



CITY COUNCIL STAFF REPORT

TO: Honorable Mayor and City Council **DATE:** March 4, 2019

FROM: Matthew Bronson, City Manager

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

SUBJECT: Introduction and First Reading of an Ordinance to Amend Municipal Code Article IX (Development Code) and Approve a Local Coastal Program Amendment (Development Application 19-04)

RECOMMENDATION

- 1) Conduct first reading, by title only, and introduce the Ordinance amending Grover Beach Municipal Code, Article IX Sections 1.20.060, 2.30.030, 2.40.030, 2.80.020, 2.90.030, 4.30.040, 6.20.020, 6.20.030, 6.20.060, 6.20.090, 6.30.060, and 9.10.020; and
- 2) Schedule second reading and adoption of the Ordinance and a Resolution approving a Local Coastal Program Amendment at the next regularly scheduled City Council meeting.

BACKGROUND

One of the Council's Major City Goals for 2018-19 is Development Review with an emphasis on improving and streamlining the development review process and provide clearer guidelines for permit applicants. As part of the implementation of this goal, staff presented a review of the Development Code to the Council on October 1, 2018 and highlighted potential revisions for the Council to consider. Council provided direction for staff to incorporate various revisions in the Development Code that are included in the proposed ordinance presented. In addition, staff is proposing amendments to the City's Housing Element reflecting recently enacted State laws along with an amendment to time extensions for projects that require permits from state, federal, or other local agencies given the extended timeframes that can occur from these external permitting processes.

On March 11, 2019, the Planning Commission is scheduled to conduct a public hearing for this item and make a recommendation to the Council.

Housing Amendments

In 2014, the Council approved an update to the City's Housing Element and it was certified by the State Department of Housing and Community Development (HCD). The Housing Element contains eight goals with policies to implement the goals and several programs that provide specific actions to be taken (reference Attachment 2). As part of the Housing Element review by HCD, there were several programs added that require the City to revise sections of the Development Code in order for the Housing Element to continue to be in compliance with State housing laws. In 2017, the State adopted a package of Housing Bills that holds jurisdictions more accountable for addressing housing needs which further emphasizes the need for the City to implement the required programs. Therefore, staff is recommending the modifications to the Development Code to address the Housing Element programs as discussed below.

Housing Element Program 1.4

This program indicates revising the Planned Unit Development (PUD) standards to encourage development of underutilized lots in the R3 Zone. Currently, the minimum lot size of 3,500 square feet (sf) in the R3 Zone prevents the typical 7,500 sf lot from being developed with three PUD units because the lot size would average 2,500 sf (7,500 sf/3 lots). Staff is recommending the elimination of the 3,500 sf minimum lot size which would allow the maximum density to be developed consistent with the State's housing policies. As a result of eliminating the minimum lot size, staff is recommending the maximum lot coverage of 35% be increased to 50% in the R2 Zone and 60% in the R3 Zone, which is consistent with the current lot coverages for the R2 and R3 Zones for non-PUD projects. Further, staff is recommending the minimum open space area of 35% be eliminated as there are already existing requirements for private yard areas (reference Part 6 of the draft ordinance). The proposed revisions would eliminate the existing barriers that can prevent PUD projects from achieving the maximum density allowed by the zoning.

Housing Element Program 4.4

Program 4.4 requires two amendments. The first is to amend to the Development Code to allow transitional and supportive housing in all zones that allow residential uses. The current Code allows transitional and supportive housing in residential zones but is absent in the commercial zones which allow residential uses as part of mixed-used projects. Therefore, staff is recommending adding "Transitional and Supportive Housing" as a use category in the Allowable Land Uses and Permit Requirements for all commercial and industrial zones (reference Parts 2 and 3 of the draft ordinance).

The second portion of Program 4.4 relates to the minimum distance between emergency shelters in the Emergency Shelter Overlay Zone (Development Code Section 2.90.030). The Development Code currently requires a minimum of 1000 feet between emergency shelters. However, State law states that the minimum cannot exceed 300 feet. Therefore, staff recommends the minimum distance between emergency shelters be modified to 300 feet (reference Part 6 of the draft ordinance).

Housing Element Program 4.6

The Urban Reserve Zone encompasses the Okui family's farmland and adjoining residences south of Highland Way between South 4th and South 13th Streets. While the Development Code requires a Specific Plan be developed when the property ceases agricultural operations and is proposed to be developed, the Development Code allows the approval of some types of projects, such as farmworker housing, subject to approval of a Use Permit. Program 4.6 requires the modification of this section to allow farmworker housing by right rather than a Use Permit (reference Part 5 of the draft ordinance).

Housing Element Program 6.4

HCD reviewed the findings for a Development Permit and required the removal of "density" and "public interest" based on potential constraints for the entitlement of multi-family housing projects. The current findings are as follows:

6.20.060.F Development Permit Findings

The Commission may approve a Development Permit application only after making all of the following findings:

- 1. The proposed development is consistent with the General Plan, this Development Code, and other City goals, policies, and standards, as applicable.*
- 2. The subject site is physically suitable in terms of design, location, operating characteristics, shape, size, and topography.*

3. *The site's suitability ensures that the type, density, and intensity of use being proposed will not constitute a hazard to the public interest, health, safety, or welfare.*

Further, HCD indicated the use of the word "location" shall be either eliminated or clarified. Staff is recommending that all three terms be eliminated as the findings would still include sufficient language to ensure that a project approval would be consistent with adopted Codes and policies, the site is physically suitable, and the project would not be a hazard to public health, safety, and welfare. For example, project density is already established by the zoning, which must be made in Finding 1. In order to retain consistency among the findings for other types of Development Applications, staff is recommending that the findings for Administrative Use Permits, Administrative Use Permits and Use Permits also be revised (reference Parts 7, 8, 9, and 10 of the draft ordinance).

In addition to the above modifications related to Housing Element programs, staff is recommending four additional Development Code sections be revised as discussed below.

Local Coastal Program Implementation

Portions of the Development Code implement the City's Local Coastal Program. Those portions are listed in Development Code Section 1.20.060. In 2013, the City amended Chapter 5 of the Development Code addressing stormwater, and grading and drainage regulations. After reviewing the amendment, Coastal Commission staff determined that the City's LCP policies regarding water quality are adequate to protect water resources, and the regulations did not need to be included as part of the LCP. Therefore, staff is recommending that Development Code Section 1.20.060 be amended to omit stormwater and grading and drainage regulations from the LCP (reference Part 1 of the draft ordinance).

Real Estate and Visitor Serving Office Uses

In 2012, as part of creating the Development Code to replace the Zoning Ordinance, uses were consolidated with similar uses. For example, the Zoning Ordinance contained 23 types of office uses which were consolidated into three types of office uses in the Development Code. As a result of the consolidation, an unintended consequence was that real estate offices and visitor serving office businesses are no longer permitted in the Visitor Serving Zone if located on the ground floor along the frontage of West Grand Avenue. Staff is recommending that these two types of offices, real estate and visitor serving, be added back into the commercial use table as permitted uses in the Coastal Visitor Serving and Visitor Serving Zones and the respective definitions be included in Chapter 9 (reference Parts 2 and 12 of the draft ordinance).

Time Extensions

The Code requires a Time Extension application be filed prior to the project expiration date and it is common to receive such a request only a few days prior to the expiration. However, the Code does not reference what extension, if any, is granted by filing an extension application. The State Subdivision Map Act automatically grants a time extension upon the filing of an extension application to allow for processing of the request. Staff is recommending that upon filing an extension application the project would automatically be granted a 60 day extension consistent with the Subdivision Map Act (reference Part 11 of the draft ordinance).

Another time extension issue identified relates to delays in starting construction when a project is required to obtain a permit from the federal or state government or another local agency. Although the current Code allows for three one-year time extensions following the initial two-year approval, staff is recommending the Code be revised to allow for additional extensions to be granted but only if the Review Authority can make a finding that the delay was not caused by the applicant's action or failure to use due diligence in pursuing the required permits (reference Part 11 of the draft ordinance).

Local Coastal Program Amendment

Development Code Section 1.20.060 identifies all chapters and sections that constitute the ordinances for the implementation of the City's Local Coastal Program (LCP) in compliance with the California Coastal Act. Therefore, any amendment to the identified chapters and sections of the Development Code requires a LCP Amendment, which requires the Coastal Commission's approval prior to the ordinance taking effect.

Staff has reviewed the proposed LCP Amendment with the policies in Chapter 3 of the Coastal Act and has determined that the ordinance would have no effect on public access, recreation, environmentally sensitive habitat areas, or other coastal resources. The vast majority of the City is isolated from the beach and direct access is impaired by the railroad tracks. The proposed ordinance would not change the kind, location, intensity, or density of the uses. The ordinance is consistent with the existing policies of the LCP and is internally consistent with the current Development Code.

Staff has contacted Coastal Commission staff regarding the proposed LCP Amendment and discussed the proposed amendments. Commission staff have not expressed any concerns regarding the proposed amendment. Upon final adoption of the ordinance by the Council, staff would forward the LCP Amendment to the Coastal Commission for review. Coastal Commission staff estimates it will take approximately two months for formal approval by the Coastal Commission upon adoption by the Council.

Environmental Review

This action is not a project within the meaning of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) Section 15378 and is therefore exempt from CEQA. It will not result in any direct or indirect physical change in the environment because projects, when proposed, will be evaluated for potential impacts and do not involve an irrevocable commitment of resources by the City of Grover Beach to the activity because there is not a specific project to evaluate.

ALTERNATIVES

The City Council has the following alternatives to consider:

1. Conduct first reading, by title only, and introduce the Ordinance amending Grover Beach Municipal Code, Article IX Sections 1.20.060, 2.30.030, 2.40.030, 2.80.020, 2.90.030, 4.30.040, 6.20.020, 6.20.030, 6.20.060, 6.20.090, 6.30.060, and 9.10.020 and schedule second reading and adoption of the Ordinance and a Resolution approving a Local Coastal Program Amendment at the next regularly scheduled City Council meeting; or.
2. Provide alternative direction to staff.

PUBLIC NOTIFICATION

The agenda was posted in accordance with the Brown Act.

ATTACHMENTS

1. Draft Ordinance Amendment
2. Housing Element Goals, Policies and Programs

ORDINANCE NO. 19-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH, CALIFORNIA AMENDING SECTION 1.20.060 OF CHAPTER 1, SECTIONS 2.30.030, 2.40.030, 2.80.020, AND 2.90.030 OF CHAPTER 2, SECTION 4.30.040 OF CHAPTER 4, SUBSECTION F OF SECTION 6.20.020, SUBSECTION F OF SECTION 6.20.030, SUBSECTION F OF SECTION 6.20.060, SUBSECTION F OF SECTION 6.20.090, SECTION 6.30.060 OF CHAPTER 6, AND SECTION 9.10.020 OF CHAPTER 9, OF ARTICLE IX, DEVELOPMENT CODE, OF THE GROVER BEACH MUNICIPAL CODE

WHEREAS, the City of Grover Beach is a General Law city organized pursuant to Article XI of the California Constitution; and

WHEREAS, pursuant to the authority granted the City by Article XI, Section 7 of the California Constitution, the City has the police power to adopt regulations designed to promote the public convenience or the general prosperity, as well as regulations designed to promote the public health, the public morals or public safety; and

WHEREAS, comprehensive zoning and land use regulations lie within the City's police power; and

WHEREAS, the amendments are not a project within the meaning of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) Section 15378 because the amendments will not result an direct or indirect physical change in the environment and does not involve an irrevocable commitment of resources by the City; and

WHEREAS, this Code amendment requires a Local Coastal Program Amendment; and

WHEREAS, the City Council conducted an introduction and first reading of the Development Code amendment on March 4, 2019; and

WHEREAS, the Planning Commission held a public hearing on March 11, 2019 and recommended the City Council approve the Development Code and Local Coastal Program amendments.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF GROVER BEACH AS FOLLOWS:

PART 1. Article IX Development Code, Section 1.20.060 Relationship to General Plan and Local Coastal Program is hereby amended as follows:

1.20.060 Relationship to General Plan and Local Coastal Program

- A. **Consistency with General Plan and Local Coastal Program (LCP).** This Development Code is a primary tool used by the City to carry out the goals, objectives, and policies of the Grover Beach General Plan, and Local Coastal Program (LCP). The Grover Beach City Council intends that all provisions of this

Development Code be consistent with the General Plan and Local Coastal Program. Any land use, subdivision, or development approved in compliance with these regulations shall also be consistent with the General Plan and Local Coastal Program.

B. LCP provisions. The following provisions of this Development Code constitute the City's ordinances for the implementation of the Grover Beach LCP, in compliance with the California Coastal Act:

1. Chapter 1 - Purpose and Applicability. All Sections.
2. Chapter 2 - Zone and Allowable Land Uses. Section 2.10 that affects the CPR1, CR1, CR2, CR3, CVS, CC, CI, CIC, CGC, COS, CPB and CVB zones; Section 2.20 that affects the CPR1, CR1, CR2 and CR3 zones; Section 2.30 that affects the CVS and CC zones; Section 2.40 that affects the CI and CIC zones; Section 2.70 that affects the CGC, COS, CPB, and CVB zones; and Section 2.90 Overlay Zones.
3. Chapter 3 - Standards for All Development and Land Uses. All Sections.
4. Chapter 4 - Standards for Specific Development and Land Uses. All Sections.
5. Chapter 5 - Site Development Regulations. ~~All Sections.~~ Sections 5.10, 5.20, 5.30 and 5.40.
6. Chapter 6 - Procedures. Sections 6.10, 6.20.040, 6.20.050, 6.20.100, and 6.30.
7. Chapter 7 - Administration. All Sections.
8. Chapter 8 - Subdivision Regulations. All Sections.
9. Chapter 9 - Definitions. All Sections.

PART 2. Article IX Development Code, Section 2.30.030 Commercial Zones Allowable Land Uses and Permit Requirements, Table 2.4 is hereby amended as follows:

2.30.030 Commercial Zones Allowable Land Uses and Permit Requirements

Table 2.4. Commercial Zones Allowable Land Uses and Permit Requirements								
Land Use	CB	CB-O	NC	OP	RC	VS/ CVS ¹	CC ¹	Specific Use Regulations
Manufacturing Uses								
High Technology Uses	P ⁴	P ⁴	--	--	--	P ⁴	P	
Manufacturing - Artisan	--	--	--	--	--	--	UP	Section 3.10.020
Recreation, Education & Public Assembly								
Commercial Recreation Facility - Indoor								
≤ 3,000 sf	UP	UP	UP	--	UP	UP	UP	

Table 2.4. Commercial Zones Allowable Land Uses and Permit Requirements								
Land Use	CB	CB-O	NC	OP	RC	VS/ CVS ¹	CC ¹	Specific Use Regulations
> 3,000 sf	UP	UP	--	--	UP	UP	UP	
Commercial Recreation Facility – Outdoor	--	--	--	--	--	UP	UP	
Health/Fitness Facility	AUP ⁴	AUP	AUP	--	AUP	AUP ⁴	AUP	
Meeting Facility, Public or Private								
≤ 3,000 sf	--	AUP	AUP	AUP	AUP	AUP	AUP	
> 3,000 sf	--	UP	UP	UP	UP	UP	UP	
Park, Playground (Public)	P	P	P	P	P	P	P	
Public or Quasi-Public Facility	UP	UP	UP	UP	UP	UP	UP	
Recreational Vehicle Park	--	--	--	--	--	UP	--	
Specialized Education/Training	--	UP	--	--	UP	--	UP	
Studio – Art, Dance, Martial Arts	AUP ⁴	AUP	AUP	--	AUP	AUP ⁴	AUP	
Residential								
Home Occupation	P	P	P	P	P	P	P	Section 6.20.070
Live/Work Unit	--	UP	UP	UP	--	--	UP	Section 4.10.090
Mixed-Use Project	UP	UP	UP	UP	UP	UP ²	UP	Section 4.10.110
Multi-Family Dwelling	--	UP	--	--	--	--	--	Section 2.30.040
Residential Care Facility for the Elderly	UP ⁴	UP	--	--	--	--	--	
Senior Housing	UP ⁴	UP	--	--	--	--	--	Section 4.10.180
Single Room Occupancy Facility	--	UP	--	--	--	--	--	Section 4.10.200
<u>Transitional & Supportive Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u> ²	<u>P</u>	
Retail								
Adult Business	--	--	--	--	UP	--	--	Section 4.20
Automobile Service Station	--	--	--	--	UP	--	--	
Bar/Tavern/Night Club	UP	UP	--	--	UP	UP	--	
Building/Landscape Materials, Indoor	P	P	--	--	P	--	--	
Building/Landscape Materials, Outdoor	--	UP	--	--	UP	--	--	
General Retail, except the following:	P	P	P	AUP	P	P	P	
Alcoholic Beverage Sales	UP	UP	UP	--	UP	UP	--	

Table 2.4. Commercial Zones Allowable Land Uses and Permit Requirements								
Land Use	CB	CB-O	NC	OP	RC	VS/ CVS ¹	CC ¹	Specific Use Regulations
Drive-thru	--	--	--	--	UP	--	--	
Floor area (single tenant over 5,000 square feet)	P	P	--	--	P	P	P	
Operating between 10:00 p.m. and 7:00 a.m.	AUP	AUP	--	--	AUP	AUP	UP	
Resale Stores	P	P	P	AUP	P	P	P	Section 4.10.160
Thrift Store	AUP	AUP	AUP	-	AUP	--	--	Section 4.10.210
Plant Nursery	AUP	AUP	--	--	AUP	AUP	AUP	
Restaurant	P	P	P	AUP	P	P	AUP	
Drive-thru	--	--	--	--	UP	--	--	
Live Entertainment	P	P	P	P	P	P	AUP	Section 4.10.080
Sidewalk Seating	P	P	--	--	--	P	--	Section 4.10.190
Vehicle Sales	--	--	--	--	UP	--	--	
Wine Tasting	P	P	--	--	--	P	P	
Services								
Animal Care Facility	--	AUP	AUP	--	AUP	--	AUP	
Automated Teller Machine (ATM)	P	P	AUP	AUP	P	P	P	
Business Support Services	P	P	P	P	P	--	P	
Child Day Care - Day Care Center	--	UP	UP	UP	UP	--	UP	
Equipment Rental	--	--	--	--	UP	--	--	
Financial Institutions	P	P	--	--	P	--	--	
Lodging	UP	UP	--	--	UP ³	UP	UP	
Massage Establishments	P ⁴	P	P	P	P	--	P	Section 4.10.100
Medical Services - Clinic /Urgent Care	--	UP	--	UP	UP	--	--	
Medical Services - Doctor Office	P	P	P	P	P	--	AUP	
Medical Services - Extended Care	--	UP ⁴	--	UP	UP	--	--	
Office – Business/Service	P	P	P	P	P	P ⁴	P	
Office - Professional	P	P	P	P	P	P ⁴	P	
<u>Office – Real Estate</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Office – Visitor Serving</u>	<u>==</u>	<u>==</u>	<u>==</u>	<u>==</u>	<u>==</u>	<u>P</u>	<u>P</u>	

Table 2.4. Commercial Zones Allowable Land Uses and Permit Requirements								
Land Use	CB	CB-O	NC	OP	RC	VS/ CVS ¹	CC ¹	Specific Use Regulations
Personal Services	P	P	P	P	P	P	AUP	
Personal Services -Restricted	--	--	--	--	UP	--	--	
Repair Services – Small Equipment	--	P	P	--	P	--	--	
Recycling – Reverse Vending Machines	--	P	--	--	P	--	--	Section 4.10.150
Recycling – Small Collection Facility	--	P	--	--	P	--	--	Section 4.10.150
Vehicle Rental	--	AUP	--	--	AUP	AUP ⁵	AUP ⁵	Section 2.30.050
Vehicle Repair & Services	--	--	--	--	UP	--	--	
Transportation & Infrastructure								
Parking Facility	UP	UP	UP	UP	UP	UP	UP	
Telecommunication Facility	UP	UP	UP	UP	UP	UP ⁶	UP	Section 4.40
End Note								
1. Projects located in the Coastal Zone may require a Coastal Development Permit (See Section 6.20.040). 2. Use not allowed west of the Union Pacific Railroad tracks or on APN 060-011-036. 3. Use not allowed on West Grand Avenue. 4. Permitted above or behind ground floor commercial uses on West Grand Avenue. 5. Permitted if visitor-serving (e.g., automobiles or beach related vehicles). No moving trucks. 6. Telecommunication facilities are prohibited west of Highway 1, unless they are not visible from public viewing areas, meet the standards of Section 4.40.030.A.1, or such a prohibition would result in a conflict with Federal Law.								
Legend								
P Permitted Use AUP Administrative Use Permit Required UP Use Permit Required -- Use Not Allowed								

PART 3. Article IX Development Code, Section 2.40.030 Industrial Zones Allowable Land Uses and Permit Requirements is hereby amended as follows:

2.40.030 Industrial Zones Allowable Land Uses and Permit Requirements

Table 2.6. Industrial Zones Allowable Land Uses and Permit Requirements				
Land Use	CI ¹	CIC ¹	I	Specific Use Regulations
Industry, Manufacturing & Processing				
High Technology Uses	P	P	P	
Manufacturing, Artisan	P	P	P	Section 4.10.130
Manufacturing/Processing, Heavy	--	--	UP	Section 4.10.130
Manufacturing/Processing, Light	P	P	P	Section 4.10.130
Manufacturing/Processing, Medium	UP	--	UP	Section 4.10.130
Media Production	P	P	P	
Commercial Cannabis Activity & Uses	UP	UP	UP	Section 4.10.045
Printing and Publishing	P	P	P	
Recycling – Processing Facilities	--	--	UP	Section 4.10.150
Storage – Warehouse	P	P	P	
Storage – Outdoor	UP	--	UP	Section 4.10.130
Storage – Personal Storage Facility	P	--	P	Section 4.10.140
Storage - Vehicles	UP	--	UP	Section 4.10.130
Wholesaling & Distribution	P	P	P	
Recreation, Education & Public Assembly				
Commercial Recreation Facility - Outdoor	UP	UP	UP	
Health/Fitness Facility	AUP	AUP	AUP	
Meeting Facility, public or private				
≤ 3,000 sf	AUP	AUP	AUP	
> 3,000 sf	UP	UP	UP	
Studio – Art, Dance, Martial Arts	AUP	AUP	AUP	
Public or Quasi-Public Facility	UP	UP	UP	
Specialized Education/Training	UP	UP	UP	
Residential				
Caretaker’s Residence	AUP	AUP	AUP	Section 4.10.050
Home Occupation	P	--	P	Section 6.20.070
Live/work Unit	UP	UP	UP	Section 4.10.090
<u>Transitional & Supportive Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	

Table 2.6. Industrial Zones Allowable Land Uses and Permit Requirements				
Land Use	CI ¹	CIC ¹	I	Specific Use Regulations
Retail				
Accessory Retail/Service Use	P	P	P	Section 4.10.020
Adult Business	UP	--	--	Section 4.20
Automobile Service Station	UP	--	UP	
Building/Landscape Materials, Indoor	P	--	P	
Building/Landscape Materials, Outdoor	UP	--	UP	Section 4.10.130
Fuel Dealer	UP	--	UP	
General Retail	P	P	P	
Plant Nursery	P	--	P	
Restaurant	UP	UP	UP	
Vehicle Sales	P	--	P	
Services				
ATM	P	P	P	
Animal Boarding	AUP	--	AUP	
Animal Care Facilities	P	--	P	
Business Support Services	P	P	P	
Catering Service	P	P	P	
Equipment Rental	P	--	P	Section 4.10.130
Maintenance Service – Client Site Services	P	P	P	Section 4.10.130
Medical services – Clinic/Urgent Care	P	--	P	
Mortuary/Funeral Home	UP	--	UP	
Office – Business/Service	P	P	P	
Office – Processing	P	P	P	
Office – Professional	P	P	P	
Recycling – Large Collection Facilities	AUP	AUP	AUP	Section 4.10.150
Recycling – Reverse Vending Machine	P	P	P	Section 4.10.150
Recycling – Small Collection Facilities	P	P	P	Section 4.10.150
Repair Services – Large Equipment	P	--	P	Section 3.10.020
Repair Services – Small Equipment	P	P	P	
Vehicle Rental	P	--	P	

Table 2.6. Industrial Zones Allowable Land Uses and Permit Requirements				
Land Use	CI ¹	CIC ¹	I	Specific Use Regulations
Vehicle Repair & Services	AUP	--	P	Section 4.10.130
Transportation & Infrastructure				
Freight Terminal	--	--	UP	
Parking Facility	UP	UP	UP	
Telecommunication Facility	UP	UP	UP	Section 4.40
End Note				
1. Projects located in the Coastal Zone may require a Coastal Development Permit (See Section 6.20.040).				
Legend				
P	Permitted Use			
AUP	Administrative Use Permit Required			
UP	Use Permit Required			
--	Use Not Allowed			

PART 4. Article IX Development Code, Section 2.80.020 Urban Reserve Zone Allowable Land Uses and Permit Requirements is hereby amended as follows:

2.80.020 Urban Reserve Zone Allowable Land Uses and Permit Requirements

All uses shall be determined as part of the Specific Plan. Prior to adoption of the Specific Plan, the Review Authority may approve development projects that are related to agricultural uses, ~~farmworker housing in compliance with Health and Safety Code Sections 17021.5 and 17021.6~~, public or quasi-public facilities, and telecommunication facilities subject to approval of a Use Permit. Prior to adoption of the Specific Plan, the Director may approve farmworker housing in compliance with Health and Safety Code Sections 17021.5 and 17021.6.

PART 5. Article IX Development Code, Section 2.90.030 Emergency Shelter Overlay Zone is hereby amended as follows:

2.90.030 Emergency Shelter Overlay Zone

A. **Purpose.** This Section provides standards for emergency shelters within the Emergency Shelter Overlay Zone as shown in Figure 2.3.

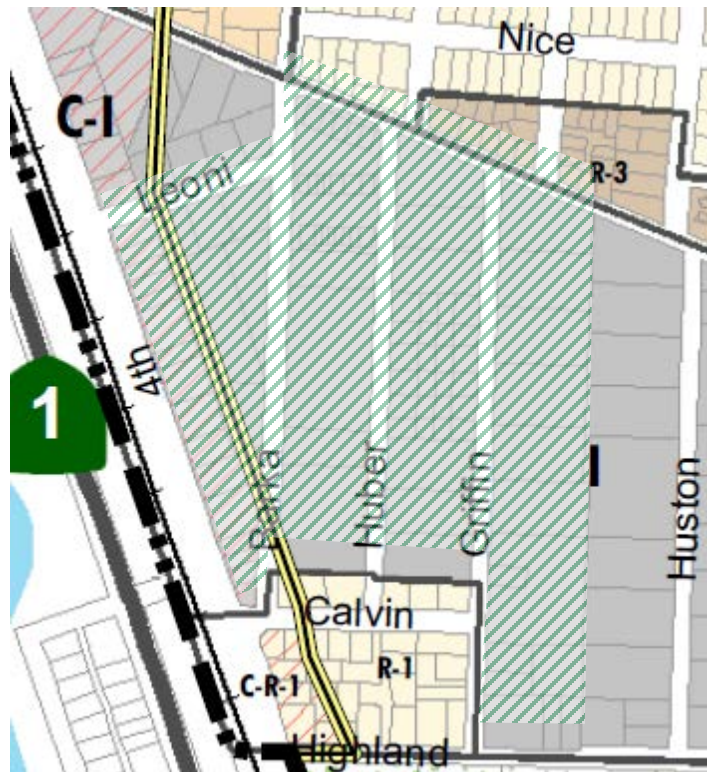


Figure 2.3

- B. **Permit requirements.** Emergency shelters are permitted by right subject to the standards in this Section. In order to ensure compliance with the standards, an Administrative Development Permit shall be approved by the Director, and a Coastal Development Permit shall be required when located in the Coastal Zone.
- C. **Development standards.** An emergency shelter shall comply with the following standards:
1. The shelter shall be operated by a responsible agency or organization, with experience in managing or providing social services.
 2. The shelter shall provide at least one qualified on-site supervisor at all times, plus one attendant for each fifty occupants.
 3. A shelter shall not be approved when another homeless shelter exists within ~~4,000~~ 300 feet of the proposed site.
 4. Nearby residential neighborhoods shall be adequately buffered from potential impacts of the proposed shelter.
 5. Parking shall be supplied at a ratio of one vehicle space per ten beds, and one secured bicycle parking area designed to accommodate up to one bicycle per ten beds.

6. Each shelter shall be limited to a maximum occupancy of 50 persons, including warming shelters and daytime facilities.
7. A management plan shall be required to address how the immediate sheltering needs of individuals who may be turned away from the shelter will be handled. The management plan shall establish a maximum length of time for which clients may be accommodated.

PART 6. Article IX Development Code, Section 4.30.040 Residential Common Area Developments, Development Standards, is hereby amended as follows:

4.30.040 Development Standards

- A. The following development standards shall apply to each dwelling.
 - ~~1. Minimum lot size shall be 3,500 square feet per unit.~~
 21. Lot coverage shall not exceed ~~35~~ 50 percent of the total lot area in the R2 Zone and 60 percent of the total lot area in the R3 Zone.
 - ~~3. Open Space area shall be a minimum of 35 percent of the total lot area.~~
 42. Private yard area shall mean each dwelling shall have attached or contiguous to it, a patio, balcony, or private open area. For all dwelling units, 1,000 square feet or less, the minimum private open space shall be 300 square feet. For all dwelling units in excess of 1,000 square feet, an additional 30 square feet of private open space shall be added to the above minimum for each additional 100 square feet of dwelling or part thereof. The "usability" of the total open space system shall be an overriding concern of this Section in addition to meeting the minimum requirements. Yard easements may be used when in addition to the minimum requirements. They may not be used in order to meet the minimum requirement.
 53. The minimum setbacks shall be met for the applicable zone. Additionally, within the project, there shall be a minimum of 10 feet separation between structures for detached projects.
 54. All condominium units shall be one bedroom or more, and the minimum gross floor area of units shall be as follows: One bedroom - 700 square feet; two bedroom - 900 square feet; three bedroom - 1,100 square feet; and for each bedroom in excess of three, an additional 200 square feet shall be added to the minimum dwelling size.
 55. Each dwelling shall have a laundry area to accommodate a washer and dryer. Common laundry facilities are prohibited.
 56. Each unit shall have a minimum of 200 cubic feet of exterior storage, which shall be weather-proofed and designed to provide reasonable security. Storage within a garage shall be located above the hood line.

- 57. All garage doors shall be roll-up type and have electric openers.
- 58. All common driveways shall be marked as fire lanes.
- 59. All perimeter fences shall be concrete or masonry, or a combination of wood and masonry. Fencing shall be provided along interior property lines and around any private or restricted patio areas in compliance with Section 3.10.020.
- 510. Individual trash cans shall be used for each dwelling and stored in the garage or in a screened side or rear yard.

PART 7. Article IX Development Code, Subsection F of Section 6.20.020 Administrative Development Permit is hereby amended as follows:

6.20.020 Administrative Development Permit

- F. **Findings.** The Director may approve an Administrative Development Permit only after making all of the following findings:
- 1. The proposed development is consistent with the General Plan, this Development Code, and other City goals, policies, and standards, as applicable.
 - 2. The subject site is physically suitable in terms of design, ~~location~~, operating characteristics, shape, size, and topography.

PART 8. Article IX Development Code, Subsection F of Section 6.20.030 Administrative Use Permit is hereby amended as follows:

6.20.030 Administrative Use Permit

- F. **Findings.** The Director may approve an Administrative Use Permit only after making all of the following findings:
- 1. The proposed development is consistent with the General Plan, this Development Code, and other City goals, policies, and standards, as applicable.
 - 3. The subject site is physically suitable in terms of design, ~~location~~, operating characteristics, shape, size, and topography.

PART 9. Article IX Development Code, Subsection F of Section 6.20.060 Development Permit is hereby amended as follows:

6.20.060 Development Permit

- F. **Findings.** The Commission may approve a Development Permit application only after making all of the following findings:
1. The proposed development is consistent with the General Plan, this Development Code, and other City goals, policies, and standards, as applicable.
 2. The subject site is physically suitable in terms of design, ~~location~~, operating characteristics, shape, size, and topography.
 3. The site's suitability ensures that the type, ~~density~~, and intensity of use being proposed will not constitute a hazard to the public ~~interest~~, health, safety, or welfare.
 4. For development in the R1, CR1, and CPR1 zones that exceed 15 feet in height, the proposed development will not substantially obstruct views from adjacent properties.

PART 10. Article IX Development Code, Subsection F of Section 6.20.090 Use Permit is hereby amended as follows:

6.20.090 Use Permit

- F. **Findings.** The Commission may approve a Use Permit only after making all of the following findings:
1. The proposed development is consistent with the General Plan, this Development Code, and other City goals, policies, and standards, as applicable.
 2. The subject site is physically suitable in terms of design, ~~location~~, operating characteristics, shape, size, and topography.
 3. The type, ~~density~~, and intensity of use being proposed will not constitute a hazard to the public ~~interest~~, health, safety, or welfare.

PART 11. Article IX Development Code, Section 6.30.060 Time Limits and Extensions is hereby amended as follows:

6.30.060 Time Limits and Extensions**A. Time limits**

1. Unless a condition of approval or other provision of this Development Code establishes a different time limit, any permit or approval not exercised within 24 months of approval shall expire and become void,

except where an extension of time is approved in compliance with Subsection B.

2. If a development is to be constructed in approved phases, each subsequent phase shall be exercised within 24 months from the date that the previous phase was exercised, or the permit shall expire and become void, except where an extension of time is approved in compliance with Subsection B.
3. The permit shall not be deemed "exercised" until the applicant has substantially commenced the approved development or actually commenced the allowed use on the site in compliance with the conditions of approval.

B. Extensions

1. Filing and review of request
 - a. Time for filing. The Applicant shall file an application for an extension of time with the Director before the expiration of the permit, together with the filing fee required by the City's Master Fee Schedule. The permit shall be automatically extended for 60 days, or until the application for the extension is acted upon.
 - b. Evidence to be provided. The Review Authority shall determine whether the applicant has made a good faith effort to exercise the permit. The burden of proof is on the applicant to establish that circumstances beyond the control of the applicant (e.g., demonstrated problems with completing the acquisition of the lot, poor weather during periods of planned construction, financial circumstances, etc.) have prevented exercising the permit.
 - c. Public hearing. If the original approval required a public hearing, the Review Authority shall hold a public hearing on a proposed extension of time, after providing notice of the public hearing in compliance with Section 7.10 (Public Hearings). If the original approval did not require a public hearing, the Director may approve the extension of time.
2. Action on extension request.
 - a. A permit may be extended for three additional 12-month periods beyond the expiration of the original approval; provided, the Review Authority finds that there have been no changes in the conditions or circumstances of the site or development.
 - b. If a project requires the issuance of a permit by the federal or state governments, or a local agency other than the City in order to be constructed, additional extensions may be granted beyond the extensions allowed in subsection 2.a, if the review authority can make a finding the delay in the project was not caused by the Applicant's actions or failure to use due diligence in pursuing the required permits necessary to move forward with construction of the project.

PART 12. Article IX Development Code, Section 9.10.020 Definitions of Specialized Terms and Phrases is hereby amended to add the following definitions as follows:

Office. This Development Code distinguishes between the following types of offices. These do not include medical offices (see "Medical Service – Clinic/Urgent Care," and "Medical Service - Doctor Office.").

1. **Accessory.** An office facility for business administration, and/or on-site business and operations management, which is incidental and accessory to another business, sales, and/or service activity on the same site that is the primary use. These are permitted in all zones.
2. **Business/Service.** An establishment providing direct services to consumers. Examples of this use include employment agencies, elected official satellite offices, insurance agent offices, property management, ~~real estate offices~~, travel agencies, utility company offices, vehicle rental/sale offices with no vehicles on site, etc. Does not include "Financial Institutions," which are separately defined.
3. **Processing.** An office-type facility characterized by high employee density, and occupied by businesses engaged in information processing, and other computer-dependent and/or telecommunications-based activities. Examples of these uses include: reservation centers, insurance claim processing, mail order and electronic commerce transaction processing, consumer credit reporting, data processing services, and telemarketing offices.
4. **Professional.** An office facility occupied by a business that provides professional services, administrative services, or is engaged in the production of intellectual property. Examples of this use include: accounting, auditing and bookkeeping services; advertising agencies; attorneys; business associations, chambers of commerce; construction contractors (office facilities only); counseling services (for medical doctors see "Medical Services- Doctor Offices"); design services including architecture, engineering, landscape architecture; educational, scientific and research organizations; financial management and investment counseling; management and public relations services; media post production services; photographers and photography studios; political campaign headquarters; psychologists; travel agencies; and, security and commodity brokers.
5. **Real Estate.** An establishment that primarily arranges the selling, buying, leasing, or short-term renting of real estate.
6. **Visitor-Serving.** An establishment that rents beach related vehicles such as ATVs or dune buggies where the equipment is stored off-site or rents beach related equipment stored on-site such as surfboards and umbrellas.

PART 13. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held invalid by a court of competent jurisdiction, such a

decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases, be declared invalid.

PART 14 All ordinances and parts of ordinances in conflict with those sections amended or added herein are hereby repealed.

PART 15. Effective Date. This Ordinance shall not become effective and in full force and effect until 12:01 a.m. on the thirty first day after its final passage and final certification by the California Coastal Commission. However, within fifteen (15) days after adoption by the City Council, the Ordinance shall be published once, together with the names of the Council Members voting thereon, in a newspaper of general circulation within the City.

INTRODUCED at a regular meeting of the City Council held on ___ and **PASSED, APPROVED,** and **ADOPTED** by the City Council on ___, on the following roll call vote, to wit:

AYES: Council Members -
NOES: Council Members -
ABSENT: Council Members -
ABSTAIN: Council Members -
RECUSED: Council Members -

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

JEFF LEE, MAYOR

Attest:

WENDI SIMS, ACTING CITY CLERK

Approved as to Form:

DAVID P. HALE, CITY ATTORNEY

Chapter 2

Goals, Policies, and Programs

Goals identify the direction the City intends to pursue to address housing issues facing the community. Policies establish a link between goals and programs and guide program implementation. Programs are the specific actions the City will undertake to implement the Housing Element.

2.1 Goals

1. Provide an adequate supply of sound housing affordable to all residents of Grover Beach.
2. Maintain the coastal character of housing to enhance the livability and quality of each neighborhood.
3. Provide a variety of housing choices and increase the supply of new housing to meet the community's fair share of regional needs.
4. Encourage special needs housing to meet the needs of senior citizens, large families, single parents, the disabled (including the developmentally disabled), and the homeless.
5. Conserve existing sound¹ housing and support the maintenance, improvement, and rehabilitation of existing housing when feasible.
6. Reduce development constraints, where appropriate, encourage creativity, and provide incentives for the development of affordable housing.
7. Ensure energy efficiency in new and existing housing stock.
8. Ensure equal housing opportunities for all persons regardless of age, race, sex, religion, or national origin, and remove potential barriers that prevent choice in housing.

2.2 Policies

The following policies implement the Housing Element goals.

Policy 1.1 The City shall ensure there is an adequate supply of vacant or underutilized residential land for development or redevelopment at specific densities to meet the housing objectives for affordable housing. This will include meeting or exceeding the Regional Housing Needs Allocation. The City shall also explore effective developer incentives for affordable housing, especially if the development is 100 percent affordable.

1. A building that appears new or well maintained and structurally intact.

Chapter 2 Goals, Policies and Programs

- Policy 1.2** The City shall encourage development of a mix of different housing types including multi-family and single-family homes, mixed-use developments, second units, caretaker units, manufactured homes, transitional housing, emergency shelters, and farmworker and employee housing, in appropriate locations.
- Policy 2.1** Multifamily housing developments shall incorporate interesting architectural and structural design features, including but not limited to varied roof lines, recessed second and third stories, courtyard housing, horizontal and vertical wall offsets, and other features to enrich the livability and attractiveness of these developments.
- Policy 3.1** The City shall support new affordable housing development by working with developers to identify appropriate locations for their projects and facilitate the use of Community Development Block Grant (CDBG) grants, and City Affordable Housing Fund money to help offset the cost of affordable housing development.
- Policy 4.1** Housing for senior or disabled persons shall be encouraged in affordable housing developments.
- Policy 4.2** Senior housing development shall be supported in locations near public services, such as transit stops, medical services, retail centers, and community recreation areas.
- Policy 4.3** The City shall encourage barrier-free development for disabled or special needs individuals by providing reasonable accommodations from the strict application of the Development Code. This will be accomplished by implementing programs that meet the requirements of Government Code Section 65583.
- Policy 4.4** The City shall support the redevelopment of residential or commercial property for farmworker housing, transitional housing, and other special needs housing, in appropriate locations.
- Policy 5.1** The City shall consider applying for CDBG funding to obtain funds for rehabilitation of homes for extremely low-, low-, and very low-income households.
- Policy 5.2** The City shall continue to implement demolition restrictions to conserve sound housing.
- Policy 5.3** Where code enforcement activities result in identifying homes that need rehabilitation or other structural work to provide safe, standard housing, owners will be provided reasonable time frames in which to correct deficiencies.
- Policy 6.1** The City shall review site development standards, development review procedures, and development fees and shall modify them if necessary, to ensure they do not unreasonably constrain the development, conservation, and rehabilitation of housing.

- Policy 6.2** The City shall provide expedited permit processing for affordable housing developments.
- Policy 6.3** The City shall provide a set of incentive programs to encourage the development of second units as potential affordable housing stock.
- Policy 7.1** All new dwelling units shall be required to meet current State requirements for energy efficiency. The retrofitting of existing units during remodeling shall be encouraged.
- Policy 8.1** The City shall support efforts to eliminate housing discrimination on the basis of age, race, sex, religion, age, marital status, national origin, family size, disability, or other potential barriers.

2.3 Programs

Program 1.1 The City shall prepare an inventory of State, federal, and City-owned land and shall 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. (*Policy 1.1*)

Responsible Dept: Community Development

Time Frame: Update the database of vacant and underutilized land annually

Funding: General Fund

Housing Objective: Not applicable

Program 1.2 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. (*Policy 1.1*)

Responsible Dept: Community Development

Time Frame: As development applications are submitted

Funding: General Fund

Housing Objective: Not applicable

Chapter 2 Goals, Policies and Programs

Program 1.3 The City shall continue to work with other agencies and nonprofits that meet the needs of extremely low-income households, including financial assistance and affordable housing projects. 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 People's Self-Help Housing. (*Policy 1.1*)

Responsible Dept: Community Development

Time Frame: Meet with agencies and nonprofits annually and ongoing

Funding: General Fund

Housing Objective: Assist other agencies and nonprofits in providing financial assistance and affordable housing for the extremely low-income households.

Program 1.4 The City shall consider revising the Planned Unit Development standards to encourage development of small, underutilized parcels in the R-3 zone. The process to determine whether revisions to the standards are needed shall include review of development standards including guest parking and lot coverage. (*Policy 1.2*)

Responsible Dept: Community Development

Time Frame: Within two years of Housing Element adoption

Funding: General Fund

Housing Objective: Not applicable

Program 1.5 To remove constraints associated with only allowing a density of 20 units per acre, the City shall amend the allowed density on parcel 060-031-005 in the 1700 Block of Atlantic City to allow the range of density allowed in the R-3 zone of 10 to 20 units per acre. (*Policy 1.1*)

Responsible Dept: Community Development

Time Frame: Within two years of Housing Element adoption

Funding: General Fund

Housing Objective: Not applicable

Chapter 2 Goals, Policies and Programs

Program 2.1	<p>Multifamily housing developments shall be reviewed during the development review process for consistency with Policy 2.1. <i>(Policy 2.1)</i></p> <p>Responsible Dept: Community Development</p> <p>Timeframe: As multifamily housing applications are submitted</p> <p>Funding: General Fund</p> <p>Housing Objective: Not applicable</p>
Program 3.1	<p>The City shall update the Affordable Housing Development Guidebook identifying funds available and the process for applying to use any City funds available for affordable residential projects, as needed. This guidebook shall be made available at City Hall and on the City website. <i>(Policy 3.1)</i></p> <p>Responsible Dept: Community Development</p> <p>Time Frame: Update guidebook when information included needs updating</p> <p>Funding: General Fund</p> <p>Housing Objective: Not applicable</p>
Program 3.2	<p>The City shall provide support and assistance when feasible for new affordable housing to be developed by affordable housing developers. If any City funds become available, the City shall prioritize funding for developments that incorporate extremely low-income units. Developers who receive financial assistance from the City for their project shall be required to record a covenant on the project deed(s) that requires the units to be rented or for resale at below-market, affordable rates as established in the County of San Luis Obispo Affordable Housing Standards. <i>(Policy 3.1)</i></p> <p>Responsible Dept: Community Development</p> <p>Time Frame: When applications are submitted</p> <p>Funding: Project applicant and/or City</p> <p>Housing Objective: 8 extremely low-, very low- or low-income dwelling units</p>

Chapter 2 Goals, Policies and Programs

- Program 4.1** The City shall encourage residential developers of five or more dwelling units to offer an optional accessible design to homebuyers whose households include one or more disabled persons. *(Policy 4.1)*
- Responsible Dept: Community Development
- Time Frame: As development applications are submitted
- Funding: Project applicant
- Housing Objective: 5 accessible units
-
- Program 4.2** Underutilized motels or other commercial structures located in appropriate areas that are in need of rehabilitation that have the potential to be converted and/or upgraded for permanent special needs housing that could serve disabled, elderly, extremely low income-, and very low-income persons shall continue to be identified. City staff shall annually provide nonprofit housing developers with a list of potential properties. *(Policy 4.1)*
- Responsible Dept: Community Development
- Time Frame: Annually
- Funding: General Fund
- Housing Objective: Not applicable
-
- Program 4.3** 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. *(Policy 4.3)*
- Responsible Dept: Community Development
- Time Frame: Within one year of Housing Element adoption
- Funding: General Fund
- Housing Objective: Not applicable
-
- Program 4.4** The City shall amend the Development Code to allow transitional and supportive housing in all zones allowing residential uses and define transitional and supportive housing as residential uses subject to the same restrictions that apply to other housing (including design/architectural review). The City shall also amend the standards for the emergency shelter overlay in the Development Code to comply with State law regarding the minimum distance between emergency shelters. *(Policy 4.4)*

Responsible Dept: Community Development
Time Frame: Within one year of Housing Element adoption
Funding: General Fund
Housing Objective: Not applicable

Program 4.5

The City shall work with housing providers to ensure that special housing needs and the needs of lower-income households are addressed for 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, zoning standards, new housing construction programs, and supportive services programs. The City shall promote market-rate and affordable housing sites, housing programs, and financial assistance available from the City, County, State, and federal governments. 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. *(Policy 4.1)*

Responsible Dept: Community Development, City Council
Time Frame: Seek funding opportunities beginning in 2014–2015 and annually thereafter; meet annually with housing and special needs providers; all program components are ongoing
Funding: Federal Housing Opportunities for Persons with AIDS, California Child Care Facility Financing Program, and other state and federal programs designated specifically for special needs groups
Housing Objective: Apply for or support at least two funding opportunities serving special needs groups

Program 4.6

The City shall amend the Development Code to allow Farmworker housing without a use permit in the Urban Reserve (UR) zone per Health and Safety Code Section 17021.6. *(Policy 4.4)*

Responsible Dept: Community Development
Time Frame: Within one year of Housing Element adoption
Funding: General Fund
Housing Objective: Not applicable

Chapter 2 Goals, Policies and Programs

Program 5.1

The City shall continue seeking funds for loans and grants through the Community Development Block Grant program to assist in financing and rehabilitating affordable residential projects (extremely low-, very low-, and low-income). In addition, the City shall conduct a housing condition survey prior to the beginning of the 6th Housing Element planning period.

The City shall continue to distribute information on the rehabilitation program to citizens in the City Seabreeze newsletter and on the City's public access cable channel when funds are available. (*Policy 5.1*)

Responsible Dept: Community Development

Time Frame: Apply for funding annually; conduct housing condition survey prior to June 30th 2019

Funding: CDBG, HOME Program

Housing Objective: 20 rehabilitated units

Program 5.2

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 at the end of financing terms, the City shall develop a program to reallocate the funds into new affordable housing units or programs to assist lower and moderate income families.

Responsible Dept: Community Development

Time Frame: Ongoing as funds become available

Funding: CDBG program,

Housing Objective: Not applicable

Program 5.3

Housing that provides living accommodations for low- and moderate-income households shall not be demolished unless any of the following criteria apply: It is necessary to demolish the structure for health and safety reasons, as evidenced by the determination of the Building Official that it is substandard (in accordance with the criteria set forth in Chapter 10 of the Uniform Housing Code as amended from time to time) and that the cost of remediating the code violations would: 1) result in housing that is not affordable to low- and moderate-income households; or 2) exceed 50 percent of the assessed value of the structure in its present condition; It is necessary to carry out a public project that would improve coastal access or other direct public benefit; The unit to be demolished is owner-occupied housing; The unit to be demolished is a non-conforming use according to the requirements of the General Plan or Development

Code; The unit to be demolished shall be replaced with a rental unit available to low- or moderate-income households. *(Policy 5.2)*

Responsible Dept: Community Development

Timeframe: Ongoing

Funding: General Fund

Housing Objective: Not applicable

Program 6.1

When updates are needed to respond to regulation and policy amendments, the City shall update housing, planning, and building public handout materials. These handouts shall be made available at City Hall and on the City website. *(Policy 6.1)*

Responsible Dept: Community Development

Time Frame: As zoning regulations are amended

Funding: General Fund

Housing Objective: Not applicable

Program 6.2

The City shall consider revising parking standards to remove potential constraints and provide incentives for the development of affordable housing, including:

- Reducing parking for one bedroom dwellings.
- Reducing guest parking standards.
- Reducing parking standards for affordable dwellings consistent with State standards. *(Policy 6.1)*

Responsible Dept: Community Development

Time Frame: Within two years of Housing Element adoption

Funding: General Fund

Housing Objective: Not applicable

Chapter 2 Goals, Policies and Programs

Program 6.3 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. *(Policy 6.1)*

Responsible Dept: Community Development

Time Frame: Annually

Funding: General Fund

Housing Objective: Not applicable

Program 6.4 To remove potential constraints for the entitlement of multi-family housing projects associated with the findings required for a Development Permit, the City shall remove the terms “density” and “public interest” from the findings in Development Code Section 6.20.060. The City shall also consider adding language to clarify what is meant by the term “location” in the findings. Clarifying language the City shall consider includes safe ingress and egress, whether the site has existing access or is landlocked, and the proposed locations of buildings on the site. Alternatively, if the term “location” cannot be sufficiently clarified, the term “location” shall also be removed from the findings. *(Policy 6.1)*

Responsible Dept: Community Development

Time Frame: Within two years of Housing Element adoption

Funding: General Fund

Housing Objective: Not applicable

Program 6.5 The City shall continue to evaluate the City’s development fee structure and consider the reduction of fees for affordable housing units where possible. *(Policy 6.2)*

Responsible Dept: Community Development

Time Frame: Within two years of Housing Element adoption

Funding: General Fund

Housing Objective: Not applicable

Program 6.6 The City shall continue to encourage the development of second units as affordable housing and report new second units as part of the Annual Housing Element Report. The City encourages and promotes second units by providing information on the City's website about second unit standards and options, and informing people at the public counter of second units as an option and informing property owners with an existing unpermitted second unit of the option to bring the unit up to code as a legal second unit. *(Policy 6.3)*

Responsible Dept: Community Development

Time Frame: Annually

Funding: General Fund

Housing Objective: 5 second units

Program 7.1 The City shall continue to provide information about water conservation programs, energy rebates, and water retrofits, and low-income assistance energy programs available through local utility providers. This information shall be available to the public at City Hall and/or on the City website. *(Policy 7.1)*

Responsible Dept: Community Development

Time Frame: Ongoing

Funding: Not applicable

Housing Objective: Not applicable

Program 8.1 The City shall continue to disseminate information in Spanish and English on Housing Program assistance available from HASLO and 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 HASLO, the Department of Employment and Housing, and the California Rural Legal Assistance center for assistance. *(Policy 8.1)*

Responsible Dept: Community Development

Time Frame: Ongoing

Funding: General Fund

Housing Objective: Not applicable

2.3 Quantified Objectives

Identifying quantified objectives refers to the number of new units that may potentially be constructed over the planning period, the number of existing units that can be expected to be rehabilitated, and the conservation of existing affordable housing stock. This information is presented in **Table 2-1**.

Table 2-1 Quantified Objectives for the 2014–2019 Housing Element

Housing Program	Quantified Objectives by Income Group					Totals
	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate	
New Construction	20	21	26	29	69	165 ²
Rehabilitation	0	10	10	0	0	20
Housing Conservation ¹	0	0	0	0	0	0

Source: PMC and Grover Beach 2014

Note 1: No housing units have been identified as at risk of conversion to market rate in Grover Beach within 10 years of the beginning of the 5th cycle planning period. Additional detail on the potential for at-risk units is provided in the At Risk Dwelling Units section of Chapter 3 Housing Needs Assessment.

Note 2: The 8 extremely low, very low, and low units under the objective for Program 3.2, the 5 accessible units under the objective for Program 4.1, and the 5 second units under the objective for Program 6.6 are included in this total new construction objective.