
TO: PLANNING COMMISSION

**FROM: BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR
JANET REESE, PLANNER II**

SUBJECT: 2012 ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

BACKGROUND

California Government Code Section 65400 requires that cities submit an annual report on the status of their General Plan and progress in its implementation to the Governor's Office of Planning and Research and Department of Housing and Community Development by April 1st of each year.

Prior to submittal to the State, the annual report must be presented to the City Council for review and acceptance. As a procedural matter, staff is bringing this annual report to the Planning Commission for receipt and acceptance prior to the Council given the role of the Commission as the planning advisory body.

DISCUSSION

Attached is a report on the status of the implementation of the General Plan. It includes a summary of General Plan and Zoning Code amendments processed and actions or activities relating to each of the City's General Plan Elements during 2012. The Housing Element section includes a table that quantifies, where possible, the number of dwelling units constructed, conserved, or rehabilitated during the reporting period.

ALTERNATIVES

The Planning Commission has the following alternatives to consider:

1. Receive and file the 2012 General Plan Annual Status Report for final acceptance by the City Council.
2. Provide alternative direction to staff.

RECOMMENDATION

Staff recommends that the Planning Commission receive and file the 2012 General Plan Annual Status Report for final acceptance by the City Council.

PUBLIC NOTIFICATION

The agenda was posted in accordance with the Brown Act.

ATTACHMENTS

1. 2012 Annual Report on the Status of the General Plan

Please Review for the Possibility of a Potential Conflict of Interest:

- None Identified by Staff
- Laferriere Alex Long
- Blum Rodman



CITY OF GROVER BEACH GENERAL PLAN ANNUAL REPORT FOR 2012

In compliance with Section 65400 of the California Government Code, this report has been prepared to summarize the status of the City of Grover Beach General Plan and the steps taken during this period to implement general plan goals and policies. In addition to the required seven general plan elements, the City has an adopted Parks and Recreation Element and a Scenic Routes Element.

The following table lists the elements of the City of Grover Beach General Plan and the date each element was last adopted.

NAME OF ELEMENT	YEAR LAST UPDATED
Land Use	2010
Housing	2009
Circulation	2005
Parks and Recreation (optional)	2005
Safety	2000
Noise	1993
Scenic Routes (optional)	1981
Open Space and Conservation	1973

The following General Plan amendments were approved by the City Council in 2012:

- Amendment to Ramona Specific Plan area
- Amendments related to the adoption of the Development Code

The following Zoning Code Amendments were approved by the City Council in 2012:

- Comprehensive update and reorganization of Article III and IX of the Municipal Code.

STATUS OF IMPLEMENTATION

Land Use Element:

The Land Use Element was adopted in February 2010 and was amended in 2012.

Specific implementation measures identified in the Land Use Element that were addressed in 2012 include:

- The following implementation measures were addressed as part of the adoption of the Development Code in October 2012:
 - Amendments to the zoning code to amend development criteria for development (Policies 4.3, 4.4, 5.1, 6.4, 6.5, 7.1, 7.3, 7.4, 11.5, 11.6, 16.3)
 - Designate suitable areas for visitor-serving mixed-use development, including the transition of the Front Street/Beckett Place area (Policy 6.1)
- Submitted the Development Code and revised Local Coastal Program to the Coastal Commission for review and certification (Policy 17.1)
- Proposed development projects are reviewed to ensure consistency with the LUE. (Policies 1.1, 3.1, 4.4)

- The Council approved the environmental and conceptual project for the Grover Beach Lodge. (Policy 6.2)
- Phase II of the West Grand Avenue Street Enhancement Project was awarded. Construction is scheduled to commence in early 2013. (Policies 21.2, 21.3)
- A contract for South 13th Street Improvements was awarded. Construction is scheduled to commence in early 2013. (Policy 10.2)
- Continued to work with Digital West to implement the Technology Master Plan (Policy 22.1)
- Started the preparation of the Climate Action Plan (Policy 27.2)

Housing Element:

The 2007-2014 Housing Element was certified by the State in November 2009. An Annual Report on the Status of the Housing Element must be prepared and submitted by April of each year and is attached to this report (reference Exhibit 1). Specific programs identified in the Element that were addressed in 2012 include:

- The City Council adopted a new Article IX of the Municipal Code, titled "Development Code", which included modifications to development standards (Programs 1.2.1, 1.2.3, 4.1.3, 4.2.1, 4.6.1, 4.6.3, 7.1.1)
- Inventory of City and Successor Agency to the Improvement Agency land reviewed and updated. The City worked with a developer to construct an affordable housing project located at 920 South 10th Street. However, the Department of Finance determined that the Improvement Agency and developer did not enter into an agreement prior to the dissolution of the Agency. Therefore, the project will not be constructed. (Program 1.1.2)

Circulation Element:

The Circulation Element was updated in 2005 and establishes goals and programs to carry out the circulation needs of the community. Specific programs identified in the Element that were addressed in 2012 include:

- Continued to pursue funding to construct improvements identified in the Circulation Master Plan and implement projects as part of the Capital Improvement Program. (Programs 1.1.3, 1.4.1, 2.1.2, 3.1.1, 3.2.2, 3.3.2, 5.3.2)
- The City maintains established truck routes to direct trucks to appropriate road segments and to discourage truck traffic on local residential streets. (Program 1.6.1)
- The City maintains a Capital Improvement Program to construct improvements as identified and funded. (Programs 2.3.4, 3.2.2)
- The City continues to maintain a minimum traffic operating Level of Service of "C" on all City transportation facilities. (Program 1.2.3)
- The City continues to pursue Street Rehabilitation projects based upon available funding and periodically reviews the priority list with City Council to identify future rehabilitations. (Program 1.3.1)
- The City reviews proposed new development to ensure that adequate access, on-site circulation, parking and loading areas are provided, and that mitigation measures are incorporated where potential adverse impacts are identified. (Programs 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.3.2, 2.3.3)
- The City maintains a Traffic Committee and monitors safety considerations through accident reports and where appropriate considers preparation of warrant studies. (Programs 1.5.1, 1.5.2, 4.1.3)
- The City coordinates its actions with the transportation plans of adjacent cities, the County, SLOCOG, and Caltrans. (Programs 4.2.1, 4.2.2, 4.2.3)

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. Specific programs identified in the Element that were addressed in 2012 include:

- Continued to pursue grant funding opportunities for project construction of the Cleaver Park Master Plan that was adopted in 2010. (Programs 2.1.1, 2.1.2, 2.3.2)
- Updated the Parks and Facilities Matrix. (Program 2.3.3, 5.1.1)
- Continued to provide a wide range of program, classes, events and services that respond to the changing needs of the community. (Program 3.1.1, 3.1.2)
- Continued to use a variety of funding sources to expand, acquire, develop and maintain the community's park, recreation and natural areas and list park projects in the City's Five-Year Capital Improvement Project list. (Program 5.1.1)
- Continued to accept Quimby park dedications or payment of in-lieu fees, as well as development impact fees for all new residential development to provide funds for parkland acquisitions and/or development. (Program 5.2.1)
- Master Fee Schedule annually reviewed. (Program 5.3.2)
- In the development review process of projects with facilities proposed to meet park requirements, the Parks and Recreation Director provides recommendations. (Program 6.2.1)

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. Specific programs identified in the Element that were addressed in 2012 include:

- The City has developed an Emergency Operational Center and participates in annual drills to ensure that its procedures/personnel are working effectively. The City has designated and trained a Public Information Officer. (Programs 1.1.2, 1.3.1, 1.6.1, 2.3.1, 2.3.2, 5.1.2)
- The annual Weed Abatement Program reduces the hazard that flammable vegetation presents in the community. (Policy 3.4)
- The Community Development Department through its Building Division continues to enforce applicable building codes pertaining to the design of structures and grading relative to flooding, fire, and seismic safety. (Programs 1.5.1, 1.5.2, 4.3.2, 4.3.3, 4.4.1, 4.4.2, 4.5.4, 5.6.1)

Noise Element:

The Noise Element was adopted in 1993 and establishes goals and programs to address noise impacts in the City. Specific programs identified in the Element that were addressed in 2012 include:

- Proposed development projects are reviewed to ensure consistency with the Element. (Measures 5.1, 5.2)

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 from 4th Street to Oak Park, N. 12th Street from Atlantic City to El Camino Road, El Camino Road, 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 Pan Policy LU-16.17 identifies that this element should be amended.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Grover Beach

Reporting Period 1/1/2012 - 12/31/2012

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 See Instructions	Deed Restricted Units See Instructions	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					
(9) Total of Moderate and Above Moderate from Table A3			▶	▶	1	1	2				
(10) Total by income Table A/A3			▶	▶	1	1	2				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Grover Beach

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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	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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

Jurisdiction City of Grover Beach
 Reporting Period 1/1/2012 - 12/31/2012

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	1					1	1
No. of Units Permitted for Above Moderate	1					1	1

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Grover Beach

Reporting Period 1/1/2012 - 12/31/2012

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.		2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	44			4						4	40
	Non-deed restricted											
Low	Deed Restricted	32										32
	Non-deed restricted											
Moderate	Deed Restricted	36	1		3			1			5	28
	Non-deed restricted*			3							3	
Above Moderate		81	17	13	4	6	2	1			43	38
Total RHNA by COG. Enter allocation number:		193										
Total Units ▶▶▶			18	16	11	6	2	2			55	138
Remaining Need for RHNA Period ▶▶▶▶▶												

Notes: units serving extremely low-income households are included in the very low-income permitted units totals. *secondary dwelling units (assumed moderate income level)

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Grover Beach

Reporting Period 1/1/2012 - 12/31/2012

Table C
Program Implementation Status

Program Description	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
1.1.1 In order to meet State law requirements (Government Code Sections 65583(c)(1) (A) and 65583(c)(1) (B)) to address the 2007 – 2014 RHNA, the City shall amend the General Plan and the Zoning Ordinance to provide adequate sites for 50 very low and low-income units at a minimum of 20 dwelling units per acre "by right" (without a conditional use permit or any other discretionary action). A minimum of 16 units will be accommodated per site. At least half (50 percent) of these sites shall be zoned for residential uses only. The applications can be subject to design review as long as the project does not trigger the CEQA review process. The City has identified a site that could be rezoned to meet the State requirements and has the potential to accommodate the remaining 50 very low- and low-income units allocated for this planning period. The site (9.89 acre lot on 1600 block of Atlantic City Ave, APN 060-031-005) is discussed in detail in Chapter 4.	50 units	to be completed by June 2011	Completed - The Land Use Element was adopted by the City Council in February 2010. A Zoning Ordinance Amendment was adopted by City Council on 2/21/11.
1.1.2 The City will prepare an inventory of State, federal, City and Improvement Agency owned land and will analyze that land for possible housing sites. If appropriate sites are identified, the City will approach developers and funding agencies to facilitate development of the sites for affordable housing and provide priority permit processing.	N/A	updated annually	Inventory reviewed/updated.

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Grover Beach

Reporting Period 1/1/2012 - 12/31/2012

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>1.1.3 In June 2008, an amendment to the City Zoning Ordinance went into effect which applied a Planned Development (PD) Overlay Zoning District to the blocks along West Grand Avenue. This overlay district is generally bounded to the north by Ramona Avenue and to the south by Rockaway Avenue and encompasses commercial properties along West Grand Avenue from east of Highway 1 to Oak Park Boulevard. The purpose of this overlay zone is to promote flexible and relaxed development standards, beyond what is permitted in the underlying zoning district. In addition, Innovative site planning and other aspects of project design are encouraged which will facilitate the development of small parcels in the area. The PD Overlay encourages mixed-use projects, which include residential uses, and redevelopment of underutilized land.</p> <p>The City shall actively contact property owners and developers to promote lot consolidations; The City shall conduct an annual marketing program to promote development opportunities provided by the PD Overlay District.</p>	N/A	<p>Within two yrs. of HE adoption (by November 2, 2011)</p>	<p>The City Council adopted the Grand Avenue Master Plan in February 2011, which promotes development along the West Grand Avenue Corridor. The City Council has also implemented a City-wide marketing program to promote development. Staff continues to promote the PD Overlay when discussions occur with property owners and potential developers.</p>
<p>1.1.4 The City's Improvement Agency shall make Improvement Agency funds available for the development of affordable housing through agency loans and grants. In order to encourage extremely low-income housing, the City will prioritize funding for projects that include extremely low-income units. A public outreach program will disseminate information on the City's website, on the Cable TV channel, City Seabreeze Newsletter, and hand outs that can be distributed to affordable housing developers and made available at the City Community Development Department.</p>	<p>12 Extremely Low, Very Low, or Low Income dwelling units.</p>	Ongoing	<p>As of February 1, 2012, the Agency was dissolved, and funds are no longer available</p>

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Grover Beach

Reporting Period 1/1/2012 - 12/31/2012

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1.1.5 The City will investigate the possibility of becoming the primary recipient of Community Development Block Grant funds rather than applying to San Luis Obispo County for CDBG funding.	N/A	Within one year of HE adoption (by November 2, 2010)	Completed - The City completed a community income survey in the spring of 2011 and decided to become a primary recipient of CDBG funds available after June 30, 2012.
1.1.6 The City will consider an Inclusionary Housing Ordinance that requires new housing development projects or subdivisions of five or more units or lots to provide at least 10 percent of the units available to very-low income households, 15 percent of the units available to low-income households, or 20 percent of the units available to moderate income households. The affordable housing requirements may include providing on-site affordable housing units, paying a fee in lieu of providing such housing, or providing the required housing unit(s) off-site in the City. For projects with five units, but less than 10 units, an in lieu fee, as adopted by the City Council will be considered. For projects of ten or more units, on-site or off-site housing units are required, unless the City Council makes findings authorizing the payment of in lieu fees. The Ordinance shall require that all affordable units be maintained as affordable housing for at least 30 years for projects outside the Improvement Agency area boundaries, and at least 45 years for projects inside the Improvement Agency area boundaries (as required by California Community Redevelopment Law). If such an ordinance is adopted, the City shall investigate incentives such as increased density, reduced parking requirements, reduced or deferred permitting fees, and/or expedited permit processing.	25 units	Within two yrs. of HE adoption (by November 2, 2011)	No action on this program occurred in 2012.

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Grover Beach

Reporting Period 1/1/2012 - 12/31/2012

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>1.1.7 The City will establish an Affordable Housing Fund to accept inclusionary in-lieu fees, Improvement Agency set-aside funds, and other housing-related fees or funds. This fund will be used to acquire property, construct affordable housing, write-down land or financing costs, or to rehabilitate existing substandard or at-risk units. The City will also adopt guidelines and criteria for the utilization of these funds, including priorities and procedures.</p>	<p>N/A</p>	<p>Within two yrs. of HE adoption (by November 2, 2011)</p>	<p>The City's Improvement Agency had a housing set-aside fund as required by law. Prior to the dissolution of the Agency, these funds were used to acquire land to construct affordable housing. An in-lieu fee has yet to be considered by the City Council.</p>
<p>1.1.8 The City shall continue to implement the affordable housing density-bonus and incentive/concession program adopted in August, 2007 by City Ordinance No. 07-06. This program meets the requirements of Government Code Section 65915 provides incentives for affordable housing projects not meeting the State threshold of five units. All affordable units are to be maintained as affordable housing for at least 30 years for projects outside the Improvement Agency area boundaries and at least 45 years for projects inside the Improvement Agency area boundaries (as required by California Community Redevelopment Law).</p>	<p>10 units</p>	<p>Ongoing</p>	<p>Ongoing</p>
<p>1.1.9 The City will continue to partner with other agencies and non-profits for assistance with affordable housing programs such as the Section 8 Rental Voucher Program and other programs and opportunities that meet the needs of extremely low income households. The City intends to utilize these relationships for program implementation, administration, income verifications, and monitoring of the City's density bonus and inclusionary housing programs. Additionally, the City will work with these partners on applications for financial assistance. Potential local partnership opportunities include, but are not limited to, the San Luis Obispo City Housing Authority, the San Luis Obispo County Housing Trust Fund, and People's Self Help Housing.</p>	<p>Conserve 180 existing Section 8 vouchers</p>	<p>Ongoing</p>	<p>The Improvement Agency contracted with Community Action Partnership of San Luis Obispo on a Home Repair Loan Program for low income property owners. The original amount was approved by the City Council in September 2008.</p> <p>The program was completed in 2011 with a total of 13 loans issued for home repairs on 13 owner-occupied low-income single family residences totaling \$152,201.12.</p> <p>A total of \$15,294.18 for one home has been reimbursed to the City due to a refinance.</p>

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Grover Beach

Reporting Period 1/1/2012 - 12/31/2012

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1.2.1 The City shall amend the Zoning Ordinance to modify the mixed-use residential standards in non-residential zoning districts to allow the residential component of the project to be located above, to the side, or to the rear of the non-residential portion and to allow the residential use of a mixed-use project to be detached from the non-residential use as long as the non-residential use is located entirely along the front of the project site.	Five mixed-use residential dwelling units per year	Within one year of HE adoption (by November 2, 2010)	Completed as part of the adoption of the Development Code (October 2012).
1.2.2 The City shall revise Part 40 of the Municipal Code to potentially decrease lot size and make other changes in development standards to encourage development of small, underutilized parcels in the R-3 zoning districts. The City, through recent amendments to the Code, has also expanded the allowable lot coverage in the R-3 zone to 60 percent to provide a further incentive for development of small parcels.	N/A	Within one year of HE adoption (by November 2, 2010)	No action on this program occurred in 2012.
1.2.3 Although no current need for farmworker housing exists, the City will amend the Zoning ordinance to insure compliance with Health and Safety Code Sections 17021.5 and 17021.6.	N/A	Within three years of HE adoption (by November 2, 2012)	Completed as part of the adoption of the Development Code (October 2012).
2.1.1 Affordable housing developments that are proposed to be two stories or more shall be designed to respect existing coastal views, where possible.	N/A	Ongoing	Ongoing as part of the development review process.
2.2.1 The architectural design of affordable housing developments shall incorporate safe and attractive pedestrian linkages to common open space areas, public transit and other uses in the public realm.	N/A	Ongoing	Ongoing as part of the development review process.
3.1.1 The City will prepare an Affordable Housing Development Guidebook identifying funds available and the process for applying to use City or Improvement Agency funds available for affordable residential projects. This Guidebook will be available at City Hall and on the City website.	N/A	Within three years of HE adoption (by November 2, 2012)	As of February 1, 2012, the Agency was dissolved. Funds are not available.

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Grover Beach

Reporting Period 1/1/2012 - 12/31/2012

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.2 The Improvement Agency shall provide funding for the construction of new affordable housing to be developed in partnership with affordable housing developers. The City will prioritize funding for developments that incorporate extremely low-income units. Developers who receive financial assistance from the City or Improvement Agency for their project will be required to record a covenant on the project deed(s) that requires the units to be rented or for resale at below market, affordable rates as established in the County of San Luis Obispo Affordable Housing Standards.	Eight Low or Very Low Income dwelling units	Ongoing	As of February 1, 2012, the Agency was dissolved.
4.1.1 In accordance with the California Building Code, multistory dwelling units in apartment buildings with three or more dwelling units or condominiums with four or more dwelling units shall continue to install design features in at least 10 percent of the units for handicapped accessibility.	N/A	Ongoing	Ongoing as part of the development review process.
4.1.2 The City shall encourage residential developers of five or more dwelling units to offer an optional accessible design to home buyers whose households have one or more disabled persons.	N/A	Ongoing	Ongoing as part of the development review process.
4.1.3 In order to encourage housing for extremely low and low income households, the City shall allow single-room occupancy units (SROs) in the R-2, C-R-2, R-3, and C-R-3 zoning districts with a conditional use permit. Standards and procedures shall be developed to encourage and facilitate development of SROs. Parking needs will be analyzed during development of the standards and procedures.	Five extremely low-income units	Within two yrs. of HE adoption (by November 2, 2011)	Completed as part of the adoption of the Development Code (October 2012).

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Grover Beach

Reporting Period 1/1/2012 - 12/31/2012

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
4.2.1 To encourage senior housing, the City will consider a senior housing overlay that provides incentives for developers of senior housing in certain areas. The City shall also reduce the parking standards required for senior housing developments located near commercial services and transit routes by amending the parking regulations of the Zoning Ordinance.	N/A	Within two yrs. of HE adoption (by November 2, 2011)	Completed as part of the adoption of the Development Code (October 2012).
4.5.1 Underutilized motels or other commercial structures located in appropriate areas that are in need of rehabilitation shall be identified, contacted, and offered financial assistance and other incentives to convert and/or upgrade their buildings for permanent special needs housing that could serve disabled, elderly, extremely low income, and very low income persons.	N/A	Within two yrs. of HE adoption (by November 2, 2011)	Inventory completed in 2010. Ongoing.
4.6.1 The City shall implement measures to mitigate constraints for disabled or special needs persons who may seek a reasonable accommodation. The City shall complete the following actions: Establishment of a dedicated application procedure allowing a disabled person to apply for a reasonable accommodation from the strict interpretation of the zoning regulations. This application will be attached to the City's Building Permit and Planning Review applications and will outline a specific permit process for an applicant to obtain a reasonable accommodation. This procedure will also incorporate group homes or residential care facilities that specifically serve disabled persons. The approval authority for a reasonable accommodation will be given to the Community Development Director; Reduced parking requirements may be granted to projects that serve disabled or special needs person if the project can demonstrate a reduced need for parking. The approval authority for this parking reduction will be given to the Community Development Director.	N/A	Within one year of HE adoption (by November 2, 2010)	Completed as part of the adoption of the Development Code (October 2012).

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Grover Beach

Reporting Period 1/1/2012 - 12/31/2012

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
4.6.2 The City will publish information handouts for those seeking a reasonable accommodation from the strict interpretation of the zoning regulations. These information handouts will be made available at City Hall and the Grover Beach Post Office.	N/A	Within one year of HE adoption (by November 2, 2010)	Information is available at City Hall.
4.6.3 The City shall amend the Zoning Ordinance to comply with SB 2 and permit emergency shelters without a conditional use permit (CUP) or other discretionary permits and define transitional and supportive housing as residential uses subject to the same restrictions that apply to other housing (including design/architectural review). The City will consider the R-3, L-M, and C-1 zoning districts to allow emergency shelters by right. This will be implemented either by allowing the use by right in the entire zone or through use of an overlay on a particular site or sites. The zone(s) or site(s) must have adequate capacity for at least one homeless shelter.	N/A	Within one year of HE adoption (by November 2, 2010)	Completed as part of the adoption of the Development Code (October 2012).
5.1.2 The City shall identify existing owner-occupied housing that received a financial subsidy(ies) through programs such the CDBG for gap financing, track the term remaining on the financing, and develop a program to reallocate the funds into new affordable housing units.	N/A	Ongoing	Ongoing

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Grover Beach

Reporting Period 1/1/2012 - 12/31/2012

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>5.2.1 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;</p> <p>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 Zoning Ordinance; The unit to be demolished will be replaced with a rental unit available to low- or moderate-income households.</p>	N/A	Ongoing	Ongoing as part of the development review process.
<p>5.3.1 Those who are very-low and low income householders that are displaced due to abatement of unsafe structures may be provided relocation assistance as provided by State law.</p>	N/A	Ongoing	Ongoing
<p>6.1.1 Rights-of-way within the City vary from 60 feet to 100 feet. The City shall continue to evaluate locations and the appropriateness of narrowing certain residential streets to a maximum of 60 feet in width. The City shall also continue to evaluate potential financial mechanisms to vacate public street right-of-way to adjacent residential properties in order to provide property owners with more land to build additional housing units.</p>	N/A	Ongoing	Ongoing

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Grover Beach

Reporting Period 1/1/2012 - 12/31/2012

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
6.2.1 The City shall prepare an update of the General Plan Land Use Element and shall consider appropriate locations for workforce residential and non-residential development south of Farroll Road between South 4th and South 13th Streets. The environmental review will evaluate public facility resources needed to meet housing demand.	N/A	The Land Use Element update is underway and completion is projected for Winter 2010	The Land Use Element was adopted February 2010 and included policies 2.3 and 11.5, which state that the City shall provide for and encourage a range of housing choices and promote the establishment of live work settings in industrial districts.
7.1.1 The City shall review and potentially amend the Non-Conforming provisions of the Zoning Ordinance to lower the review authority required from the Planning Commission to staff level, to allow additions to non-conforming residential structures.	N/A	Within two yrs. of HE adoption (by November 2, 2011)	Completed as part of the adoption of the Development Code (October 2012).
7.1.2 The City shall update housing, planning, and building public hand out materials to improve their effectiveness and to reflect regulation and policy amendments. These handouts will be made available at City Hall and the City website.	N/A	Within three years of HE adoption (by November 2, 2012), and as zoning regulations are amended	Ongoing. Handouts & application forms on City website.
7.1.3 The City shall implement revised parking regulations to remove potential constraints and provide incentives for the development of affordable housing. The City shall utilize the following measures: The City shall utilize the state parking requirements for eligible affordable housing developments as provided for in Government Code Section 65915 (p); A housing project applicant may request parking reductions as set forth by Section 9138.8. 3. The City shall explore the option of a parking district for commercial and mixed-use projects along West Grand Avenue and major arterial roads to facilitate residential development.	N/A	Within two yrs. of HE adoption (by November 2, 2011)	No action on this program occurred in 2012.
7.1.4 The City shall monitor programs, standards, procedures, and fees as part of the annual General Plan review to ensure that they do not constrain affordable housing development.	N/A	Within two yrs. of HE adoption (by November 2, 2011)	Ongoing.

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Grover Beach

Reporting Period 1/1/2012 - 12/31/2012

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
7.2.1 The City shall continue to evaluate the City's development fee structure and consider the reduction of fees for affordable housing units where possible. For affordable housing units within the boundaries of the Improvement Agency, the Agency may assist with the payment of development fees.	N/A	Within two yrs. of HE adoption (by November 2, 2011)	Ongoing.
7.3.1 The City encourages the development of second units as affordable housing and shall promote second units, create development incentives, and monitor their construction and affordability. Actions that the City shall take include the following: The development of a public relations program to publicize the benefits of the City's second unit ordinance and the process of applying for the relevant permits. Staff will create a brochure for circulation by a one-time citywide distribution, publish quarterly promotional articles in appropriate newsletters and newspapers, and maintain the brochure at City Hall and the City website; Applications for second units will be eligible for priority permit processing to encourage the construction of second units. This priority processing status will apply to both new second units on lots with an existing primary unit and to the construction of new primary units that provide a second unit as part of the project; The development of a system to track and monitor the construction of second units and the availability and affordability of second units as rental units. On an annual basis, the City will compare the results of the tracking system with its Regional Housing Needs Allocation (RHNA) The building permit database will be utilized to facilitate this tracking system.	30 second units	Within the Planning Period	No action on this program occurred in 2012.
8.2.1 The City will implement Title 24 compliance of the California Code on all new development or remodeling through its building plan check process.	N/A	Ongoing	Ongoing as part of the development review process.

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Grover Beach

Reporting Period 1/1/2012 - 12/31/2012

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
8.2.2 The City will continue to provide information about conservation programs, rebates, retrofits, and low-income assistance programs available through local utility providers. This information will be available to the public at the Community Development Department.	N/A	Ongoing	Ongoing
8.2.3 The City shall continue to require that all new subdivisions are designed and housing tracts constructed to make maximum use of solar access to structures and that landscaping plans utilize plants that enhance solar access during the winter months.	N/A	Ongoing	Ongoing as part of the development review process.
9.1.1 The City will disseminate information in Spanish and English on Housing Program assistance available from the Housing Authority and Department of Equal Housing and Employment regarding fair housing laws. The City will post fair housing information at the following locations: City of Grover Beach Website; Grover Beach City Hall - Community Development Department; Seabreeze Newsletter - Published by Grover Beach City Hall; Ramona Park Community Center; Trouville Community Center; Grover Beach Post Office; State Superior Court - Grover Beach Branch; County Public & Environmental Health - Grover Beach Branch. The City has acted and will continue to act as an information station for people who experience housing discrimination, referring them to the Housing Authority and Department of Equal Housing and Employment for assistance.	N/A	Within one year of HE adoption (by November 2, 2010)	Residents are referred to the Housing Authority.
9.1.2 The City will continue to refer persons who report that they are experiencing housing discrimination to the California Rural Legal Assistance center.	N/A	Ongoing	Ongoing

General Comments:

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