

CITY OF GROVER BEACH



2016 GENERAL PLAN ANNUAL PROGRESS REPORT

Prepared by
Community Development Department

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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 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 enforcement activities.

Demographics

The following table lists the City's population during the decennial census from 1960 to 2010 and the estimated population by the Department of Finance from 2011 through 2016. The City's estimated population as of January 2016 is 13,397.

Year	Population	Percent Growth
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%
2011	13,199	0.33%
2012	13,163	-0.27%
2013	13,226	0.48%
2014	13,119	-0.81%
2015	13,340	1.68%
2016	13,397	0.42%

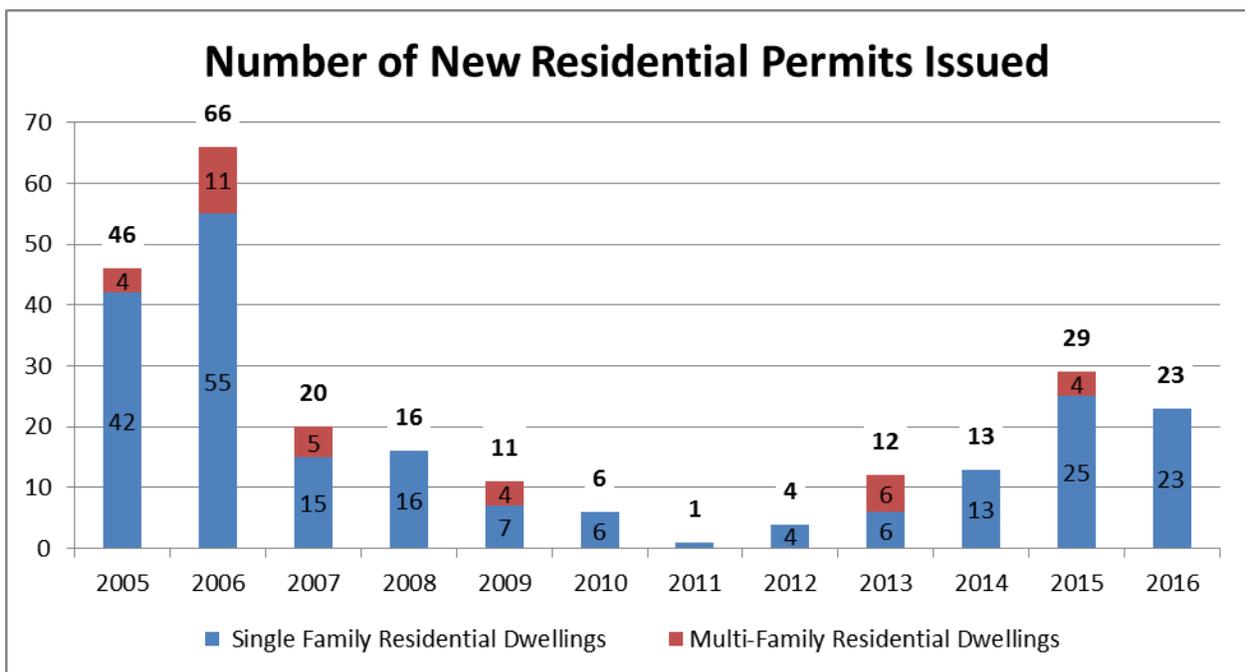
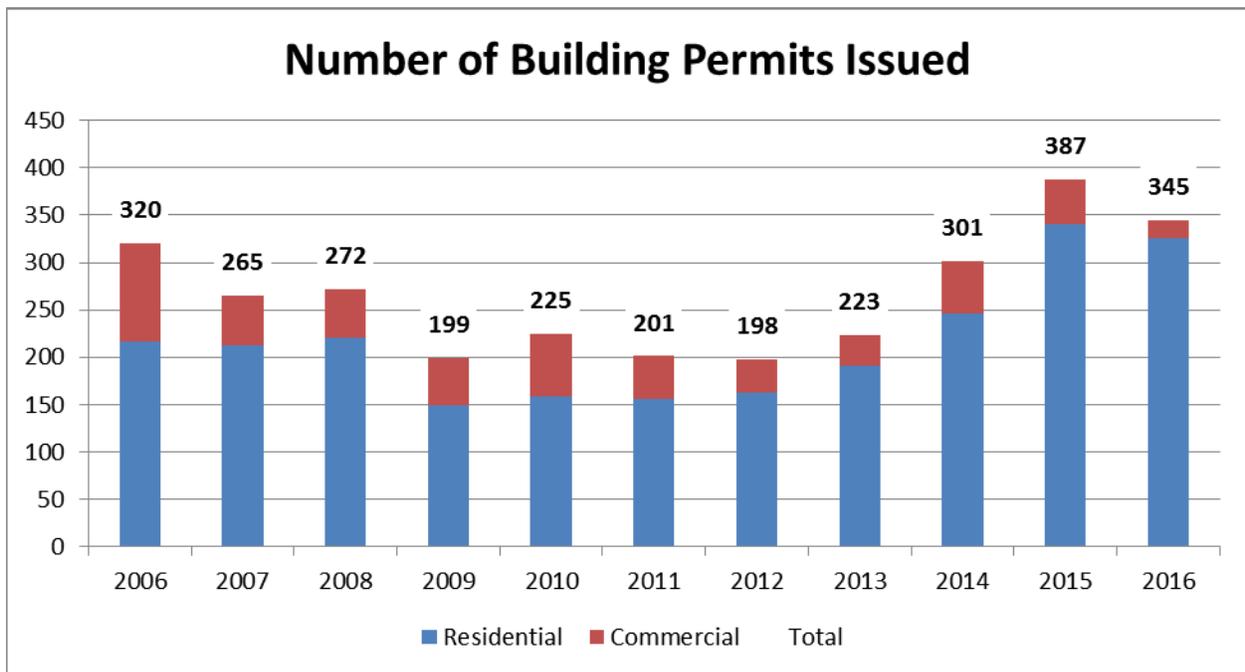
The Land Use Element estimates the population at build-out to be approximately 16,171.

Plans, Projects & Accomplishments

The City reviewed and processed numerous projects and permits in 2016. The following summaries provide a general overview of the projects, programs and permits that were reviewed.

Building Permits

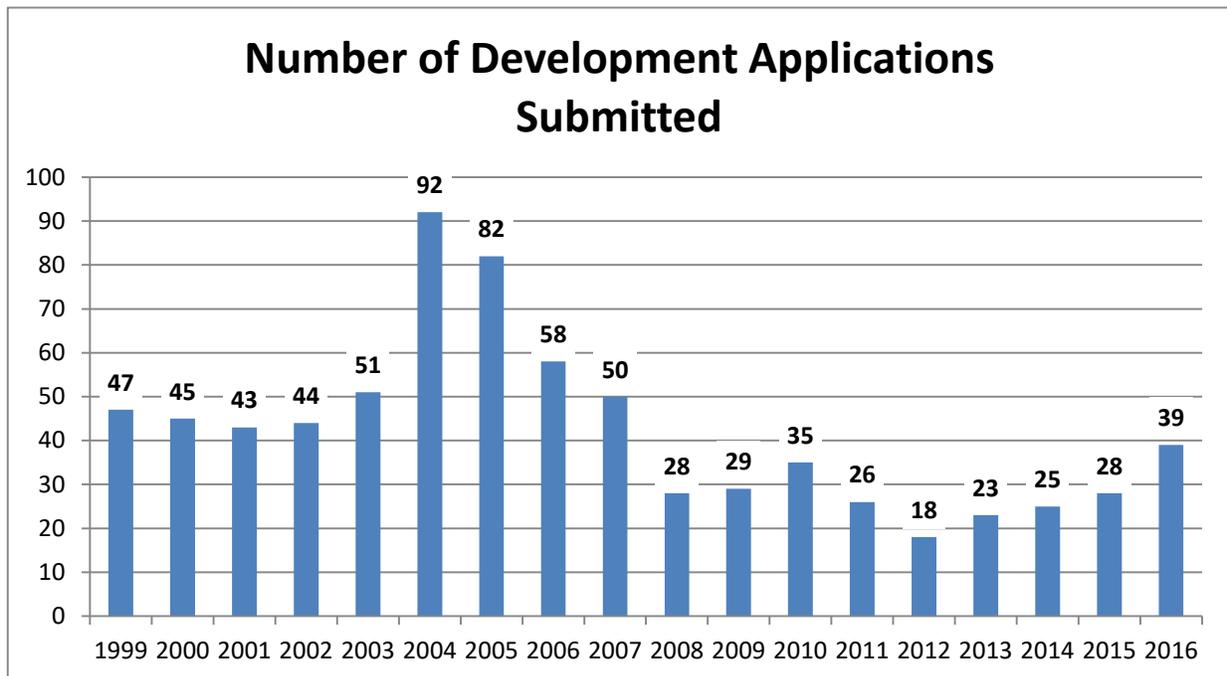
The Building Division issued 326 residential permits, 23 of which were for new single family residential dwelling units, and 19 commercial permits, 1 of which was for a new commercial building, totaling 345 building permits.



Development Applications

The Planning Division received 39 development applications as shown below:

Application Type	Quantity
Administrative Development Permit	7
Administrative Development Permit & Coastal Development Permit	1
Administrative Use Permit	0
Amendment to Development Code	1
Amendment to General Plan	0
Coastal Development Permit	3
Development Permit	13
Development Permit & Coastal Development Permit	0
Development Permit & Use Permit	1
Development Permit, Use Permit & Coastal Development Permit	0
Development Permit, Use Permit, & Lot Line Adjustment	1
Lot Line Adjustment	1
Subdivisions	
With Development Permit	3
With Development Permit & Coastal Development Permit	2
Time Extension	2
Use Permit	3
Use Permit & Coastal Development Permit	1
Variance	0



General Plan, Local Coastal Program & Development Code Amendments

In 2016, the City Council adopted several ordinances for the following:

- Amended regulations for medical marijuana dispensaries and commercial cultivation of marijuana.
- Amended regulations for special events and outdoor assemblies.
- Amended tobacco regulations.
- Adopted the 2016 California Building Standards Codes.

Grants

In January 2014, the State contract for \$1,800,000 in CDBG funds was executed to construct water line improvements, affordable housing project land acquisition, and prepare updates to the Economic Development Strategy and Housing Element. The Housing Element was completed in 2014. The water line improvements commenced in July 2016, and was completed in November 2016. The funds awarded for land acquisition were reallocated by the Council in April 2016 for Public Services for subsistence payments, security deposits, and youth services. These funds will be expended in 2017. The update of the Economic Development Strategy will be completed in 2017.

In July 2014, the State contract for \$700,000 in HOME funds was executed for a First Time Home Buyer Program and an Owner-Occupied Home Rehabilitation Program. The State approved program-related documents in 2015. For the Owner-Occupied Home Rehabilitation Program, applications were processed, with two projects completed in 2016 and two additional projects to be completed in 2017. For the First Time Homebuyer Program, one property was purchased and the second will close escrow in 2017.

Status of the City's General Plan Elements

The City has nine adopted General Plan elements which include the seven mandatory elements and two optional elements consisting of the Parks and Recreation Element and Scenic Routes Element as shown below.

ELEMENT	REQUIRED/OPTIONAL	YEAR ADOPTED/REVISED
Land Use	Required	2012
Housing	Required	2014
Circulation	Required	2005
Parks and Recreation	Optional	2005
Safety	Required	2000
Noise	Required	1993
Scenic Routes	Optional	1981
Open Space and Conservation	Required	1973

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 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. The City currently has six elements (four mandatory and two optional) which have not been comprehensively updated in over eight years.

Land Use Element

The Land Use Element was adopted in 2010 and most recently amended in 2012. Charts of the Land Use Element Goals and Policies and Land Use Element Implementation Measures are included in Appendices 1 and 2, respectively.

Housing Element

The 2014-2019 Housing Element was certified by the State in July 2014. The charts required by the State, including a chart of the 2014 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.

Parks and Recreation Element

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

Safety Element

The Safety Element was adopted in 2000 and provides policies that address fire, flooding, geologic, and seismic hazards. Proposed development projects are reviewed to ensure consistency with the Element. In addition, the Safety Element establishes programs that identify improvements aimed at public safety.

Noise Element:

The Noise Element was adopted in 1993 and establishes goals and programs to address noise impacts in the City. As part of the development review process, proposed projects are reviewed to determine if it would cause substantial noise impacts. All properties are subject to the City's noise regulations.

Scenic Routes Element:

The Scenic Routes Element was adopted in 1981 and provides goals, objectives, and policies that address preservation of scenic views from the identified scenic corridors (Highway 1, Grand Avenue, 4th Street north of Grand Avenue, Oak Park Boulevard, Atlantic City Avenue from 4th Street to Oak Park, N. 12th Street from Atlantic City Avenue to El Camino Real, El Camino Real, and Highway 101). Proposed development projects are reviewed to ensure consistency with the Element.

Open Space – Conservation Element:

The Open Space – Conservation Element was adopted in 1973 and provides policies that address Agricultural Lands, Recreation and Park Land, Wildlife Habitat, Natural Resources Land, Watershed and Water Recharge Lands. The plan provides maps associated with these facilities. Proposed development projects are reviewed to ensure consistency with the Element. General Plan Policy LU-16.17 identifies that this element should be updated.

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

2016 LAND USE ELEMENT PROGRESS REPORT

Status of Land Use Element Goals and Policies Implementation

Jurisdiction: City of Grover Beach

Reporting Period: January 2016 - December 2016

Policy	Implementation Measure	Status
Goal LU-1: To protect and preserve existing residential neighborhoods		
1.1 Protect existing neighborhoods. 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.
1.2 “Complete” neighborhoods. 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.
1.3 Creating Walkable Neighborhoods. 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.
	Use redevelopment to help fund traffic calming improvements within the Improvement Project area.	Funding no longer available with the dissolution of the Improvement Agency.
	Incorporate traffic calming elements in the Capital Improvement Program.	Ongoing as part of the annual review of the Capital Improvement Program.

Policy	Implementation Measure	Status
<p>1.4 Mobile home parks. The City's existing mobile home parks are an important component of the City's affordable housing stock and should be preserved, where feasible.</p>	Assess development projects for consistency with the policy through the development process.	Ongoing as part of the development review process.
	Adopt a Mobilehome Park Conversion Ordinance to establish regulations that govern the process for any proposals for mobile home closures.	Completed: Ordinance 10-1 adopted February 2010.
<p>1.5 Le Sage Mobile Home Park. 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.</p>	Designate site Visitor Serving Mixed-Use	Completed: 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.
<p>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</p>		
<p>2.1 Adequate supply of residential land. 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.</p>	None.	No implementation measures for this policy.
<p>2.2 Affordable housing. 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.</p>	None.	No implementation measures for this policy.
<p>2.3 Housing choices. 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.</p>	None.	No implementation measures for this policy.
<p>2.4 Special needs housing. Housing provided for residents with special housing needs should be compatible with surrounding development.</p>	None.	No implementation measures for this policy.
<p>2.5 Special needs housing in mixed-use areas. 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.</p>	None.	No implementation measures for this policy.
<p>2.6 Location of higher densities. 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.</p>	Amend the Land Use Diagram as needed to provide suitable building sites for housing.	Ongoing as part of the development review process.
	Promote the development of affordable housing using Redevelopment affordable housing set aside funds as provided in the Agency's 5-Year Implementation Plan.	Funding no longer available with the dissolution of the Improvement Agency
	Implement the policies and programs provided in the Housing Element.	Ongoing as staff resources allow.

Policy	Implementation Measure	Status
Goal LU-3: To ensure infill residential development is compatible with surrounding development		
<p>3.1 Compatible infill development. 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.</p> <p>a. Architectural Character: New buildings should respect existing buildings where they contribute to neighborhood architectural character, in terms of size, spacing, and variety.</p> <p>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.</p> <p>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.</p>	Assess development projects for consistency with the policy through the development process.	Ongoing as part of the development review process.
<p>3.2 Farroll Road Property (APN 060-572-002). The vacant property located on the north side of Farroll Road at 16th Street constitutes one of the City's last remaining large infill residential sites. The southerly extension of 16th Street will divide the property with the larger portion (about 8 acres) on the east and about 1.3 acres on the west. The site is designated as Low Density Residential. Development of this site should address privacy and neighborhood compatibility issues as required by Policy LU-3.1 and incorporate a useable open space/park like setting centrally located to serve future residents. Residential development should continue the pattern of residential development established to the north and south with building entrances that face 16th Street, landscaped front yards between the building and the street, and parking at the rear of the buildings. The design for 16th Street should also incorporate a landscaped parkway.</p>	Amend the Land Use Diagram as necessary consistent with the policy.	Completed: Land Use Element adopted February 2010.
	Review development projects for consistency with the policy.	Ongoing as part of the development review process.
<p>3.3 Atlantic City and Oak Park Boulevard Property (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.	Completed: Land Use Element adopted February 2010.
	Review development projects for consistency with the policy.	Ongoing as part of the development review process.

Policy	Implementation Measure	Status
<p>3.4 Preference for a single Master Plan. 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. No use permit or Master Plan shall be required for the portion of the site designated for High Density residential development and identified as an Opportunity Site in the Housing Element of the General Plan, so long as the project is developed at a density of 20 units/acre; provided that the proposed development will be subject to Site and Architectural Approval. This site has the capacity to meet the affordable housing requirement under the Regional Housing Needs Allocation.</p> <p>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"> a. The identification of an appropriate range and location of land uses; b. The identification of suitable building sites that protect sensitive resources, views and minimize grading by integrating the development into the hillside; c. Protection of the sensitive biological resources associated with Meadow Creek and large oak trees; 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); e. Evaluate opportunities for a pedestrian/bike link with the oak woodland adjoining the site to the west. f. Avoidance of areas subject to flooding, steep slopes and areas containing archaeological resources; g. Development standards to ensure compatibility with the character and scale of the surrounding development; h. View protection; i. Create an adequate buffer from surrounding residential development; j. Identification of an appropriate park site in consultation with the Parks and Recreation Department. k. Possible development of a neighborhood serving commercial center. 	<p>Require a Master Plan to be prepared to cover the development of all three properties in accordance with the requirements established in the policy.</p>	<p>Will be required as part of the development review process.</p>
<p>Goal LU-4: To designate adequate land & provide support for development of commercial uses providing goods & services to GB residents & to become the commercial service hub for southern SLO County.</p>		
<p>4.1 Promotion of commercial sector. 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>	<p>None.</p>	<p>No implementation measures for this policy.</p>

Policy	Implementation Measure	Status
<p>4.2 Retail development. 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.</p>	Continue to implement the City's Economic Development Strategy.	Ongoing as staff resources allow.
<p>4.3 Mixed use development. 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.</p>	Designate suitable areas for mixed-use development.	Completed: Development Code adopted October 2012
	Amend applicable sections of the Zoning Code to accommodate mixed-use development.	Completed: 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.
<p>4.4 Design of mixed-use development. 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.</p>	Establish development criteria for noise, lighting, security, loading, etc., by amending the Zoning Code where necessary.	Completed: Development Code adopted October 2012
	Review development projects for consistency with the policy.	Ongoing as part of the development review process.
<p>Goal LU-5: To revitalize the Grand Avenue Corridor/Beach Area into vibrant, economically sound, pedestrian-oriented districts</p>		
<p>5.1 Grand Avenue Corridor Master Plan as a guide for revitalization. A Master Plan shall be prepared which shall, through text, maps and illustrations, set forth the vision for the physical and economic development and revitalization of the Grand Avenue corridor. The area to be included in the Master Plan study area will be established as the first task of this planning effort. The Master Plan should address all of the following:</p> <ul style="list-style-type: none"> a. The appropriate boundaries of the area to be included within the Master Plan area. b. The appropriate range and location of land uses. c. Detailed strategies for accomplishing the following: <ul style="list-style-type: none"> i. Strengthening the City's connection to the beach, the beach-side lodge site, and the train station. ii. Establishing a visitor-serving retail node at the 4th Street/Grand Avenue intersection. iii. Creation of a civic center/downtown business district "core" bounded by 8th Street, 11th Street, Ramona Avenue and Rockaway Avenue. iv. Protecting sensitive biological, scenic and cultural resources. <p><i>continued on next page</i></p>	Prepare and adopt a Master Plan consistent with the requirements by 2010.	Completed: West Grand Avenue Master Plan adopted January 2011.

Policy	Implementation Measure	Status
<p>5.1 (continued)</p> <p>d. Elements to foster traffic calming and strengthen the pedestrian character of the corridor and surrounding areas should be evaluated, including:</p> <ul style="list-style-type: none"> i. Streetscape improvements such as landscaped medians and roundabouts. ii. Corner bulb-outs and textured cross-walks. iii. Pedestrian-scale street lighting. iv. Seating and other street furniture. v. Street trees and landscaping. vi. Public open space, gathering areas and plazas. vii. Elements to promote wayfinding. viii. Interpretive displays that foster a greater understanding of the natural resources of the beach and dunes. <p>e. Design guidelines for new development to address at least the following:</p> <ul style="list-style-type: none"> i. Architectural character, and especially the placement of buildings on a lot and how buildings relate to the streetscape ii. Site planning iii. Parking and access iv. Landscaping v. Signage <p>f. Development standards, including appropriate locations for four-story buildings.</p> <p>g. Public and private (off-street) parking and parking standards, including the need for, and appropriate locations for, parking facilities and angled parking on side streets and parking to accommodate visitors with recreational vehicles.</p> <p>h. A mobility plan for motor vehicles, pedestrians, bicycles, transit, and the physically impaired that may include a walkway over State Route 1 and the railroad tracks.</p> <p>i. Coastal access as required by the California Coastal Act, including safety concerns for improving pedestrian access across the railroad.</p> <p>j. A plan for funding and implementation of Redevelopment Agency funds for street improvements and storefront remodels.</p>	<p>Review development projects for consistency with the Master Plan following adoption.</p>	<p>Ongoing as part of the development review process.</p>

Policy	Implementation Measure	Status
Goal LU-6: To establish an attractive beach-oriented visitor serving district generally between 5th Street and the beach		
<p>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.</p>	Designate suitable areas for visitor-serving mixed-use development, including the transition of the Front Street/Beckett Place industrial area to visitor-serving uses with the exception of the property west of Front Street extending to the railroad.	Completed: Development Code adopted in October 2012. Coastal Commission approved in August 2014.
	Amend applicable sections of the Zoning Code to accommodate visitor-serving mixed-use development.	Completed: Development Code adopted in October 2012. Coastal Commission approved in August 2014.
	Prepare and adopt a Master Plan for the Grand Avenue corridor to guide the development and re-development of vacant and underutilized mixed-use sites.	Completed: West Grand Avenue Master Plan adopted January 2011.
	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.	Completed: 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.
<p>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:</p> <p>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.</p> <p>b. Retention of adequate public parking for beach-goers and for patrons.</p> <p>c. Pedestrian, bicycle and transit connections to the beach, the dunes, the train station and mixed-use visitor-serving development east of Highway One.</p> <p>d. Public access to the beach and dunes.</p> <p>e. Compliance with relevant provisions of the Coastal Act.</p> <p>f. Protection of sensitive biological, scenic and cultural resources.</p>	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.	Project approved in April 2014.
	Implement the Improvement Project and Economic Development Strategy.	Ongoing as part of the development review process.
	Prepare and adopt a Master Plan for the West Grand Avenue and the Lodge Site.	Completed: West Grand Avenue Master Plan adopted January 2011. The Lodge site was not included in the Plan.
	Review development proposal for consistency with the Master Specific Plan following adoption.	Ongoing as part of the development review process.

Policy	Implementation Measure	Status
<p>6.3 Multi-modal Transit Center. The 2.3 acre parcel on State Route 1 immediately adjacent to the existing train station is an appropriate location for the expansion of transit-related facilities to serve the City and region. Development of this site should incorporate the following features:</p> <p>a. A range of uses to complement the train station and serve the transit needs of the City and region and emphasizing visitor serving commercial development as provided by the Local Coastal Plan. Because of noise and other compatibility issues associated with the adjacent railroad and State Route 1, Mixed-Use development with residential uses is prohibited.</p> <p>b. Improved access to the county recreational vehicle park and possible improvement of additional camping facilities.</p> <p>c. Pedestrian and bicycle connections to the train station, the beach and surrounding visitor-serving development and the County recreational vehicle park.</p> <p>d. Parking for transit/train patrons and businesses.</p> <p>e. A design that will mitigate for the loss of the small, degraded Federal wetland area utilizing low-impact development features.</p>	<p>As part of the Capital Improvement Project, review design plans for consistency with the policy.</p>	<p>Development review and NEPA processes completed. Construction plans are being prepared. Construction to commence in Summer 2017.</p>
<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>Amend applicable sections of the Zoning Code to incorporate the preferences in the policy.</p>	<p>Completed: Development Code adopted in October 2012. Coastal Commission approved in August 2014.</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>Amend applicable sections of the Zoning Code to incorporate the preferences in the policy.</p>	<p>Completed: Development Code adopted in October 2012</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 will complete median/bulb-out and pedestrian improvements in the West Grand Avenue area from 4th Street to the railroad by 2010.</p>	<p>Completed: The West Grand Avenue Enhancement Project Phase 1 completed September 2010.</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>Prepare and adopt a Master Plan for the Grand Avenue corridor to guide the development and re-development of underutilized mixed-use sites.</p>	<p>Completed: Development Code adopted in October 2012. Coastal Commission approved in August 2014.</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>Prepare and adopt a Master Plan for the Grand Avenue corridor to guide the development and re-development of mixed-use sites. Involve the property owners in this process.</p>	<p>Completed: Development Code adopted in October 2012. Coastal Commission approved in August 2014.</p>

Policy	Implementation Measure	Status
<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/Redevelopment Agency should assist property owners in the relocation of their businesses.</p>	<p>Prepare and adopt a Master Plan for the Grand Avenue corridor to guide the development and re-development of mixed-use sites.</p>	<p>Completed: Development Code adopted in October 2012. Some areas were rezoned from industrial to visitor serving uses. Coastal Commission approved in August 2014.</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>
<p>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</p>		
<p>7.1 Central Business District/Civic Center Core Area. The City and the Redevelopment Agency 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.</p>	<p>Amend the Land Use Diagram to designate this area for Central Business Mixed-Use Development.</p>	<p>Completed: Land Use Element adopted February 2010.</p>
	<p>Amend applicable sections of the Zoning Code to accommodate Central Business Mixed-Use development.</p>	<p>Completed: Development Code adopted October 2012.</p>
	<p>Prepare and adopt a Master Plan for the Grand Avenue corridor to guide the development and re-development of mixed-use sites.</p>	<p>Completed: West Grand Avenue Master Plan adopted January 2011.</p>
	<p>Review development projects for consistency with the specific plan following adoption.</p>	<p>Ongoing as part of the development review process.</p>
<p>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.</p>	<p>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.</p>	<p>Ongoing as staff resources allow.</p>
<p>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.</p>	<p>Amend applicable sections of the Zoning Code to incorporate the preferences in the policy.</p>	<p>Completed: Development Code adopted October 2012</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>

Policy	Implementation Measure	Status
<p>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.</p>	<p>Incorporate provisions for streetscape improvements in a Master Plan prepared for the Grand Avenue corridor.</p>	<p>Completed: West Grand Avenue Master Plan Adopted January 2011.</p>
	<p>Continue development of pedestrian improvements, street trees and medians extending from 4th Street through to 11th Street.</p>	<p>Ongoing as funding becomes available.</p>
	<p>Amend applicable sections of the Zoning Code to incorporate the preferences in the policy.</p>	<p>Completed: Development Code adopted October 2012</p>
	<p>Implement the Grover Beach Improvement Project.</p>	<p>Improvement Agency dissolved January 2012.</p>
	<p>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.</p>	<p>Ongoing as funding becomes available.</p>
<p>7.5 Infill development. The City shall encourage infill development that promotes strengthening and revitalizing the central business district/civic center.</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>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.</p>	<p>Identify suitable locations for parks as part of the Grand Avenue Master Plan</p>	<p>Completed: No park locations identified in West Grand Avenue Master Plan.</p>
	<p>Continue to require park land dedication or the payment of in lieu fees for park acquisition.</p>	<p>Ongoing as part of the development review process.</p>
	<p>Implement the programs provided in the Parks and Recreation Element.</p>	<p>Ongoing as staff resources allow.</p>
	<p>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.</p>	<p>Ongoing. Concerts in the Park, Stone Soup Festival and Farmer's Market occur during the Summer.</p>
<p>7.7 Streetscape improvements. The City (and Redevelopment Agency) shall take the lead in upgrading the visual quality of streets in the downtown area and require individual development projects to incorporate frontage improvements.</p>	<p>Implement the Grand Avenue Master Plan recommendations for Streetscape Improvements.</p>	<p>Ongoing. The West Grand Avenue Enhancement Project Phases 1, 2, and 3 are complete. Future projects based on available funding.</p>
	<p>Complete the Grand Avenue Enhancement Project and the proposed streetscape improvements through the Central Business District.</p>	<p>Ongoing. The West Grand Avenue Enhancement Project Phases 1, 2, and 3 are complete. Future projects based on available funding.</p>
	<p>Incorporate streetscape improvements as part of the City's Capital Improvement Program. The City shall complete the streetscape improvements as funding becomes available (anticipated in 2011).</p>	<p>Future projects based on available funding.</p>
	<p>Continue the façade improvement programs and determine if there are other appropriate tools to upgrade the visual quality of the downtown.</p>	<p>Funding no longer available with the dissolution of the Improvement Agency, which funded the Façade Improvement Program</p>

Policy	Implementation Measure	Status
7.7 (continued)	Evaluate the existing sign standards and develop a program to encourage replacement/upgrade of signs that are not in conformance with the standards established in the Master Plan.	This will be initiated in 2017.
	Require development projects to install required frontage improvements through the development review process.	Ongoing as part of the development review process.
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.		
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 Land Use Diagram to designate suitable locations for Retail and Commercial Services development.	Completed: Development Code adopted October 2012
	Amend the Zoning Code as necessary to establish development standards for neighborhood serving businesses.	Completed: 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.
Goal LU-9: To provide for an expansion of the highway-oriented commercial node at Oak Park Boulevard and El Camino Real		
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.	Will be reviewed as part of the development review process.
	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)	Will be required as part of the development review process.
	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.	Will be required as part of the development review process.
	Comply with policies LU-16.1, et seq relating to the protection of sensitive biological resources.	Will be required as part of the development review process.

Policy	Implementation Measure	Status
<p>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.</p>	Amend the Zoning Code as necessary consistent with the policy.	Completed: Development Code adopted October 2012
	Review development projects for consistency with the policy and the Master Plan requirements provided under LU-3.4.	Will be required as part of the development review process.
	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.	Will be required as part of the development review process.
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.		
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.
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.	Amend the Land Use Diagram to designate suitable locations for additional neighborhood serving commercial development.	Completed: Land Use Element adopted February 2010.
	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	Deleted.	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.
Goal LU-11: To designate appropriate locations and provide support for industrial uses that create jobs and enhance the economy of Grover Beach		
11.1 Industrial development. The City shall promote, and assist in the maintenance and expansion of, Grover Beach's industrial sector by implementing the Redevelopment Agency Industrial Enhancement Project.	Implement the Industrial Enhancement Project.	Improvement Agency dissolved January 2012.
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.

Policy	Implementation Measure	Status
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.	Amend applicable sections of the Zoning Code as necessary to allow live-work units and to establish performance standards for such units.	Completed: Development Code adopted October 2012.
	Review development projects for consistency with the policy as part of the development review process.	Ongoing as part of the development review process.
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.	Amend applicable sections of the Zoning Code to incorporate the design standards in the policy.	Completed: Development Code adopted October 2012.
	Review development projects for consistency with the policy as part of the development review process.	Ongoing as part of the development review process.
	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.	Funding no longer available with the dissolution of the Improvement Agency.
Goal LU-12: To establish and maintain a public park system and recreation facilities suited to the needs of Grover Beach residents and visitors.		
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.	Implement the measures provided in the Parks and Recreation Element.	Ongoing as part of the development review process.
	Review development projects for consistency with the above policy and other relevant provisions of State law relating to the provision of park land.	Ongoing as part of the development review process.
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.		
13.1 Land for public facilities. The City shall designate adequate, appropriately-located land for City, County, School District, and health care facilities.	Amend the Land Use Diagram as needed to provide suitable building sites for public facilities.	Completed: Land Use Element adopted February 2010.
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.	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.

Policy	Implementation Measure	Status
13.3 Public safety facilities. The City shall pursue the development of additional public safety facilities as needed to serve the growing population.	Amend the Land Use Diagram as needed to provide suitable building sites for public facilities.	Completed: Development Code adopted October 2012.
	Incorporate needed public facilities as part of the CIP.	Ongoing as part of the annual review of the Capital Improvement Program.
Goal LU-14: To ensure continued compliance with the requirements of the Oceano Airport Land Use Plan (OCALUP).		
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.	Development Projects must be reviewed and found consistent with the policy and OCALUP.	Ongoing as part of the development review process.
	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.	Ongoing as part of the ordinance amendment process.
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.		
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.	None.	No implementation measures for this policy.
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: a. The appropriate boundaries of the area to be included within the specific plan area. The properties along 4th Street could be considered for inclusion in the Specific Plan. 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. 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: i. Building type (single-family detached, single family attached, apartments, townhome, etc.); ii. Gross residential density for each product type; iii. Building elevations; iv. Number of bedrooms; v. Colors and materials; vi. Tenure (for-sale, for rent);	Amend the Zoning Code to create an Urban Reserve district.	Completed: Development Code adopted October 2012.
	When initiated by the property owner, prepare and adopt a specific plan consistent with the requirements in the policy.	Will be reviewed as part of the development review process.

Policy	Implementation Measure	Status
<p>15.2 <i>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"> i. Architectural character, and especially the placement of buildings on a lot and how buildings relate to the street ii. Conceptual building elevations for each product type including color palette, materials, etc. iii. Site planning iv. Parking and access v. Landscaping vi. Signage <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>Has not been drafted due to staff resources.</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>Has not been drafted due to staff resources.</p>
<p>Goal LU-16: To protect and enhance the City's important natural and human-made resources</p>		
<p>16.1 Open space/resource conservation land. The City shall designate the following types of land as open space:</p> <ul style="list-style-type: none"> a. Sensitive habitats or unique resources such as oak woodlands, riparian/creek corridors, significant wetlands and corridors which connect habitats. b. Those areas which are best suited to non-urban uses due to: <ul style="list-style-type: none"> a. infeasibility of providing proper access or utilities; b. excessive slope or slope instability; c. wildland fire hazard; d. noise exposure; e. flood hazard; f. scenic value; 	<p>Amend the Land Use Diagram as needed consistent with the policy.</p>	<p>Completed: Development Code adopted October 2012.</p>

Policy	Implementation Measure	Status
<p>16.2 Open space uses. Lands designated Open Space/Resource Conservation should be used for purposes which do not need urban services, major structures, or extensive landform changes. Such uses include:</p> <p>a. Unimproved trails.</p> <p>b. Watershed protection; wildlife and native plant habitat; and passive recreation.</p> <p>c. Buildings, lighting, paving, use of vehicles, and alterations to the landforms and native or traditional landscapes on open space lands should be minimized, so rural character and resources are maintained.</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>16.3 Hillside development shall:</p> <p>a. Keep a low profile and conform to the natural slopes;</p> <p>b. Avoid large, continuous walls or roof surfaces, or prominent foundation walls, poles, or columns;</p> <p>c. Minimize grading of roads;</p> <p>d. Minimize grading on individual lots;</p> <p>e. Locate houses close to the street; minimize the grading of visible driveways;</p> <p>f. Include planting which is compatible with native hillside vegetation and which provides a visual transition from developed to open areas;</p> <p>g. Use materials, colors, and textures which blend with the natural landscape and avoid high contrasts;</p> <p>h. Minimize exterior lighting.</p>	<p>Amend applicable sections of the Zoning Code to incorporate the preferences in the policy.</p>	<p>Completed: Development Code adopted October 2012.</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>16.4 Meadow Creek and wetland resources. The City should manage its Meadow Creek wetlands, floodplains, and associated resources to achieve the multiple objectives of:</p> <p>a. Maintaining and restoring natural conditions and fish and wildlife habitat;</p> <p>b. Preventing loss of life and minimizing property damage from flooding;</p> <p>c. Providing recreational opportunities which are compatible with fish and wildlife habitat, flood protection, and use of adjacent private properties.</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>16.5 Natural resources as amenities. New public or private developments adjacent to creeks, oak woodlands and wetlands must respect 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>Amend applicable sections of the Zoning Code to incorporate the preferences in the policy.</p>	<p>Completed: Development Code adopted in October 2012. Coastal Commission approved in August 2014.</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>16.6 Trail system. 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>Prepare and adopt a Trail Plan to achieve the intent of the policy. Trail connections to be considered include a trail along Meadow Creek to Pismo Marsh, and a trail along the railroad right-of-way to the City of Pismo Beach with appropriate links to the regional DeAnza Trail.</p>	<p>A feasibility study was completed in March 2010. The City Council has not yet considered a Trail Plan.</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>

Policy	Implementation Measure	Status
<p>16.7 Creeks and flood hazards. To limit the potential for increased flood damage in previously developed areas, the City will:</p> <p>a. Ensure that infill, remodel, and replacement projects:</p> <ul style="list-style-type: none"> i. Do not displace more flood water than previous structures on a site; ii. Do not contribute floating debris to flood waters; iii. Have finish floors at least one foot above the flood level or, if this is not practical, be flood-proofed, to minimize risk to life and damage to utilities, furnishings, merchandise, and equipment. <p>b. Require new infill buildings to have greater setbacks than their older neighbors, when necessary to achieve the purposes of this section.</p> <p>c. Remove man-made obstruction from channels.</p> <p>d. Ensure that any new development in the watershed detains rather than accelerates runoff from development sites.</p>	<p>Maintain FEMA flood hazard information for areas subject to flooding within the City.</p>	<p>Ongoing.</p>
	<p>Review development projects for consistency with the policy and applicable flood hazard mitigation as part of the development review process.</p>	<p>Ongoing as part of the development review process.</p>
<p>16.8 Stormwater quality. 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>The City shall adopt and implement an Urban Storm Water Quality and Discharge Control Ordinance.</p>	<p>Completed: Development Code amendment adopted in December 2013.</p>
	<p>To ensure new development and the redevelopment of existing sites adequately protects water quality, 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.</p>	<p>Completed: Development Code amendment adopted in December 2013.</p>
	<p>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 objectives of these efforts are to ensure 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 the Land Use Element and other General Plan elements as necessary to incorporate the findings and recommendations of these watershed planning efforts.</p>	<p>The City is actively participating in the Integrated Regional Water Management Plan through participation in the Water Resource Advisory Committee.</p>
	<p>The City shall ensure that new development will maintain historic off-site storm flows unless improvements are in place or made with the development that will maintain historic downstream and upstream flows.</p>	<p>Ongoing as part of the development review process. The City requires retention for an increase in impervious surface.</p>
	<p>The City has adopted and shall periodically update a Storm Water Master Plan including shared detention facilities.</p>	<p>Ongoing.</p>

Policy	Implementation Measure	Status
16.8 <i>continued</i>	Apply best management practices for stormwater management.	Ongoing as part of the development review process.
	Comply with relevant provisions of the National Pollution Discharge Elimination (NPDES) program as part of the development review process.	Ongoing as part of the development review process.
16.9 Archaeological resources. The City shall provide for the protection of both known and potential archaeological resources. To avoid development on important 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.	Review development projects for consistency with the policy and other relevant provisions of State law relating to archaeological resources as part of the development review process.	Ongoing as part of the development review process.
	To avoid development on important 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.	Ongoing as part of the development review process.
	The City should work with appropriate resource agencies to develop a map of archaeological sites to assist in reviewing to determine if additional review should be required.	Ongoing as staff resources allow.
16.10 Protection of sensitive species. Prior to the approval of a project with the potential to adversely impact special status plant or animal species or their habitats, the City shall ensure compliance with the relevant provisions of state and federal laws relating to the preservation of rare, threatened, or endangered species and their habitat. Such laws include, but are not limited, the federal and state Endangered Species Acts, the federal Clean Water Act.	None.	No implementation measures for this policy.
16.11 On-site resource preservation. 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.	None.	No implementation measures for this policy.
16.12 Overriding considerations. Unless there are significant overriding considerations, the City shall not approve projects that would adversely impact rare, threatened, or endangered wildlife or plant species or their habitats.	None.	No implementation measures for this policy.
16.13 Agency coordination. 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.	None.	No implementation measures for this policy.

Policy	Implementation Measure	Status
16.14 Project-specific surveys for special status plants and animals. Where future development projects have the potential to impact natural plant communities or sensitive wildlife resources, the City shall require the project applicant to conduct appropriate surveys prepared by a qualified biologist in accordance with applicable regulatory guidelines. Such surveys shall identify and map any existing rare, threatened, or endangered plant and animal species and recommend appropriate mitigation measures.	None.	No implementation measures for this policy.
16.15 Riparian habitat protection. 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.	None.	No implementation measures for this policy.
16.16 Wetland protection. 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.	None.	No implementation measures for this policy.
16.17 Monitoring. 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.	Review development projects for consistency with policies 16.10 thru 16.17 as part of the development review process.	Ongoing as part of the development review process.
	Work with County, conservation organizations, the San Luis Obispo Council of Governments, the California Department of Fish and Game, and the US Fish and Wildlife Service to identify strategies for the permanent protection of habitat for rare and endangered species.	Ongoing as part of the development review process.
	Amend the Open Space and Conservation Element to incorporate the above policies and relocate from Land Use Element.	Has not been updated/amended due to staff resources.
Goal LU-17: To ensure continued compliance with the California Coastal Act.		
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.	Completed: 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.

Policy	Implementation Measure	Status
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.		
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. The City should continue to regulate the development of housing so that the number of new dwelling units grows no faster than 123 units annually or at a rate of 2.5%.	Monitor residential development to ensure residential growth does not exceed 2.5%.	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.
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.	Monitor residential development to ensure residential growth does not exceed 2.5%.	Ongoing as part of the development review process.
	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.
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.		
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. 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 as part of the annual review of the Capital Improvement Program. Ongoing.

Policy	Implementation Measure	Status
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		
<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"> a. Consider Grover Beach's small town scale and demonstrate sensitivity to the design context of the surrounding area. 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. c. Provide landscaping as a project amenity, and to help screen parking, equipment and storage areas. d. Provide site access, parking and circulation that is planned in a logical, safe manner that avoids awkward or cramped turning movements. e. Consider the need for signs and their appropriate scale and locations early in the design process, so that they are not an afterthought. f. Design spaces for outside equipment, trash receptacles, storage, and loading areas in the least conspicuous part of the site. 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. 	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"> a. Easily identifiable site access; b. Service areas located at the sides and rear of buildings; c. Convenient access, visitor parking and on-site circulation; d. Screening of outdoor storage, work areas, and equipment; e. Emphasis on the main building entry and landscaping; f. Placement of buildings to provide plazas and courtyards; g. Landscaped open space. h. A variety of building and parking setbacks to avoid long monotonous building facades and to create diversity within the project. 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. 	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"> a. Privacy, for occupants and neighbors of the project; b. Adequate usable outdoor area, sheltered from noise and prevailing winds, and oriented to receive light and sunshine; c. Use of natural ventilation, sunlight, and shade to make indoor and outdoor spaces comfortable with minimum mechanical support; d. Pleasant views from and toward the project; e. Security and safety; f. Separate paths for vehicles and for people, and bike paths along collector streets; g. Adequate parking and storage space; h. Noise and visual separation from adjacent roads and commercial uses. 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. 	None.	No implementation measures for this policy.

Policy	Implementation Measure	Status
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.	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.
	The City shall review and update the Zoning Code sign regulations to ensure that signs reflect a pedestrian scale and to evaluate where pole signs are appropriate.	This will be initiated in 2017.
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.		
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.	Implement the Improvement Project.	Ongoing as part of the annual review of the Capital Improvement Program.
	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.
	Complete the Grand Avenue Enhancement Project and continue through the Downtown area as reflected in the City's CIP.	Ongoing as part of the annual review of the Capital Improvement Program.
	Complete the Longbranch demonstration project and identify where the use of Landscape Medians may be appropriate for this area. Evaluate the extension of medians along 4th Street at Grand Avenue.	Ongoing as part of the annual review of 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.	The City Council considered a proposal to prepare a Gateway Plan and Wayfinding Signage Program in 2010, but elected to not move forward at that time.
	Incorporate gateway improvements as part of the City's CIP.	Ongoing as part of the annual review of the Capital Improvement Program.

Policy	Implementation Measure	Status
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.		
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 commenced in 2016 and will be completed in 2017.
	Create and maintain a business retention and attraction program.	Has not been developed due to staff resources.
	Implement the recommendations of the Technology Master Plan.	Design of Phase I had been completed. Construction of Phase I is scheduled for 2017.
	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.	Design of Phase I had been completed. Construction of Phase I is scheduled for 2017.
	Pursue opportunities for recruiting targeted industries that would compliment existing businesses or create new job opportunities.	Ongoing as staff resources allow.
Goal LU-23: Create an identity for the City that will enhance its image as a tourist destination		
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.
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.	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.	The City Council considered a proposal to prepare a Gateway Plan and Wayfinding Signage Program in 2010, but elected to not move forward at that time.
Goal LU-24: To establish and maintain a supportive business climate and a healthy, sustainable economy		
24.1 Small businesses. The City should encourage establishment of small businesses, including minority- and women-owned businesses.	Policies 24.1 thru 24.7 will be implemented by continuing to implement the Economic Development Strategy, the Improvement Project and Industrial Enhancement Project.	Ongoing as staff resources allow.
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.		

Policy	Implementation Measure	Status
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.	Policies 24.1 thru 24.7 will be implemented by continuing to implement the Economic Development Strategy, the Improvement Project and Industrial Enhancement Project.	Ongoing as staff resources allow.
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.		
Goal LU-25: To promote a diverse and balanced mix of employment opportunities		
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 zoning 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.
Goal LU-26: To promote the sustainable use of resources		
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.	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.
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 Zoning Code/General Plan residential density where appropriate. Using land efficiently offers a number of advantages, including: <ul style="list-style-type: none"> • Reducing pressure to convert agricultural or open space land to urban use; • Higher residential densities have a lower land cost per unit, which helps to hold down housing costs; • Infill development facilitates the use of alternate modes of travel, such as walking and bicycling which in turn reduces traffic and improves air quality. 	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.	Has not been evaluated due to staff resources.
	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.	Will be considered in a Water Rate Study in 2016.
	Educate the public of the benefits of water conservation.	Ongoing.
<p>Goal LU-27: To reduce the emission of greenhouse gases and to promote energy efficiency</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>	<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>	<p>Completed: The Climate Action Plan was adopted in September 2014.</p>
	<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>	<p>Completed: 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>Prepare a Climate Action Plan consistent with the requirements of AB 32 and SB 375.</p>	<p>Completed: 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>	<p>The policy will be implemented as part of the development review process.</p>	<p>Ongoing as part of the development review process.</p>

Policy	Implementation Measure	Status
<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:</p> <ul style="list-style-type: none"> 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.</p>	<p>Ongoing as part of the development review process.</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>27.5 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"> a. Maximize passive solar heating during cool seasons; b. Avoid solar heat gain in warm seasons; c. Enhance natural ventilation and effective use of daylight; d. Maximize opportunities for the installation of solar panels; e. Facilitate the use of sunlight for direct heating and illumination whenever possible; and f. Take advantage of natural ventilation and shading to cool a building. 	<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>Has not been drafted due to staff resources.</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>

Policy	Implementation Measure	Status
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.	None.	No implementation measures for this policy.
Goal LU-28: To ensure the fair and equitable distribution of public amenities and facilities.		
28.1 Environmental justice. 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.
Goal LU-29: Ensure that the City's General Plan is maintained to be an accurate guide for development and resource conservation.		
29.1 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.
29.2 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.
29.3 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.
29.4. 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.
29.5 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.
29.6 Ordinance amendments. The City shall review and amend, as necessary, the Zoning Code and Subdivision Ordinance to ensure consistency with the General Plan.		Ongoing.

2016 LAND USE ELEMENT PROGRESS REPORT

Status of Land Use Element Master EIR Implementation Measures

Jurisdiction: City of Grover Beach

Reporting Period: January 2016 - December 2016

No.	Implementation Measure	Policies	Responsibility	Timeframe				Status
				Near-Term <5yrs	Mid-Term <10yrs	Long-Term >10yrs	Ongoing	
1	The City and Redevelopment Agency will apply the goals, policies and programs of the General Plan and Local Coastal Program.	All	City Council, Redevelopment Agency, 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	■				Completed: Coastal Commission approved the Local Coastal Program Amendment in August 2014.
3	The City and Redevelopment Agency will implement the Grover Beach Improvement Project and Industrial Enhancement Project as a means of achieving the objectives of the General Plan.	All	City Council, Redevelopment Agency, City Staff				■	Ongoing. The Improvement Agency was dissolved by the State in January 2012. Therefore, the Agency no longer can assist in implementing the General Plan. However, the implementation of the General Plan is ongoing by the City.
4	The City shall review and revise, as necessary, the Zoning 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.

No.	Implementation Measure	Policies	Responsibility	Timeframe				Status
				Near-Term <5yrs	Mid-Term <10yrs	Long-Term >10yrs	Ongoing	
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 and Improvement Project.	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.
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	■				Completed: The Climate Action Plan was adopted in September 2014. Implementation is ongoing.
12	The City and/or Redevelopment Agency 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, Redevelopment Agency, 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	■				The Council has not provided direction on this measure.

No.	Implementation Measure	Policies	Responsibility	Timeframe				Status
				Near-Term <5yrs	Mid-Term <10yrs	Long-Term >10yrs	Ongoing	
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		■			A major review of the General Plan has yet to occur.
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 and Redevelopment Agency will continue to implement the façade improvement program.	LU-20.1	Community Development Department, Redevelopment Agency				■	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	■				Completed: The West Grand Avenue Master Plan was adopted in January 2011
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	LU-15.2	Community Development Department, City Council			■		Will be required as part of the development review process.

No.	Implementation Measure	Policies	Responsibility	Timeframe				Status
				Near-Term <5yrs	Mid-Term <10yrs	Long-Term >10yrs	Ongoing	
	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; g. A plan for implementation.		Council					
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		■			Completed: 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	■	■			Completed: The City has three PACE providers which offer low-cost financing. CAPSLO and emPower also provides loans for energy efficiency improvements.
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, Redevelopment Agency, 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	Timeframe				Status
				Near-Term <5yrs	Mid-Term <10yrs	Long-Term >10yrs	Ongoing	
25	As part of Zoning 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		■			Completed: 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 Plan has 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	The City will prepare and adopt a program to monitor residential development to ensure residential growth does not exceed 2.5 percent.	LU-18.1	City Council, Community Development Department				■	Ongoing as part of the development review process.
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.

No.	Implementation Measure	Policies	Responsibility	Timeframe				Status
				Near-Term <5yrs	Mid-Term <10yrs	Long-Term >10yrs	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	■				Completed: The City adopted a Climate Action Plan in September 2014. Implementation is ongoing.
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				■	Completed: the City's website provides links to available energy conservation improvement programs.
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		■			Completed: 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.

No.	Implementation Measure	Policies	Responsibility	Timeframe				Status
				Near-Term <5yrs	Mid-Term <10yrs	Long-Term >10yrs	Ongoing	
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 considered adopting an ordinance due to staff resources.
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"> ▪ The establishment of a ratio of comparable agricultural lands to be permanently protected for each acre of agricultural use, and ▪ 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. 	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.	LU-16.1, LU-16.2, LU-16.4, LU-16.5, LU-16.10, LU-16.11, LU-16.12, LU-16.13, LU-16.14	City Council, Planning Commission, Community Development Department		■			Ongoing.
41	The City can provide relocation assistance to businesses and property owners in the Front Street industrial area.	LU-6.8	City Council, Redevelopment Agency, Community Development Department	■				The Improvement Agency was dissolved by the State in January 2012. Therefore, the Agency no longer can provide relocation assistance.

No.	Implementation Measure	Policies	Responsibility	Timeframe				Status
				Near-Term <5yrs	Mid-Term <10yrs	Long-Term >10yrs	Ongoing	
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	■				Completed: The City adopted stormwater regulations in December 2013.
Amendments to Other General Plan Elements								
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	■				Open Space - Conservation Element has not been updated/amended as a result of staff resources.
	Amend the Circulation Element to incorporate the following policies and programs: Policies:							

No.	Implementation Measure	Policies	Responsibility	Timeframe				Status
				Near-Term <5yrs	Mid-Term <10yrs	Long-Term >10yrs	Ongoing	
47	<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>	[No policy references in the Land Use Element]	City Council, Planning Commission, Community Development Department, Public Works Department	■				The Circulation Element has a minimum standard of LOS C. Projects are reviewed for traffic impacts as part of the development review process.
	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. Two Safe Routes to School projects have been completed.							

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction GROVER BEACH

Reporting Period 01/01/2016 - 12/31/2016

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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

Jurisdiction GROVER BEACH
 Reporting Period 01/01/2016 - 12/31/2016

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
Green Park	SF	Owner	0	2	0	0	2	0		DB	
(9) Total of Moderate and Above Moderate from Table A3			0	21							
(10) Total by Income Table A/A3			0	2	0	21					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	21	0	0	0	0	21	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019				Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	41	0	0	0	0	0	0	0	0	0	41	
	Non-Restricted		0	0	0	0	0	0	0	0			
Low	Deed Restricted	26	1	2	2	0	0	0	0	0	5	21	
	Non-Restricted		0	0	0	0	0	0	0	0			
Moderate		29	0	0	0	0	0	0	0	0	0	29	
Above Moderate		69	12	30	21	0	0	0	0	0	-	63	6
Total RHNA by COG. Enter allocation number:		165											
Total Units ▶ ▶ ▶			13	32	23	0	0	0	0	0	68		
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												97	

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Jurisdiction: City of Grover Beach
Reporting Period: January 2016 - December 2016

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1.1	Identify State, federally and City-owned land that may be suitable for housing sites.	annually review	Reviewed and updated annually.
1.2	Within the PD Overlay Zone, facilitate better designed projects by allowing flexible and relaxed development standards, beyond what is permitted in the underlying zone.	as development applications are submitted	No development applications were submitted that applied for the PD Overlay zone.
1.3	Work with other agencies and non-profits that meet the needs of extremely low- income households.	ongoing	Ongoing.
1.4	Consider revising the PUD standards to encourage development of small underutilized parcels in the R3 zone.	within two years of July 2014	Not yet considered.
1.5	Remove requirement of 20 units per acre to allow range of density allowed in R3 zone.	within two years of July 2014	Not yet considered.
2.1	Multifamily housing developments with interesting architectural and structural design features to enrich the livability and attractiveness of the development.	as development applications are submitted	Three multifamily housing developments were entitled in 2016 by the Planning Commission.
3.1	Update Affordable Housing Development Guidebook	as needed	Ongoing.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.2	If any housing funds become available, prioritize funding for developments that incorporate extremely low-income units.	as development applications are submitted	Ongoing.
4.1	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.	as development applications are submitted	Ongoing.
4.2	Provide nonprofit housing developers with a list of potential properties with underutilized motels or other commercial structures located in appropriate areas to be converted for permanent special needs housing to serve disabled, elderly, extremely low and very income persons.	annually review	Provided as part of the annual meetings with non-profit housing developers.
4.3	Publish informational handouts regarding Reasonable Accommodation.	within one year of July 2014	Information is available on the City's website.
4.4	1. Amend the Development Code to allow transitional and supportive housing in all zones allowing residential uses. 2. Amend standards for the emergency shelter overlay to comply with State Law.	within one year of July 2014	Not yet considered.
4.5	<p>Work with housing providers to ensure that special housing needs are addressed through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. Promote housing programs and financial assistance available from the City, County, State and federal governments.</p> <p>City shall apply for or support others' applications for State and federal funding designated specifically for special needs groups.</p>	annually	<p>Met with local non-profit housing developers/advocacy groups to discuss opportunities and constraints for all types of affordable housing.</p> <p>Have not yet applied to 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</p>

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
4.6	Amend Development Code to allow Farmworker housing without a Use Permit in the Urban Reserve zone per Health and Safety Code Section 17021.6.	within one year of July 2014	Not yet considered.
5.1	1. Seek CDBG funding to assist in financing and rehabilitation of affordable residential projects. 2. Conduct a housing condition survey prior to the beginning of the 6th Housing Element planning period (June 30, 2019).	annually	1. The City received \$1,800,000 in 2013 CDBG funds, of which approximately \$186,000 was for the acquisition of a multi-family site for low income households and \$700,000 in 2013 HOME funds for an Owner-Occupied Rehabilitation Program and a First Time Homebuyer Program. In 2016, the CDBG funds were reallocated to fund subsistence payments and rental downpayments. For the HOME funds, two Owner-Occupied Rehabilitation projects were completed and one First Time Homebuyer loan was completed. At least 50% of the grant funds must be expended in order to be eligible to apply for additional funding. 2. Not yet conducted.
5.2	Develop a program to reallocate CDBG and HOME program income into new affordable housing units or programs to assist low and moderate income households.	ongoing	To be evaluated should program income be received.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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.	ongoing	Two residential units were issued demolition permits in 2016. Previous household income levels unknown. One was a non-conforming use as it was located in the Coastal Commercial Zone and will be replaced by a mixed use development with three residential units, and the other was in poor condition and will be replaced by two residential units.
6.1	Update handouts as regulations and policies are amended.	ongoing	Ongoing.
6.2	Consider revising parking standards to remove potential constraints and provide incentives for the development of affordable housing.	within two years of July 2014	Not yet considered.
6.3	Monitor housing development and identify if there are potential standards, procedures, or fees constraining affordable housing development.	annually review	Ongoing.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
6.4	Remove potential constraints for entitlement of multi-family housing by removing terms "density" and "public interest" and clarify/remove "location" in the findings in Development Code Section 6.20.060.	within two years of July 2014	Not yet considered.
6.5	Evaluate development impact fees and consider a reduction of fees for affordable housing units where possible.	within two years of July 2014	Not yet considered.
6.6	Develop second units as affordable housing.	annually	No building permits for second units were issued in 2016.
7.1	Provide information about water conservation programs and energy rebates.	ongoing	Information is available on the City's website.
8.1	Disseminate information on housing assistance available from the Housing Authority of San Luis Obispo and the Department of Fair Employment and Housing.	ongoing	Information is available on the City's website.

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(CCR Title 25 §6202)

Jurisdiction GROVER BEACH

Reporting Period 01/01/2016 - 12/31/2016

General Comments: