

2013 LAND USE ELEMENT PROGRESS REPORT

Status of Land Use Element Master EIR Implementation Measures

Jurisdiction: City of Grover Beach

Reporting Period: January 2013 - December 2013

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	■				LCP Amendments were submitted to the Coastal Commission in December 2012 for the LUE Update and the Development Code, and in January 2014 for the Stormwater and Grading Ordinances. Pending Coastal Commission approval.
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				■	Improvement Agency dissolved January 2012.
4	The City shall review and revise, as necessary, the Zoning Code and Subdivision Ordinance to accomplish the following purposes:	All	City Council, Community Development Department	■				Development Code adopted October 2012. Pending Coastal Commission approval.
	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.								

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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				■	Will be required as part of the development review process.
6	The City shall develop a program to monitor residential and non-residential development to promote a reasonable balance between jobs and housing.	LU-18.1, LU-18.2, LU-25.1	City Council, Community Development Department		■			Has not been developed due to staff resources.
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 as staff resources allow.
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 review of the Capital Improvement Program.
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	■				In progress.
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.

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13	The City will prepare a plan for strengthening the appearance of the City's gateways.	LU-21.4	City Council, Community Development Department	■				Has not been developed due to staff resources.
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 Progress 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		■			Reviewed annually as part of the Annual Report of the Status of the General Plan
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 reviewed annually.
17	The City and Redevelopment Agency will continue to implement the façade improvement program.	LU-20.1	Community Development Department, Redevelopment Agency				■	Funding not available due to the dissolution of the Improvement Agency.
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	■				The Grand Avenue Master Plan was adopted in January 2011

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19	<p>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:</p> <p>a. The appropriate boundaries of properties to be included within the specific plan area.</p> <p>b. The appropriate mix and location of land uses</p> <p>c. Design guidelines for new development</p> <p>d. Development standards, including a list of allowed and conditionally allowed uses;</p> <p>e. Public and private (off-street) parking;</p> <p>f. A mobility plan for motor vehicles, pedestrians, bicycles, transit, and the physically impaired;</p> <p>g. A plan for implementation;</p>	LU-15.2	Community Development Department, City Council			■		Will be required as part of the development review process.
20	The City should encourage county, state and other agencies to locate facilities in proximity to the existing City Hall to create a Civic Center that would meet the needs of the residents, businesses and visitors to the City.	LU-7.2	City Council, Community Development Department, Economic Development		■			Ongoing as staff resources allow.
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 staff resources 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		■			Master Fee Schedule adopted in May 2013 reduced fees for these types of projects.

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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	■	■			Has not been developed due to staff resources.
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				■	Funding not available due to the dissolution of the Improvement Agency.
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		■			Development Code adopted October 2012. Pending Coastal Commission approval.
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 feasibility study was completed in March 2010. The City Council has not yet considered a Trail Plan.
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.
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.

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30	The City will actively participate in regional planning programs that include (but are not limited to) the Community 2050s, Regional Housing Needs Allocations, Development of the Sustainable Community Strategies required by SB 375 to meet the air quality reductions required by state and federal programs, greenhouse gas inventories and a Climate Action Plan that recognizes the regional nature of air quality concerns, the Regional Transportation Plan, the Air Quality Management Plan	LU-18.4, LU-27.9	City Council, Community Development Department				■	Ongoing.
31	The City will work with ARB, SLO County and the APCD to comply with greenhouse gas reduction goals, in part by preparing a Climate Action Plan. Such a plan should consider City participation in the Climate Action Registry, the ICLEI (local governments for sustainability), ridesharing programs and renewable energy programs, and the potential effects of sea level rise that may result from climate change.	LU-18.4, LU-27.10	City Council, Community Development Department	■				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		■			Has not been drafted as a result of staff resources.
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				■	The City currently does not have funds available for energy conservation improvements.
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		■			Has not been developed due to staff resources.
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		■			Master Fee Schedule adopted in May 2013 reduced fees for these types of projects.

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36	The City will prepare an annual report apprising the Planning Commission and City Council of the status and effectiveness of the General Plan. The report should detail how the goals, objectives, policies, and implementation programs have been achieved.	LU 29.2	City Council, Planning Commission, Community Development Department				■	This report is completed annually.
37	The City shall prepare, adopt, and periodically update a five-year Capital Improvement Program (CIP). The CIP shall be reviewed for its consistency with the General Plan.	LU 29.5	City Council, Community Development Department, Public Works Department				■	The CIP is updated and reviewed annually.
38	The City shall adopt and implement a Right To Farm Ordinance to provide residents notification of the City's recognition of, and support for, the right to farm, and to promote a good neighbor policy by advising purchasers of residential property, and owners of other property in the City, of the inherent potential problems associated with the purchase of such property.	LU 15.3	City Council, Planning Commission, Community Development Department		■			Right to Farm Ordinance not drafted as a result of 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:	LU-15.3	City Council, Planning Commission, Community Development Department	■				The City Council has not yet considered an Agricultural Conservation Program.
	<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. 							

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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	■				Funding not available due to the dissolution of the Improvement Agency.
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	■				Ongoing as staff resources allow.

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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	■				Development Code amended December 2013. Pending Coastal Commission approval.
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.
47	Amend the Circulation Element to incorporate the following policies and programs: Policies:	[No policy references in the Land Use Element]	City Council, Planning Commission, Community Development Department, Public Works Department	■				Circulation Element has not been updated/amended as a result of staff resources.
	<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.							
	<u>Traffic calming.</u> Traffic calming techniques, including roundabouts, traffic circles, 'chokers' and chicanes, shall be considered as an alternative to traditional intersection controls.							
	<u>Paving Surface.</u> The City will consider using rubberized asphalt or open-grade asphalt where appropriate to help lessen the noise impacts of roadway traffic.							Ongoing as a part of the annual review of the Capital Improvement Program.
	Programs:							Ongoing as a part of the annual review of the Capital Improvement Program.

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	<p><u>Roadway Standards</u>. The City shall prepare roadway design standards for new and existing streets, roads and roundabouts. Such standards should include right-of-way width, roadway section design, and dedication requirements for new development to accommodate traffic levels expected at buildout of the General Plan. The roadway design standards should be interpreted with flexibility so that the roadways provided are no wider than required to maintain safe and efficient circulation and access.</p>							Has not been developed due to staff resources.
	<p><u>Safe Routes To School</u>. The City shall work with the School District and other stakeholders to prepare a Safe Routes To School Program for each of the School Sites.</p>							Two Safe Routes to School projects have been completed.