

TO: PLANNING COMMISSION

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

SUBJECT: 2013 ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

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**BACKGROUND**

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

Prior to submittal to the State, the annual report must be presented to the City Council for review and acceptance. As a procedural matter, staff is bringing this annual report to the Planning Commission for receipt and acceptance prior to forwarding to the City Council.

**DISCUSSION**

The 2013 General Plan Annual Progress Report is attached for the Commission's review (reference Attachment 1). 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 2013. The Housing Element report includes State-produced tables that quantify 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 2013 General Plan Annual Progress 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 2013 General Plan Annual Progress Report for final acceptance by the City Council.

**PUBLIC NOTIFICATION**

The agenda was posted in accordance with the Brown Act.

**ATTACHMENTS**

1. 2013 General Plan Annual Progress Report

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

None Identified by Staff

Laferriere

Alex

Long

Blum

Rodman

# CITY OF GROVER BEACH

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## 2013 GENERAL PLAN ANNUAL PROGRESS REPORT

Prepared by  
Community Development Department

April 2014

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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 in 2013. In January 2013, the Department of Finance estimated the City's population to be 13,211.

Year	Population	Percent Growth
1960	5,210	--
1970	5,939	14.0%
1980	8,827	48.6%
1990	11,656	32.0%
2000	13,067	12.1%
2010	13,156	0.7%
2013	13,211	0.4%

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

## Plans, Projects & Accomplishments

During 2013, the City reviewed and processed numerous projects and permits. The following summaries provide a general overview of the projects, programs and permits that were reviewed.

### Building Permits

The Building Division issued building permits for 12 new residential dwellings, including six new single family residences, one four-unit apartment development, and one conversion of a commercial unit into two apartments. The table below shows the number of new residential units issued over the last 10 years.

YEAR	NEW SINGLE FAMILY RESIDENTIAL DWELLINGS	NEW MULTI-FAMILY RESIDENTIAL DWELLINGS	TOTAL NUMBER OF RESIDENTIAL DWELLINGS
2004	34	5	39
2005	42	4	46
2006	55	11	66
2007	15	5	20
2008	16	0	16
2009	7	4	11
2010	6	0	6
2011	1	0	1
2012	4	0	4
2013	6	6	12

The Building Division issued 230 building permits in 2013.

YEAR	NEW RESIDENTIAL DWELLING PERMITS	OTHER RESIDENTIAL PERMITS	NEW COMMERCIAL UNIT PERMITS	OTHER COMMERCIAL PERMITS	TOTAL PERMITS
2004	39	112	1	19	171
2005	46	107	1	20	174
2006	66	103	0	12	181
2007	20	97	2	12	131
2008	17	110	3	16	146
2009	11	79	0	23	113
2010	6	60	2	21	89
2011	1	64	0	19	84
2012	4	87	0	14	105
2013	8	183	0	35	230

#### Development Applications

The Planning Division received 19 development permit applications as shown below:

Application Type	Quantity
Administrative Development Permits	2
Administrative Use Permits	5
Coastal Development Permits	5
Development Permit	1
Lot Line Adjustment	1
Lot Merger	1
Use Permits	5

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

The Land Use Element was adopted in 2010 and most recently revised in October 2012. In October 2012 the Council adopted the new Development Code replacing the old Zoning Code to implement the new Land Use Element. The Local Coastal Program (LCP) Amendment was submitted to the Coastal Commission in December 2012. Staff has responded to several requests for more information and clarifications from Coastal Commission staff. The primary issue is that when an entirely new Land Use Element or Development Code is adopted, they require detailed information and discussion about which new policies and codes replaced the previous ones.

Therefore, the City continues to operate under the old Land Use Element and Zoning Code for the Coastal Zone and the new Land Use Element and Development Code in the non-coastal zone areas of the City. Staff is hopeful that the Coastal Commission will review the LCP Amendment by summer of 2014.

In 2012, a Local Coastal Program Amendment was submitted to the Coastal Commission for the Grover Beach Lodge and amendments to the Public Works Chapter. In June 2013, the Coastal Commission certified the LCP amendment.

In December 2013, the Council adopted an amendment to the Development Code that adopted new standards for Stormwater and Grading. The LCP amendment was submitted in January 2014 to the Coastal Commission for certification and staff is currently in the process of responding to questions from Coastal staff.

In 2013, the City Council adopted several ordinances amending the Municipal Code for the following projects:

- Reduced the number of Planning Commissioners from seven to five.
- Implementing stormwater standards and grading regulations.
- Amended card table licenses and regulations.
- Adopted the 2013 California Building Standards Codes.

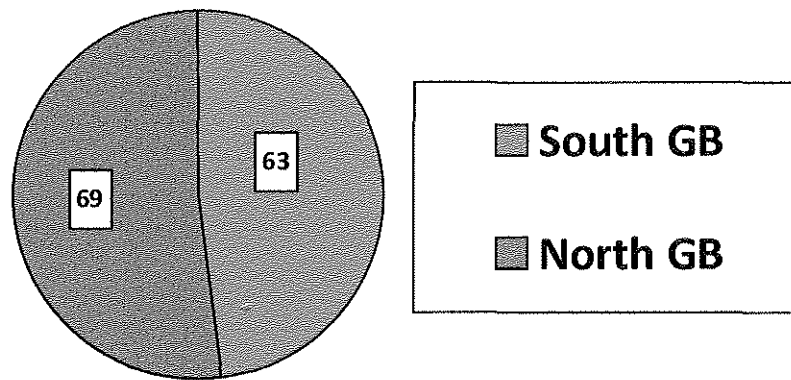
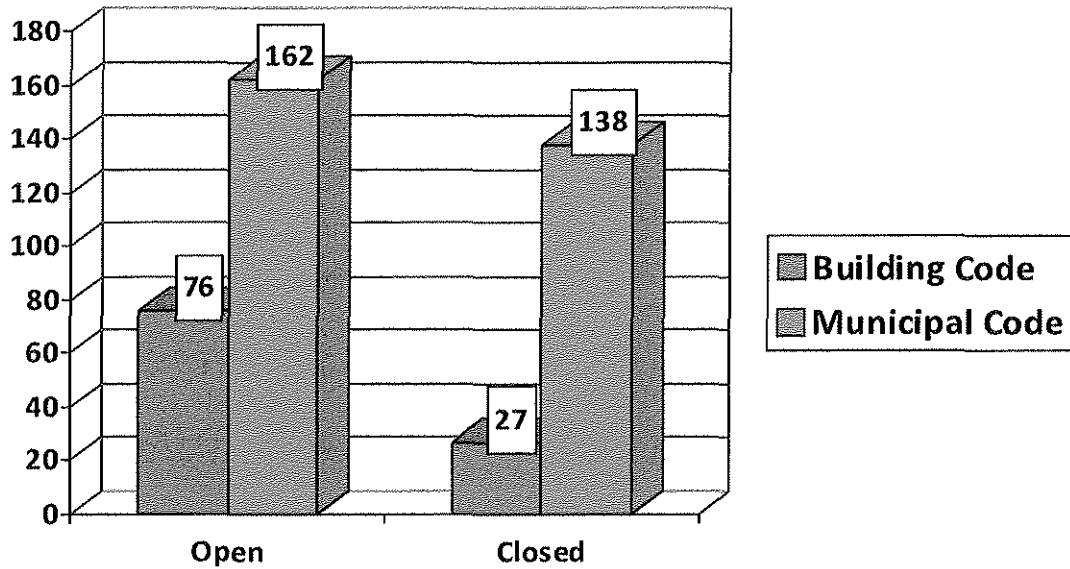
### Grants

In April, in response to the Department of Housing and Community Development NOFA for CDBG funds, the City submitted an application for \$1,800,000 to construct water line improvements, affordable housing project land acquisition, and prepare updates to the Economic Development Strategy and Housing Element. In September, the City was notified that the requested funding was approved for the full amount.

In June, in response to the Department of Housing and Community Development NOFA for HOME funds, the City submitted an application for a First Time Home Buyer Program and an Owner-Occupied Home Rehabilitation Program. In January 2014, the City was notified that the requested funds of \$700,000 were approved.

### Code Enforcement

The Code Enforcement Division responds to code enforcement issues on a complaint basis. In 2013, there were 162 Municipal Code-related cases and 76 Building Code-related cases, for a total of 238 new cases. The chart below summarizes the number of complaints received and resolved. The following is a breakdown of open and closed cases by type and location:



### 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	2009
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 seven elements (five 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 revised in 2012. Charts of the Land Use Element Goals and Policies and Land Use Element Implementation Measures are included in Appendices 1 and 2, respectfully.

#### Housing Element

The 2007-2014 Housing Element was certified by the State in November 2009. An update to the Housing Element is due to the State Department of Housing and Community Development in June 2014. It is anticipated that the draft will be presented to the Planning Commission and City Council in April 2014. The charts required by the State, including a chart of the 2009 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.

#### *Flood Hazards*

In November 2012, the Federal Emergency Management Administration (FEMA) released updated Flood Insurance Rate Maps depicting the 100-year flood plain. As part of the development review process, proposed projects are reviewed to determine applicability of the City's floodplain regulations.

#### 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, 4<sup>th</sup> Street north of Grand Avenue, Oak Park Boulevard, Atlantic City Avenue from 4<sup>th</sup> Street to Oak Park, N. 12<sup>th</sup> 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