversion to permanent special needs housing. Potential local partnership opportunities include, but are not limited to, the Housing Authority of San Luis Obispo (HASLO), the San Luis Obispo County Housing Trust Fund, and Peoples' Self-Help Housing. State funding may be available under the Project Homekey program.	Meet with agencies and nonprofits annually and ongoing.	The City is partnering with People's Self Help Housing and the Housing Authority of San Luis Obispo in the development of a 53 unit affordable multifamily development. PLHA funding has been allocated to the San Luis Obispo Housing Trust Fund.

**Housing Programs Progress Report**

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.5 No Net Loss	<p>Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project.</p> <p>The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2020-2028 Housing Element sites inventory and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate the its share of housing need by income level within 180 days of approving the reduced density project.</p>	As necessary.	No projects have been approved at a lower density.
1.6 Rezone to Meet RHNA	<p>To address the 2020-2028 RHNA, the City shall amend the General Plan and the Development Code, as needed, and as detailed in Section TR – 2 Resources and Opportunities to provide adequate site(s) for 29 very low- and low-income units and allow 20 dwelling units per acre or greater on certain sites or in certain zones. There will be no minimum density on these sites. The City intends to amend the General Plan and the Development Code, per this program, for APNs 060-309-002 (rezone from RC to CBO), 060-156-031 (rezone from PF to R3), 060-156-011 (rezone from PF to R3), and 060-242-044 &amp; 45 (rezone from PR to CBO, with a PDO that limits the use to an all affordable project). Rezoning will be completed prior to the start of the planning period, which is December 31, 2020.</p>	Prior to December 31, 2020.	This rezoning was completed prior to adoption of the housing element on November 16, 2020.

**Housing Programs Progress Report**

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.7 State Employee Housing Act	To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5, the City will review the Development Code and amend it as necessary. Section 17021.5 requires the Development Code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses.	Review Development Code by 2021. Make revisions by 2022.	Update to the Development Code in process with adoption anticipated in June 2022.
1.8 SB 2 Implementation	As part of the City's Senate Bill (SB) 2 grant workplan the City plans to amend the Land Use Element and Development Code to allow more residential development without discretionary review (i.e., by right) which will include preparing objective design standards for residential uses allowed by right and mixed-use projects if allowed by right. This will also include the elimination of subjective development standards/policies which shall be replaced with objective design standards as required by Government Code Section 65589. The City will analyze how and where that should happen through a public process. In addition, the City will consider establishing an inclusionary housing ordinance and/or increased allowances for density bonuses above and beyond what is required by state law. The results of the input received during the public process will guide the approach to the changes to City regulations to achieve the goal of allowing and permitting more housing and a wider variety of housing. The City plans to develop the following products and planning processes using this funding: <ul style="list-style-type: none"> <li>•Three prototype ADU building plans consistent with the 2019 Residential Code that would fit on a typical City lot.</li> <li>• Development Code Updates                             <ul style="list-style-type: none"> <li>oReview of current Development Code</li> <li>oPublic Outreach Workshops and Hearings</li> <li>oDraft Ordinance</li> <li>oObjective Design Standards</li> <li>oCEQA Document</li> </ul> </li> </ul>	Conduct analysis and outreach by Spring of 2021 and update regulations by Spring 2022.	Update to the Development Code in process with adoption anticipated in June 2022.



**Housing Programs Progress Report**

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
3.1 Funding Availability	The City shall provide notice via the City website when CDBG or other funding is available and the process for applying to use any available City funds for affordable residential projects, as needed. The City will also continue to meet with affordable housing developers at the time funding becomes available.	Update website when information included needs updating. Schedule meetings when funding becomes available.	Updated as needed.
3.2 Density Bonus	The City will continue to offer density bonuses to developers and promote the density bonus through informational brochures which will be available at City Hall and on its website. The City will review its Development Code and update its density bonus ordinance to be compliant with current state law.	Promote density bonuses and provide information as applications are submitted and ongoing. Review Development Code by 2021 and complete revisions by 2022.	Update to the Development Code in process with adoption anticipated in June 2022.
3.3 Resources to Address Homelessness	Continue to partner with regional agencies and organizations to address homelessness challenges in the city and region. Continue to support local programs that provide resources to prevent evictions and rehouse those that are evicted or in need of housing through use of Section 8 vouchers, emergency solution grants and other programs.	Ongoing.	Ongoing.
3.4 Child Care & Intergenerational Facilities	The City shall consider amending the Development Code to address childcare needs in conjunction with new housing and address the needs of seniors together with the needs of children. The City shall consider requirements such as the following: <ul style="list-style-type: none"> <li>•Affordable housing developments include on-site childcare.</li> <li>•New developments with more than 50 housing units or 50,000 square feet of commercial or industrial space to prepare a Child Care Facilities Needs Assessment. The purpose of this assessment is to evaluate new childcare demands created by new residents and employees in relation to available community resources.</li> <li>•Promote intergenerational facilities such as senior centers located in the same place with or nearby childcare centers.</li> <li>•After studying the options above, determine whether a program will be established, and establish and publicize program if initiated.</li> </ul>	Within three years of Housing Element adoption.	Update to the Development Code in process with adoption anticipated in June 2022.

**Housing Programs Progress Report**

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
4.1 Special Housing Needs	The City shall work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for farmworkers, seniors, large families, female-headed households with children, persons with disabilities (including developmental disabilities), extremely low-income households, and homeless individuals and families. The City shall seek to meet these special housing needs through a combination of regulatory incentives, development standards, new housing construction programs, and supportive services programs. In addition, as appropriate, the City shall apply for or support others' applications for funding under state and federal programs designated specifically for special needs groups.	Seek or support funding opportunities beginning in 2021–2022 and annually thereafter; meet annually with housing and special needs providers; all program components are ongoing.	The City is partnering with People's Self Help Housing and the Housing Authority of San Luis Obispo in the development of a 53 unit affordable multifamily development which includes housing for special needs households.
4.2 Low Barrier Navigation Centers	Per Assembly Bill 101 (2019) the City will review its Development Code and make revisions if necessary, to allow low barrier navigation centers for the homeless per Government Code 65660-65668.	Review Development Code by 2021 and complete revisions by 2022.	This is included in the update to the Development Code in process with adoption anticipated in June 2022.
4.3 Reasonable Accommodations	The City shall publish informational handouts for those seeking a reasonable accommodation from the strict interpretation of the zoning regulations. These informational handouts shall be made available at City Hall and on the City website.	Within one year of Housing Element adoption.	Completed.
4.4 Public Facilities (PF) Zone	Presently one Single Family Dwelling per lot is allowed in the PF zone; however, per the City's Development Code, Section 2.50.010, the PF zone applies to areas of the City appropriate for government owned facilities, schools and quasi-public uses. The City shall amend the Development Code to prohibit all residential uses in the PF zone.	Revise Development Code by December 31, 2022.	Update to the Development Code in process with adoption anticipated in June 2022.
5.1 Grant Funding	The City shall continue seeking federal and state funds for loans and grants through programs such as the CDGB Program and the HOME Investment Partnerships Program (HOME) to assist with the construction of affordable residential projects for lower-income households (extremely low, very low, and low income).	Apply for funding as needed.	City will review the 2022 CDBG NOFA for opportunities.

**Housing Programs Progress Report**

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
5.2 Housing Rehabilitation	The City will offer support and resources as available to assist local private organizations to serve elderly, disabled, and disadvantaged persons in the repair and rehabilitation of their housing.	Meet with organizations annually.	City continues to work with local organizations on housing rehabilitation opportunities.
5.3 Program Income	The City shall identify existing owner-occupied housing that received financial subsidy(ies) through programs such as CDBG for gap financing and track the term remaining on the financing. If funds are received, the City shall continue to administer a program to reallocate the funds for new affordable housing units or programs to assist lower- and moderate-income families, or as allowed by the funding.	Ongoing as funds become available	Ongoing.
5.4 Residential Demolitions	<p>To mitigate the loss of affordable housing units, new housing developments shall be required to replace all affordable housing units lost due to new development. The City will continue to comply with Government Code Sections 65590 et seq. that set forth the requirements for conversions, demolitions, and replacement housing in the coastal zone.</p> <p>In accordance with 65583.2 subdivision (g), the City also will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.</p> <p>This requirement applies to:</p> <ul style="list-style-type: none"> <li>•Non-vacant sites</li> <li>•Vacant sites with previous residential uses that have been vacated or demolished</li> </ul>	Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed, 2020–2028.	Ongoing as part of the demolition permit review process.

**Housing Programs Progress Report**

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
6.1 Development Impact Fees	To encourage affordability by design, the City will modify development impact fees to index fees based on size of unit, providing lower fees for small units where there is a demonstrated nexus. The City will continue to monitor development impact fees to identify constraints to housing development and consider a policy for fee deferrals for affordable housing units. If constraints are identified, the City shall revise the fee schedule accordingly while balancing infrastructure needs to support housing development.	Within two years of Housing Element adoption	An update to development impacts fees will occur in 2023 including the index of fees based on unit size.
6.2 Annual Review of Housing Constraints	The City shall monitor housing development as part of the annual General Plan review and identify if there are potential standards, procedures, or fees constraining affordable housing development.	Annually; if a constraint is identified, the City will implement actions within one year to address constraints.	Review of potential housing constraints are being review as part of the current update to the Development Code.
6.3 Streamline Housing Development Process	Establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill 35 (2017) streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.	December 2021	This is included in the update to the Development Code with adoption anticipated in June 2022.

**Housing Programs Progress Report**

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
6.4 Accessory Dwelling Units	<p>The City shall continue to encourage the development of Accessory Dwelling Units (ADUs) as affordable housing and report new ADUs as part of the Annual Housing Element Report. The City will monitor ADU production. Halfway through the planning cycle, if the production numbers are not on par with the midpoint of the number of ADUs estimated in Table TR-35, the City will adjust its approach to meeting the RHNA. The City will also amend the Development Code to permit ADUs in the CB-O zone. The City encourages and promotes ADUs by providing information on the City's website about ADU standards and options, and informing people at the public counter of ADUs as an option and informing property owners with an existing unpermitted ADU of the option to bring the unit up to code as a legal ADU. The City eliminated all development impact fees for ADUs up to 1,200 square feet, effective July 1, 2018. The City will implement Ordinance 20-06, adopted on July 6, 2020 which complies with current state ADU law. Ordinance 20-06 goes beyond state law to provide additional flexibility to owners by allowing smaller JADUs (150 square feet).</p> <p>The City will also develop ADU prototype plans using SB 2/REAP funds. Once prototype plans are available, the City will supplement the plans with the list of funding resources that HCD anticipates releasing. The City will advertise the availability of these materials.</p>	<p>Report on ADUs annually; approve ADU prototype plans by Spring 2021; update Development Code within one year of any future changes to state ADU law.</p>	<p>Update to the Development Code in process with adoption anticipated in June 2022.</p>
7.1 Energy Efficiency	<p>The City shall continue to require all new dwelling units meet current state requirements for energy efficiency and encourage and incentivize energy efficiency upgrades of existing units. Provide materials/access to utility sponsored programs that educate residents on ways to reduce energy usage or costs (e.g., insulation, solar, reduction in utility wastefulness).</p>	<p>Ongoing.</p>	<p>Ongoing.</p>

**Housing Programs Progress Report**

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
8.1 Fair Housing	<p>The City shall continue to disseminate information in Spanish and English on Housing Program assistance available from the Department of Fair Employment and Housing regarding fair housing laws. The City shall post fair housing information on the City website. The City has acted and shall continue to act as an information station for people who experience housing discrimination, referring them to the Department of Employment and Housing, and the California Rural Legal Assistance center for assistance.</p>	Ongoing.	Ongoing.
8.2 Affirmatively Further Fair Housing	<p>Grover Beach will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. Specific actions to consider in the AFFH Plan include:</p> <ul style="list-style-type: none"> <li>•Provide dedicated staff that investigates fair housing complaints and enforces fair housing laws.</li> <li>•Facilitate public education and outreach by creating informational flyers on fair housing in Spanish and English that will be made available at public counters, libraries, and on the City's website. City Council meetings will include a fair housing presentation at least once per year.</li> <li>•Ensure environmental hazards are not disproportionately concentrated in low-income communities Develop a proactive code enforcement program that holds property owners accountable and requires that they proactively plan for resident relocation, when necessary.</li> </ul>	Create plan by January 2022 and implement on an ongoing basis.	This is included in the update to the Development Code in process with adoption anticipated in June 2022.



**Housing Programs Progress Report**

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation

Blank area for additional notes or comments.



**City of Grover Beach  
Conservation and Open Space Element Implementation Progress Report  
2021**

Goal/Policy/Implementation Measure	Status
<b>Goal COS-1: The City's important natural and human-made resources are protected and enhanced.</b>	
<p><b>Policy COS-1.1 Open Space/Resource Conservation Land</b> The City shall ensure the following types of land are designated as open space in future land use element updates:</p> <ul style="list-style-type: none"> <li>a. Sensitive habitats or unique resources such as oak woodlands, riparian/creek corridors, significant wetlands and corridors which connect habitats;</li> <li>b. Those areas which are best suited to non-urban uses due to: <ul style="list-style-type: none"> <li>i. Infeasibility of providing proper access or utilities;</li> <li>ii. Excessive slope or slope instability;</li> <li>iii. Wildland fire hazard;</li> <li>iv. Noise exposure;</li> <li>v. Flood hazard; and Scenic value.</li> </ul> </li> </ul>	
<p><i>Implementation COS-1.a</i> <i>Identify areas of land suitable for open space as described in the above policy and amend the Land Use Diagram as needed.</i></p>	Ongoing and/or reviewed by the Council periodically.
<p><b>Policy COS-1.2 Open Space/Resource Uses</b> Lands designated Open Space/Resource Conservation should be used for purposes that do not need urban services, major structures, or extensive landform changes. Such uses include:</p> <ul style="list-style-type: none"> <li>a. Unimproved trails;</li> <li>b. Watershed protection;</li> <li>c. Wildlife and native plant habitat; and</li> <li>d. Passive recreation</li> </ul>	
<p><b>Policy COS-1.3 Natural Character</b> Buildings, lighting, paving, use of vehicles, and alterations to natural landforms and native or traditional landscapes on open space lands should be minimized, so natural character and resources are maintained.</p>	
<p><i>Implementation COS-1.b</i> <i>Review development projects for consistency with the above policy as part of the development review process.</i></p>	Ongoing as part of the development review process.
<p><b>Policy COS-1.4 Hillside</b> Update development standards for hillside development to require the following:</p> <ul style="list-style-type: none"> <li>a. New development conforms to the natural slopes and does not exceed the 25 foot maximum building height;</li> <li>b. Avoid large, continuous walls or roof surfaces, or prominent foundation walls, poles, or columns;</li> <li>c. Minimize grading on individual lots;</li> <li>d. Use materials, colors, and textures which blend with the natural landscape and avoid high contrasts;</li> <li>e. Minimize exterior lighting and comply with International Dark-Sky Association standards.</li> </ul>	
<p><i>Implementation COS-1.c</i> <i>Amend applicable sections of Grover Beach Municipal Code, Article IX – Development Code to incorporate the above preferences.</i></p>	Will be included in the Development Code update to implement the Housing Element programs in 2022.
<p><i>Implementation COS-1.d</i> <i>Review development projects for consistency with the above policy as part of the development review process.</i></p>	Ongoing as part of the development review process.

Goal/Policy/Implementation Measure	Status
<p><b>Policy COS-1.5 Meadow Creek and Wetland Resources</b>  The City shall manage its Meadow Creek wetlands, floodplains, and associated resources to achieve the following objectives:</p> <ul style="list-style-type: none"> <li>a. Maintaining and restoring natural conditions and fish and wildlife habitat;</li> <li>b. Preventing loss of life and minimizing property damage from flooding;</li> <li>c. Providing passive recreational opportunities that are compatible with fish and wildlife habitat, flood protection, and use of adjacent private properties.</li> </ul>	
<p><i>Implementation COS-1.e</i>  Review development projects for consistency with the above policy as part of the development review process.</p>	Ongoing as part of the development review process.
<p><i>Implementation COS-1.f</i>  Adopt a Creek Setback Ordinance requiring a 50-foot buffer on both sides of Meadow Creek for all new development. This buffer will be measured from the top of the highest creek bank or designated/regulated floodway.</p>	Will be included in the Development Code update to implement the Housing Element programs in 2022.
<p><b>Policy COS-1.6 Natural Resources as Amenities</b>  New public or private developments adjacent to creeks, oak woodlands and wetlands shall consider the natural environment and incorporate the natural features as project amenities, provided doing so does not diminish natural values. Developments along creeks should include public access across the development site to the creek and along the creek, provided that wildlife habitat, public safety, and reasonable privacy and security of the development can be maintained.</p>	
<p><i>Implementation COS-1.g</i>  Review and update the Grover Beach Municipal Code to establish maintenance standards for public and privately-owned open space areas.</p>	Will be reviewed as part of a future update as resources allow.
<p><i>Implementation COS-1.h</i>  Review development projects for consistency with the above policy as part of the development review process.</p>	Ongoing as part of the development review process.
<p><b>Policy COS-1.7 Utility Lines</b>  Underground utility distribution and/or service lines in designated priority areas as determined by the Council.</p>	
<p><i>Implementation COS-1.i</i>  Review and update Development Code Section 5.40 Utility Undergrounding to clarify thresholds, extents and priorities for utility undergrounding.</p>	Will be included in the Development Code update to implement the Housing Element programs in 2022.
<p><b>Goal COS-2: Grover Beach has a comprehensive and interconnected network of trails for local and regional use.</b></p>	
<p><b>Policy COS-2.1 Trail System</b>  The City should work with property owners, resource conservation agencies, the State of California, the adjoining cities, and the County to establish an interconnected system of trails connecting open space resources with surrounding neighborhoods.</p>	
<p><b>Policy COS-2.2 Beach Cities Trail</b>  Grover Beach will work with surrounding jurisdictions to implement the Beach Cities Trail Feasibility Study.</p>	
<p><i>Implementation COS-2.a</i>  Prepare, adopt, and implement a Trails Master Plan to achieve the intent of the above policies. Trail connections to be considered include a trail along Meadow Creek to Pismo Lakes, and a trail along the railroad right-of-way to the City of Pismo Beach with appropriate links to the regional DeAnza Trail.</p>	Will be reviewed as part of a future update as resources allow.
<p><i>Implementation COS-2.b</i>  Coordinate with the Cities of Pismo Beach, Arroyo Grande, and the County of San Luis Obispo to plan and approve the trail alignment.</p>	Will be reviewed as part of a future update as resources allow.

<b>Goal/Policy/Implementation Measure</b>	<b>Status</b>
<p><i>Implementation COS-2.c</i>  <i>Prepare a Preliminary Alignment Plan and CEQA document for the preferred trail route presented in the Beach Cities Trail Feasibility Study.</i></p>	<p>Will be reviewed as part of a future update as resources allow.</p>
<p><i>Implementation COS-2.d</i>  <i>Conduct a community engagement campaign to solicit input and support from stakeholders, residents, and visitors.</i></p>	<p>Will be reviewed as part of a future update as resources allow.</p>
<p><i>Implementation COS -2.e</i>  <i>Ensure projects along the proposed trail alignment will accommodate or allow for future trail development or partial trail development at the time of the project.</i></p>	<p>Will be reviewed as part of a future update as resources allow.</p>
<p><b>Goal COS-3: Biological resources, especially sensitive species and habitats, are protected and restored to the extent possible.</b></p>	
<p><b>Policy COS-3.1 On-site Resource Preservation</b>  The City shall encourage new development to preserve on-site natural elements that contribute to the community's native plant and wildlife species value and to its aesthetic character.</p>	
<p><b>Policy COS-3.2 Agency Coordination</b>  The City shall support, and participate in, local and regional efforts of local, state and federal resource agencies to protect, restore and maintain viable, contiguous areas of habitat for sensitive plant and animal species.</p>	
<p><b>Policy COS-3.3 Riparian Habitat Protection</b>  The City shall preserve the ecological integrity of creek corridors that support riparian resources by preserving native riparian plants and, to the extent feasible, removing invasive nonnative plants. If preservation of the ecological integrity of existing resources is found to be infeasible, adverse impacts to riparian resources shall be fully mitigated consistent with the requirements of applicable state and federal regulations.</p>	
<p><b>Policy COS-3.4 Wetland Protection</b>  The City shall preserve and protect wetland resources including creeks and other seasonal wetland areas, to the extent feasible. If preservation of the ecological integrity of existing wetland resources is found to be infeasible, adverse impacts to such resources shall be fully mitigated consistent with the requirements of applicable state and federal regulations.</p>	
<p><b>Policy COS-3.5 Monitoring</b>  Monitoring of mitigation and restoration activities shall be consistent with requirements for each species or habitat as prescribed by the relevant regulatory jurisdictional agencies. For listed or candidate species, species of special concern, or sensitive habitats for which no mitigation or avoidance measures have been published, the City shall require evidence of coordination with the responsible agencies prior to acceptance of mitigation, avoidance measures, or monitoring requirements.</p>	
<p><i>Implementation COS-3.a</i>  <i>Review development projects for consistency with the above policies as part of the development review process.</i></p>	<p>Ongoing as part of the development review process.</p>
<p><i>Implementation COS-3.b</i>  <i>Work with the County, conservation organizations, the California Department of Fish and Wildlife, and the US Fish and Wildlife Service to identify strategies for the permanent protection of habitat for rare and endangered species.</i></p>	<p>Ongoing as needed.</p>

<b>Goal/Policy/Implementation Measure</b>	<b>Status</b>
<p><i>Implementation COS-3.c</i>  Where future development projects have the potential to impact natural plant communities or sensitive wildlife resources, require the project applicant to conduct appropriate surveys prepared by a qualified biologist in accordance with applicable regulatory guidelines as part of the development review process. Such surveys shall identify and map any existing rare, threatened, or endangered plant and animal species and recommend appropriate mitigation measures.</p>	<p>Ongoing as part of the development review process.</p>
<p><i>Implementation COS-3.d</i>  Strive to protect monarch butterfly populations by conducting a one-time survey to identify habitat for preservation. Trees not identified as overwintering locations may be removed with no additional review.</p>	<p>Will be reviewed as part of a future update as resources allow.</p>
<p><i>Implementation COS-3.e</i>  Update Article VI, Chapter 2 of the Grover Beach Municipal Code to include standards for evaluation, removal, and replacement of native trees. Requirements shall include: 1.) standards and mitigation measures for trees proposed for removal as part of development; and 2.) provisions that allow the removal of native trees when a qualified arborist determines removal is necessary to maintain safety of people or property.</p>	<p>Will be reviewed as part of a future update as resources allow.</p>
<p><b>Goal COS-4: Tribal resources are respected and preserved.</b></p>	
<p><b>Policy COS-4.1 Tribal Resources</b>  The City shall protect both known and potential tribal cultural resources.</p>	
<p><i>Implementation COS-4.a</i>  Review development projects for consistency with the above policy and other relevant provisions of State law relating to archaeological resources as part of the development review process.</p>	<p>Ongoing as part of the development review process.</p>
<p><i>Implementation COS-4.b</i>  To discourage or avoid development on important cultural or archaeological sites, all available measures, including purchase of fee interest or development rights, shall be explored at the time of a development proposal. Where such measures are not feasible and development would adversely affect identified archaeological or paleontological resources, adequate mitigation shall be required.</p>	<p>Ongoing as part of the development review process.</p>
<p><i>Implementation COS-4.c</i>  The City will work with appropriate resource agencies to develop and regularly update a map of cultural resource sites and structures over 50 years old where additional review may be required.</p>	<p>Will be reviewed as part of a future update as resources allow.</p>
<p><i>Implementation COS-4.d</i>  To discourage or avoid non-development activities that could damage or destroy archaeological sites. Prohibit unauthorized collection of artifacts.</p>	<p>Ongoing as needed.</p>
<p><i>Implementation COS-4.e</i>  As sites become known, the City will maintain archaeological site records to be kept confidential to protect the resources. The City will maintain, for public use, generalized maps showing known areas of archaeological sensitivity.</p>	<p>Ongoing as needed.</p>
<p><i>Implementation COS-4.f</i>  Development within an archaeologically sensitive area shall be consistent with State Law and require tribal consultations. The City will work with native tribes to establish mitigation plans to protect resources with participation from archeologists and Native American tribes affected by any discoveries.</p>	<p>Ongoing as part of the development review process.</p>
<p><b>Goal COS-5: Water supply and quality in Grover Beach meets the needs and expectation of residents and biological resources and fulfills State and Federal requirements.</b></p>	

Goal/Policy/Implementation Measure	Status
<p><b>Policy COS-5.1 Water Supply</b>            Ensure a sustainable and safe water supply through a combination of conservation and maximizing supply.</p>	
<p><i>Implementation COS-5.a</i>  <i>Collaborate with County and local agencies to develop and implement water supply and supply resiliency projects</i></p>	<p>Ongoing as needed. Central Coast Blue project is currently in process.</p>
<p><i>Implementation COS-5.b</i>  <i>Maintain water conservation programs which may include partnering with local agencies.</i></p>	<p>Ongoing as needed.</p>
<p><i>Implementation COS-5.c</i>  <i>Continue to actively manage existing water resources to maximize availability and sustainability.</i></p>	<p>Ongoing as needed.</p>
<p><i>Implementation COS-5.d</i>  <i>Minimize municipal water use through conservation and water use efficiency upgrades.</i></p>	<p>Ongoing as needed.</p>
<p><b>Policy COS-5.2 Stormwater Quality</b>            The City shall require new development to protect the quality of water bodies and drainage systems through adaptive site design, stormwater management, and the implementation of best management practices (BMPs). In addition, the City will undertake long-term watershed planning and management activities in coordination with adjoining cities, San Luis Obispo County, and State Parks.</p>	
<p><i>Implementation COS-5.e</i>  <i>The City shall continue to implement and improve storm water quality measures consistent with the City's MS4 storm water permit and Central Coast Post Construction Standards.</i></p>	<p>Ongoing as needed.</p>
<p><i>Implementation COS-5.f</i>  <i>The City will undertake long-term watershed planning and management activities in coordination with adjoining cities, San Luis Obispo County and State Parks to improve water resources and assure the protection of water quality, the beneficial uses of water, and the biological and physical integrity of watersheds and aquatic habitat. The City will consider amendments to the policies and programs of General Plan elements as necessary to incorporate the findings and recommendations of these watershed planning efforts.</i></p>	<p>Ongoing as needed.</p>
<p><i>Implementation COS-5.g</i>  <i>The City shall implement and periodically update a Storm Water Master Plan including regional detention facilities.</i></p>	<p>Ongoing as needed.</p>