

FRINGE AND URBAN AREA LAND USE ELEMENT

COUNTY FRINGE AREA

To the northwest, north and southeast of the City of Arroyo Grande, the County's San Luis Bay Area Plan – Inland classifies large subareas as “Residential Rural” (RR) and “Residential Suburban” (RS) land use categories generally composing the “Arroyo Grande Fringe Area”. It should be noted that the prime agricultural soils of Arroyo Grande Valley and Cienega Valley are NOT included in this unincorporated area residential fringe, but are appropriately classified Agriculture.

The County's General Plan Land Use Element includes a report Framework for Planning that describes the purpose and character of the Residential Rural classification as follows:

RESIDENTIAL RURAL

Purpose

- a. To provide for residential development at a low density compatible with a rural character and life-style which maintains the character of the open countryside and is compatible with surrounding agricultural uses.
- b. To allow limited, compatible non-residential uses commensurate with rural parcel sizes.
- c. To emphasize residential uses in areas where agriculture is clearly a secondary use, or where agriculture is not feasible yet large open space areas are maintained as part of a residential life-style.
- d. To encourage agricultural and other open space uses as part-time or incidental “hobby” activities such as horse raising or specialty farming.

Character

- a. Areas of existing small-acreage parcels no more than three miles from urban reserve lines that are not commercially viable for agriculture, where the average parcel size within any contiguous area is below 19 acres.
- b. Areas that are outside of urban and village areas and connected to them by county-maintained roads, although exceptions may be observed for existing older subdivided areas.
- c. Areas with slopes generally less than 30%.
- d. Areas with marginal agricultural soils.
- e. Areas with a rural landscape high in visual quality (for example, woodlands, hills, rock formations, existing agriculture and ag accessory buildings) where clustering of allowed densities to less sensitive portions of a site is encouraged to be required through planning area standards.
- f. Areas generally free of fragile natural resources.
- g. Areas where growth will not be premature with respect to utility and public service capacities, or in conflict with agricultural, commercial, or industrial uses. Light agricultural uses are to be encouraged.
- h. Areas where horses and other similar farm animals are allowed accessory to residential uses.
- i. Areas where public services demands are limited, septic tanks and individual wells can suffice for required water and sewer capability.

The purpose and character of the Residential Suburban classification as outlined in the County's Framework for Planning are:

RESIDENTIAL SUBURBAN

Purpose

- a. To allow for single-family residential development on estate sized lots in a semi-rural suburban setting within the urban and village areas or in older existing rural subdivisions.
- b. To allow limited, compatible non-residential uses which complement suburban neighborhoods such as animal raising or hobby farming.
- c. To designate areas for lower density residential expansion within urban and village boundaries.
- d. To encourage clustering of allowed densities where there are important open space attributes that are a community resource or where sensitive habitats exist.

Character

- a. Areas at the outer portions of communities where open space is prominent, with residences on parcels ranging from one to five acres in size.
- b. Areas within urban or village reserve lines, but outside urban service lines and programmed for less than full urban services (see Table H).
- c. Although there are several areas of the residential suburban category outside urban and village reserve lines, such as Squire Canyon, Arroyo Grande Fringe and Tract 7, those areas are designated to recognize existing areas of small lots. Those areas should not be expanded and new areas not created except within urban and village reserve lines.
- d. Areas where soil conditions will enable septic systems to serve adequately on larger parcels.
- e. Areas where the majority of land contains slopes less than 30% (with increased lot sizes required as slope increases) and where land with slopes less than 20% is available for building sites on all proposed parcels.
- f. Areas with a landscape or viewshed of high visual quality (for example, woodlands, hills, rock formations, existing agriculture and agricultural accessory buildings) where clustering of allowed density to less sensitive portions of a site is encouraged.
- g. Areas of generally marginal agricultural land.
- h. Areas generally free of fragile natural resources.
- i. Areas where growth will not be premature with respect to utility and public service capacities, or in conflict with agricultural, commercial or industrial uses.
- j. Areas where horses and other similar farm animals are allowed accessory to residential uses.
- k. Areas where small-scale neighborhood commercial and service uses may be appropriate in limited areas if consistent with individual community and Land Use Ordinance standards.

County Residential Rural and Residential Suburban classified areas of the Arroyo Grande Fringe and Area of Environmental Concern (AEC) should not be expanded and new areas should not be created.

The Residential Suburban area southeast of Arroyo Grande is predominantly composed of Tract 1256 which is subject to specific Planning Area Standards outlined in the San Luis Bay Area – Inland LUE. These standards include a minimum parcel size of 2.5 acres (unless the LUO requires larger) and also require a Development Plan for more than one dwelling unit per lot.

To the northwest and north, however, the County LUO for the Residential Suburban category currently allows new land divisions ranging from one to three acres depending on average slope and water or sewer facilities proposed or provided. For slopes less than 16% the minimum parcel size is 1 acre while parcels with 16 to 30% average slope require 2 acres, unless neither community water and sewer are provided, requiring 2.5 acre minimum parcel size. Average slopes in excess of 30% require 3-acre minimum parcel sizes.

The Arroyo Grande Fringe Planning Area Standards require new land division applications for Residential Rural or Residential Suburban . . . “provide information to demonstrate. . .that:

- (1) adequate groundwater resources are available to serve the proposed land division , and
- (2) each proposed parcel can accommodate an individual sewage disposal (septic) system.”

It is unfortunate that the Residential Suburban category north of the City implies one-acre minimum parcel sizes: This intense development, if continued, may deplete limited groundwater resources and produce water quality problems associated with septic systems in often sloping and clay type hillside soils. The lack of adequate roads and the high fire hazard and marginal response time are further reasons that one-acre parcels outside the URL are inappropriate.

Unless areawide groundwater resources are proven adequate and it is proven that ground water quality will not be adversely affected by cumulative development of greater intensity, the City interprets that existing Planning Area Standards should preclude further minimum standard new land divisions.

The County LUO criteria for Residential Rural category parcels includes “remoteness, fire hazard and fire response time, access and slope”.

For the Arroyo Grande Fringe RR, the remoteness test, measured on the shortest public road between the URL and site is generally less than 5 miles enabling 5-acre minimum parcel sizes. The fire hazard/response time criteria from the CDF stations is generally 15 minutes or less enabling 5 acre minimum parcel sizes in either moderate or high and very high hazard areas. The access test enables 5-acre minimum parcels where 40 feet right-of-way and County gravel road standards are improved and organized or public maintenance is provided. The slope test for RR category in the Arroyo Grande Fringe requires parcels of 5 acres for 0 – 15% average slope: 7 acres for 16 to 30% slope and 10 acres for over 30% average slope.

OBJECTIVES AND POLICIES

LU (Fringe) 1- The City requests that the County amend its Land Use Element to reduce Residential Rural and Residential Suburban land uses and density within Arroyo Grande’s Fringe Area and Area of Environmental Concern (AEC)/Planning Area.

LU(Fringe) 1-1 County Residential Rural and Residential Suburban classified areas in the Arroyo Grande Fringe and Area of Environmental Concern should not be expanded and new areas should not be created.

LU(Fringe) 1-2 The County should require 2 ½ acre minimum parcels for all Residential Suburban Land divisions in the Arroyo Grande Fringe Area or 5-acre minimum where slopes exceed 30%.

LU(Fringe) 1-3 LAFCO and South County Sanitation District should exclude the Printz, Noyes and Oak Park Road areas from the SCSO Sphere of Influence.

- LU(Fringe) 1-4 The City, LAFCO and South County Sanitation District should expand the Sphere of Influence to the southeast to include the Williams property.
- LU(Fringe) 1-5 The County should establish "road impact fees" for all of the Residential Rural RR and Residential Suburban RS areas in the Arroyo Grande Fringe and to the southeast of the City. The fee should be set based on cost studies to correct deficiencies already apparent on State Highway and County roads serving these areas, similar to the fees currently imposed on South County Nipomo area developments.
- LU(Fringe) 1-6 Caltrans and the County of San Luis Obispo shall minimize further private driveways from existing parcels by requiring shared common access to adjoining parcels where feasible, and requiring new land divisions in the Residential Suburban RS to also conform to the same Planning Area standard as the Residential Rural RR regarding Highway 227 access.

URBAN LAND USE ELEMENT

RESIDENTIAL DENSITY, ZONING AND POPULATION DENSITY

Residential land uses, ranging from large-lot single-family homes to multiple-family apartment buildings are the predominant uses within the City of Arroyo Grande. Most of the land within the City designated for residential use has been developed. The demand for additional residential development is evidenced by requests for conversion of non-residential classifications to residential designations as well as requests to increase the density allowed within residential and non-residential classifications.

Residential density, zoning categories and population density shown on the Urban Land Use Element, Map 3 are summarized on Table; LU-1.

Residential Density, Table LU-1

<u>Classification</u>	<u>DU Density</u>	<u>Consistent Zoning/Min Lot Size</u>	<u>Persons/Household</u>	<u>Approximate Population Density Persons/acre</u>
Agriculture (Ag)	1 du/10ac.	Gen or Exclusive Agriculture/ 20 ac. (currently 10 ac. In City)	2.4p/du	0.24 p/ac
Conservation/ Open Space(C/OS)	1 du/20ac.			0.12 p/ac
	1 du/10ac.	OS & PF	2.4 "	0.24 p/ac
	1 du/5ac.	5ac, 10ac, & 20 ac.		0.5 p/ac
County Residential Rural (RR)	1 du/5ac	County RR/5 – 10ac	2.4 "	0.5 p/ac
County Residential Suburban (RS)	1 du/2½ ac.* (County LUO currently allows 1 –3 ac. lots)	County RS (Proposed)	2.4 "	1.0 p/ac
Single Family Residential (SFR)				
Very Low Density (VLD)	1du/2 ½ ac.	RE/2½ ac.	2.4 "	1.0 p/ac
Low Density (LD)	1 du/1½ ac.	RH/1½ ac. (cluster)	2.4 "	1.6 p/ac
	1 du/1ac.	City RR/1 ac.	2.4 "	2.4 p/ac
Low Medium Density(LM)	2.5 du/1ac.	City RS	2.4 "	6.0 p/ac
Medium Density (MD)	4.5 du/ac	City SF	2.4 "	10.8 p/ac
Multi-Family Residential (MFR)				
Medium High Density (MHD) Townhouse/Condo	9.0 du/ac	City MF	2.0 p/du	18.0 p/ac
Mobile Home Park (MHP)	12.0 du/ac	MHP-MHD	1.5 p/du	18.0 p/ac
High Density (HD) Apartments	14 du/ac	City MFA	2.0 p/du	28.0 p/ac
Very High Density(VHD)	25 du/ac	Senior Residential	2.0 p/du	50.0 p/ac
Mixed Use (MU) Village Core (VC) Office (O) PD, SP and CF	25 du/ac	See Devt. Code	2.0 p/du	50.0 p/ac

Map 3
Urban Land Use Element

SINGLE FAMILY RESIDENTIAL

LU2 Accommodate a broad range of Single Family Residential (SFR) housing densities within the City.

- LU2-1 Accommodate the development of equestrian and estate density residential uses in appropriate areas designated as Single-Family Residential Very Low Density (SFR-VLD).
- LU2-1.1 Allow a maximum density of 0.4 du/acre (1 du/2.5 acres) within the designation SFR-VLD areas (zoned RE and/or County RS).
- LU2-1.2 Permit the keeping of large animals on lands within the SFR-VLD designation where parcels are a minimum of 2½ acres.
- LU2-2 Accommodate the development of Residential Hillside cluster development and large lot conventional subdivisions in appropriate areas, classified as Single Family Residential Low Density (SFR-LD).
- LU2-2.1 Allow a maximum density of 0.67 du/acre (1 du/1.5 acres) within appropriate SFR-LD areas (zoned Residential Hillside RH). Encourage clustered subdivision or Planned Development to retain steeper slopes, drainage, natural vegetation and other site features as Conservation Open Space.
- LU2-2.2 Accommodate the development of large lot conventional subdivisions (1du/1ac) within appropriate SFR-LD areas (zoned City RR).
- LU2-2.3 Conditionally permit the keeping of large animals and/or orchards and vineyards on lands within the SFR-LD designation where parcels are a minimum of 1 acre.
- LU2-2.4 Ensure that all residential hillside development, regardless of density, does not excessively intrude on the natural slope and terrain of the hillside, including:
- Density that is commensurate with the steepness of slope
 - Discouraging excessive use of retaining walls, intrusive grading and removal of native oak trees
- LU2-3 Accommodate the development of suburban, residential units in appropriate areas designated as Single-Family Residential – Low-Medium Density (SFR-LMD).
- LU2-3.1 Allow a maximum density of 2.5 du/acre within lands designated as SFR-LMD (zoned City's Residential Suburban).
- LU2-4 Accommodate the development of urban, single-family residential units in areas designated as Single-Family Residential – Medium Density (SFR-MD).
- LU2-4.1 Allow a maximum density of 4.5 du/acre within the SFR-MD designation, and encourage neo-traditional or modern subdivision depending on the character of adjoining existing development.
- LU2-4.2 The Development Code may provide for alternative development standards, and increased density (maximum of 10%) in all SFR districts where superior neo-traditional subdivision design is proposed.

- LU2-5 In all Single Family Residential districts the Development Code may allow accessory guest and/or secondary studio units as conditional uses.
- LU2-6 Permit compatible home-based businesses (home occupations) in all residential areas, subject to applicable economic development element policies and City of Arroyo Grande Development Code and other regulations.
- LU2-7 The 21± acre area south of Arroyo Grande Creek east of Tract 409 (Noguera Park), and north of E. Cherry Avenue designated Single-Family Residential - Medium Density (SFR-MD) is subject to a requirement for a neighborhood plan to coordinate street, drainage, water, sewer, agricultural buffer, creekside trail and conservation/open space considerations prior to approval of any subdivision or parcel map.

MULTIPLE FAMILY RESIDENTIAL

LU3 Accommodate a broad range of Multiple Family Residential (MFR) and special needs housing types and densities within the City.

- LU3-1 Accommodate the development of medium high density detached or attached multiple family residential units in areas designated as Multiple-Family Residential – Medium High Density (MFR-MHD).
 - LU3-1.1 Allow a maximum density of 9 du/acre within the MFR-MHD designation.
 - LU3-1.2 Require developments within MFR-MHD to provide amenities such as common open space and recreation areas.
- LU3-2 Accommodate the development of mobile home parks in areas designated as Multiple Family Residential – Mobile Home Park (MFR-MHP).
 - LU3-2.1 Allow a maximum density of 12.0du/acre within the MFR-MHP designation.
 - LU3-2.2 Require MFR-MHP developments to provide amenities such as common open space and recreation facilities.
 - LU3-2.3 Encourage the location of mobile home parks in areas having direct access to major transportation routes and in close proximity to Community Facilities Mixed Use or Regional Commercial facilities.
 - LU3-2.4 Allow Mobile Home Parks that do not adversely affect adjoining residential uses.
- LU3-3 Accommodate the development of apartment buildings as well as condominium and townhouses in areas designated as Multiple-Family Residential – High Density (MFR-HD).
 - LU3-3.1 Allow a maximum density of 14.0 du/acre within the MFR-HD designation in areas (zoned MFA).
 - LU3-3.2 Require developments within MFR-HD areas to provide amenities such as common open space and recreational areas.
- LU3-4 Accommodate the development of apartment buildings and group housing in areas classified as Multiple Family Residential – Very High Density (MFR-VHD).
 - LU3-4.1 Allow a maximum density of 25 du/acre within the MFR-VHD designation.

- LU3-4.2 Enable development of very high density multi-family residential uses in locations with good access to major transportation routes and in close proximity to Community Facilities, Offices, Regional Commercial and/or Mixed Use zones.
- LU3-4.3 Allow for apartment buildings that do not adversely affect surrounding residential uses.
- LU3-4.4 Encourage senior and other special needs housing facilities within the MFR-VHD designation.
- LU3-5 Provide adequate housing for senior citizens, low- and moderate-income households, and other populations with special needs.
 - LU3-5.1 Accommodate the development of housing facilities for senior citizens, low- and moderate-income households, and populations with other special needs, such as the physically challenged. Allow for development of housing for low and moderate-income households, special needs populations, and senior housing within Single Family Residential Medium Density (SFR-MD) and Multiple Family Residential and Mobile Home Park (MFR and MHP), PD and SP, Village Core, and Mixed-Use areas (VC and MU).
 - LU3-5.2 Permit "Congregate Care" and "Assisted Living" facilities, which provide support services for seniors, within Multi-Family Residential designations (MFR-MHD, MFR-HD, MFR-VHD), PD and SP, Village Core or Mixed Use areas (VC, MU).
 - LU3-5.3 Permit "Convalescent Care" facilities, which provide continuous medical care, within Village Core and Mixed Use (V, MU) or within Multi-Family Residential Very High Density: Office, Village Core or Mixed use areas, where they are adjacent to or contiguous with Community Facilities, Offices or Regional Commercial areas.
 - LU3-5.4 For special needs housing of a congregate nature, allow single occupant bedrooms at a density of 50 bedrooms per acre, considered equivalent to 25 du/ac.
- LU3-6 Encourage the development of special needs housing in locations with good access to public transit and shopping facilities.
- LU3-7 Require that special needs housing projects include appropriate leisure and/or recreational amenities for its residents.
- LU3-8 Provide up to a 25% density bonus for developments within Single Family Residential and Multi-Family Residential categories VC, or MU designations that reserve at least 25 percent of the total units for senior or special needs populations.

OFFICES

LU4 Provide for a diversity of medical facilities and professional office uses to complement the character and serve the population of Arroyo Grande by designating as Office (O) appropriately located areas of the City.

- LU4-1 The Office (O) classification shall provide areas for the establishment of office-based working environments for general, professional and administrative offices, medical and health care facilities generally along Halcyon Road between E. Grand Avenue and Fair Oaks Avenue and other convenient locations.

- LU4-2 The Office classification shall complement, and not conflict with, adjoining development. Features such as pedestrian oriented plazas, landscaped street yards and off-street parking areas, outdoor seating, fountains and similar amenities are encouraged. The maximum floor area ratio (FAR) shall be 0.5.

MIXED USE

LU5 Community commercial, office, residential and other compatible land uses shall be located in Mixed Use (MU) areas and corridors, both north and south of the freeway, in proximity to major arterial streets.

- LU5-1 Provide for a diversity of retail and service commercial, offices, residential and other compatible uses that support multiple neighborhoods and the greater community, and reduce the need for external trips to adjacent jurisdictions, by designating Mixed Use areas along and near major arterial streets and at convenient, strategic locations in the community.
- LU5-2 The MU category shall provide areas for businesses offering the provision and sale of general merchandise, hardware/building materials, food, drugs, sundries and personal services which meet the daily needs of a multi-neighborhood area (trade area populations range from 15,000 to 20,000 people; roughly equivalent to the size of Arroyo Grande). Typical businesses in the MU category include general merchandise and/or specialty stores such as supermarkets, hardware/appliance outlets, building materials/home improvement stores, restaurants, and general services/officers, business plazas and parks. Mixed use development shall be compatible in size and scale to ensure preservation of the "rural setting and small town character" of the City. This category encompasses agriculturally-related businesses and services such as veterinary services and other farm support/supply.
- LU5-3 Ensure that all projects developed in the MU areas include appropriate site planning and urban design amenities to encourage travel by walking, bicycling and public transit.
- LU5-4 Conditional use permits shall be required for service stations, car washes, drive through windows and other automobile oriented uses and for all commercial uses adjoining residential classified areas.
- LU5-5 "Define different Mixed Use overlay or combining designations concurrent with Development Code revision for General Plan consistency to clarify allowed, conditionally permitted and prohibited uses in each MU subarea."
- LU5-6 Allowable uses within the MU category shall not include uses that adversely affect surrounding commercial or residential uses, or contribute to the deterioration of existing environmental conditions in the area.
- LU5-7 Plan for a revitalized East Grand Avenue Mixed-Use corridor that has less of a strip-commercial aspect and more coordinated, mixed-use boulevard ambiance with distinct activity subareas including "Gateway, Midway and Highway" districts.
- LU5-8 Provide for different combinations, configurations and mixtures of commercial, office and residential uses designating the East Grand Avenue, El Camino Real and Traffic Way corridors as Mixed Use (MU).
- LU5-8.1 Accommodate the continuance and development of retail commercial, professional offices, eating and drinking establishments, banks, bakeries, deli/cafes, specialty shops, outdoor dining/sidewalk cafes, household goods sales, food sales, drugstores, personal services, tourist accommodations, cultural facilities and similar uses in the Mixed Use corridors. (See ED4-2, LU5-7 and 5-8 and LU5-10)

- LU5-8.2 Enable Mixed-Uses and development intensities to be increased in the Mixed Use corridors to promote pedestrian activity, provide better shopping opportunities and discourage incompatible commercial service uses in areas adjoining residential uses or classifications.
- LU5-8.3 Promote the development of buildings along a landscaped sidewalk frontage. Promote rear yard parking by discouraging front yard parking and encouraging private, shared or public parking facilities be located to the rear of buildings or side streets in Mixed Use corridors.
- LU5-9 All revitalization, redevelopment and new development projects in Mixed Use corridors shall include appropriate site planning and urban design amenities to encourage pedestrian travel and encourage bike and transit access as well as automotive.
- LU5-10 The City in cooperation with the Chamber of Commerce and area property and business owners will develop a Conceptual Master Plan for the East Grand Avenue corridor. The Conceptual Master Plan should consider adaptive re-use of existing buildings, and identify buildings having characteristics worth preserving and integrating into a coordinated distinctive design motif for each functional segment: Highway Midway and Gateway.
 - LU5-10.1 Promote development of a high intensity, mixed-use, pedestrian activity node centered on the Courtland Street/East Grand Avenue intersection as a priority example of revitalization of this corridor segment known as Gateway.
 - LU5-10.2 Accommodate multiple family housing at a maximum density 25du/ac., FAR of 1.5, and total building height no greater than 35 feet.
 - LU5-10.3 Promote development of distinctive Mixed Use center in the Midway area between Elm and Halcyon Streets.
 - LU5-10.4 Require that Mixed-Use developments be designed to mitigate potential conflicts between the commercial and residential uses (eg., noise, lighting, security, vehicular access) and provide adequate amenities for residential occupants.
- LU5-11 Promote a mixture of residential and commercial uses along Mixed Use corridors including substantial landscaping and streetscape improvements.
 - LU5-11.1 Encourage the development of mixed-use structures that accommodate housing above lower level retail, office or other commercial uses.
 - LU5-11.2 Accommodate the development of free-standing multi-family dwelling units on a minimum site area of 20,000 square feet at a density of up to 25 units per gross acre. Require that free-standing units be designed to convey a high-quality image.
 - LU5-11.3 Provide functional design including of specialized open space, such as squares, courtyards and greens whose frequent use is encouraged through placement and design, such as in proximity to public transit stops.
 - LU5-11.4 Promote public transit-oriented development by allowing density bonuses and Mixed Uses with shared or public parking reduction to conventional individual parking requirements.
 - LU5-11.5 Develop phased implementation programs for streetscape improvement along Mixed Use Corridors, including financing strategies, which provide for elements such as landscape, street furniture, signage and pedestrian-scaled lighting.

LU5-11.6 The Mixed Use zone will address noise compatibility problems as part of Development Code revisions including design standards and Conditional use provisions.

LU5-12 Mixed Use developments in current VC, HC, GC, or I zones - Any combination of mixed uses, or any project proposing a residential component in a commercial or industrial district shall be considered pursuant to Conditional Use Permit approval (Development Code Section 9-03.050) or Planned Unit Development Permit approval (Development Code Section 9-03.160). In addition, where affordable housing is proposed in a Mixed Use designation, density incentives exceeding 25% may be considered.

LU5-13 The 14± acre area southeast of Traffic Way and E. Cherry Avenue is designated as "Mixed Use, Planned Development" (MU-PD), including residential, agriculture related, and commercial components. The residential planned development component may include single-family residential development with lot sizes of 5,500 square feet or more. The agricultural related component may include organic farms, teaching farms, or similar specialty uses (not involving pesticide applications). The commercial component of the Mixed Use, Planned Development may include agricultural services and/or farm supplies, nursery, or other uses allowed or conditionally permitted in the Mixed Use district fronting on Traffic Way.

VLLAGE CORE

LU6 The historic Village Core (VC) area shall be sustained, enhanced and expanded as the symbolic, functional and unique business center of the City, with diverse mixed uses emphasizing pedestrian-oriented activities and providing for the needs of residents and tourists.

LU6-1 Designate the historic downtown area as Village Core (VC). The primary purpose of the area designated VC is to provide for the continuation and development of commercial, office, residential, recreational and community facility land use types that reflect and are compatible with the historic, small town nature of the original Arroyo Grande Village area.

LU6-2 Within the Village Core designation appropriate land uses shall include a wide variety of commercial uses, emphasizing retail and low intensity tourist related functions. Typical uses include specialty retail (handicraft shops, art galleries, book stores, curio antique stores, flower shops), commercial services, restaurants, convenience markets, cultural facilities, financial institutions, vocational and trade schools, and bed and breakfast inns.

LU6-3 Office uses are permitted to the extent that they do not become the predominant ground floor use or detract from the overall pedestrian character. Civic offices and meeting facilities, as well as public park and recreational uses are encouraged within and adjoining the VC area.

LU6-4 Ground floor residential uses shall be conditionally permitted. Upstairs apartments are encouraged in conjunction with ground floor commercial uses.

LU6-5 Village Core developments shall emphasize uses that contribute to the vitality of the whole, creating pedestrian traffic and interest, as outlined in the Design Guidelines for the Arroyo Grande Village.

LU6-6 The Village Core encourages the development of outdoor dining and other similar uses provided that they do not impede pedestrian use of the sidewalks.

- LU6-7 All revitalization, redevelopment and new development projects in the Village Core shall include appropriate site planning and urban design amenities to encourage pedestrian travel.
- LU6-8 Prohibit drive-through commercial structures and other commercial uses dependent on direct automotive access and disruptive to pedestrian orientation in the Village Core.
- LU6-9 Extend the Village Core (VC) designation along Station Way and Traffic Way.
 - LU6-9.1 Maintain a distinctive visual and physical environment for the southern gateway streetscape in accordance with the Design Guidelines for the Arroyo Grande Village. These include the use of consistent street trees, landscape (planters), street furniture (benches, trash receptacles, news racks, etc.), street and crosswalk paving, curb, sidewalk and landscape bulbouts, pedestrian-scaled lighting, identification and directional signage, and other appropriate pedestrian scale elements.
 - LU6-9.2 Link individual buildings with each other through the use of walkways, in addition to sidewalks and encourage shared or common parking.
 - LU6-9.3 Integrate improvements into the design of individual sites and public streetscape that facilitate transit access to the Village Core, such as bus shelters and recessed turn-outs consistent with historic character and particular location.
 - LU6-9.4 Discourage private parking facilities placed along and visible from Branch Street or Traffic Way street frontage. Encourage public or shared off-street parking behind street frontage buildings.

REGIONAL COMMERCIAL AND BUSINESS PARK

LU7 Regional Commercial and Business Park uses shall be located along the freeway corridor.

- LU7-1 Designate Regional Commercial (RC) or Business Park (BP) uses in proximity to the US-101 freeway, where adequate access is provided to/from the freeway system and adjacent arterial roads.
- LU7-2 The RC classification shall provide areas for retail and service businesses serving the regional population (trade area typically exceeding 50,000 people - roughly equivalent to the Five-Cities area). Businesses allowed to locate in RC areas shall include major retail commercial tenants associated with a regional mall, "power center" or "outlet center".
- LU7-3 The Business Park (BP) classification shall include major office uses, such as corporate headquarters or regional service centers, research and development facilities, and/or major community facilities. At a minimum, one or more major businesses whose individual footprint exceeds 50,000 square feet should be incorporated into a Regional Commercial or Business Park development.
- LU7-4 Freestanding sit-down restaurants serving the traveling public, and automobile sales of a regional nature such as dealerships, may also be included as conditional uses in the RC or BP areas. Freestanding or drive-through fast-food restaurants and overnight commercial lodging facilities without conference facilities shall be prohibited in RC and BP areas.
- LU7-5 A Specific Plan or property development plan must be approved prior to any land division or other development approval of projects in the RC and BP areas. The Specific Plan or property development plan shall stipulate phasing of construction and responsibility for public facility and infrastructure improvements. RC and/or BP development plans shall include Park and Ride lots, bike lockers, bus shelters and/or similar alternative transportation and transit facilities provided by the developer.

- LU7-6 Design of projects in RC or BP areas shall include appropriate standards to establish adequate buffers and land use compatibility between commercial and residential uses or other uses on surrounding properties and provide for appropriate circulation improvements to assure safe and adequate regional access.
- LU7-7 BP areas may also contain commercial services that are required to support business development, and retail facilities that support business operations, including but not limited to sales areas for manufacturers, printing, copy and mailing/shipping/distribution services, restaurants, and branch financial institutions.
- LU7-8 Projects in BP areas shall be located with direct access to arterial or non-residential collector streets, and developed in a campus-like setting with standards for landscaping, building façade treatments, signage, pedestrian/employee amenities, etc., including but not limited to consideration of the following:
- a. arrange buildings around common pedestrian walkways and public places (plazas, outdoor dining, etc.);
 - b. development of pedestrian walkways, arcades, and/or other visual elements to interconnect individual buildings;
 - c. use of common architectural design vocabulary (materials, colors, design character, etc.);
 - d. use of extensive landscape in open areas and parking lots, including broad landscaped setbacks from principal peripheral streets;
 - e. location of parking to minimize views from principal peripheral streets;
 - f. enclosure of storage areas with decorative screening or walls;
 - g. use of consistent and well-designed public and informational signage; and
 - h. installation of elements defining the key entry points and activity locations.

SERVICE COMMERCIAL AND INDUSTRIAL USES

LU8 Automobile-related uses, including dealerships, service/repair uses, and light industrial uses shall be conditionally permitted uses in Mixed Use and Regional Commercial areas to assure that their design and operations are compatible with adjacent uses.

- LU8-1 Permit the continuation of gasoline stations and supporting automotive service facilities in appropriate locations adjoining freeway access or at strategic major arterial street intersections provided that their design and operation are compatible with adjacent uses. Require that expansions or modifications of existing facilities be designed to convey a high quality architectural and landscape character, consistent with the overall character of the City.

COMMUNITY FACILITIES

A variety of public and quasi-public uses, serving neighborhood, community or regional needs, are located throughout the City. These community facilities are beneficial to the City, but their location, nature of operation, and scale sometimes creates compatibility issues such as noise, traffic, lighting and other problems. Additional public and institutional uses will be considered based on the diversity, need and location relative to

existing and planned land use and circulation. The Parks and Recreation Element of this General Plan provides more detail regarding these types of Community Facilities.

LU9 Provide for appropriate maintenance, development and placement of Community Facilities (CF) relative to existing and planned land uses.

- LU9-1 The Community Facilities (CF) designation includes public or institutional uses that provide a community facility or service. The uses allowed in this designation include but are not limited to the following: cemeteries, churches, lodges, City Hall, city yard, fire and police stations, places of general public assembly, senior centers, women's centers, museums, other facilities that are primarily contained within a structure, and public or private schools, parks, playgrounds and sports complexes, South County regional center and other public agency facilities.
- LU9-2 Community facilities other than schools, parks and recreation areas may also be conditionally permitted in any other land use designation based on the specific function of the facility, compatible with the site and environs. Schools, parks and recreation facilities may be conditionally permitted in or adjoining residential neighborhoods or mixed use areas where the facilities are intended to serve the areas in which they are located.
- LU9-3 Balance the supply and size of Community Facilities with the existing and planned demand for the services they provide based on the General Plan Land Use Element.
- LU9-4 Ensure that new developments provide opportunities for recreation that are commensurate with the level and type of development. Ensure that recreational uses are compatible with surrounding uses and with sensitive resources that may be present.
- LU9-5 Ensure that new developments provide opportunities for school facilities and education that are commensurate with the level and type of development. Ensure that school sites are compatible with surrounding uses and with sensitive resources that may be present.

SPECIFIC PLAN, PLANNED DEVELOPMENT AND C/OS COMBINING DESIGNATIONS

LU10 Utilize Conservation/Open Space, Planned Development and/or Specific Plan districts or combining designations for areas of special site development concerns.

- LU10-1 Where environmental resources require special consideration and/or conventional land use classifications alone may be inadequate to avoid or mitigate potential impacts, the City may utilize the Conservation/Open Space classification as a "combining designation" to reduce or control land use and development standards otherwise allowed.
 - LU10-1.1 C/OS combining designation shall reduce the intensity or density of development to the minimum lot size prescribed and all grading and construction shall be subject to conditional use permit approval.
- LU10-2 For relatively large properties or sites involving diverse adjoining land uses or unusual or unique features, the City may utilize a "Planned Development" or "Specific Plan" combining designation or land use classifications.
 - LU10-2.1 Planned Development (PD) combining designation shall require any use or development (more than one dwelling) to be subject to PD zoning approval as described in the City of Arroyo Grande Development Code.
 - LU10-2.2 Specific Plan (SP) classification shall require any use or development (more than one dwelling) be subject to preparation and adoption of a Specific Plan pursuant

to Article 8 (Sections 65450-65456) of State of California Planning, Zoning and Development Laws.

- LU10-2.3 Encourage appropriate use of Specific Plans, and/or Planned Development combining designation with beneficial features that could not otherwise be achieved. Examples of such features include clustering houses and maintaining open spaces, mixed use, and a design that is sensitive to the site as a whole and its setting.

GROWTH MANAGEMENT

LU11 Promote a pattern of land use that protects the integrity of existing land uses, area resources and infrastructure and involves logical jurisdictional boundaries with adjacent communities and the County.

- LU11-1 Require that new developments be at an appropriate density or intensity based upon compatibility with the majority of existing surrounding land uses.

- LU11-1.1 As part of the development review process, treat the densities and intensities outlined in the Land Use Element as the maximum allowable; do not approve the maximum allowable density or intensity unless the proposed project is consistent with the provisions and intent of the Arroyo Grande General Plan and City ordinances.

- LU11-1.2 Require that adequate buffering and setbacks be provided between dissimilar uses.

- LU11-1.3 Where a question of compatibility exists, require the new use to conform to the lower intensity use.

- LU11-1.4 Restrict new urban single family, multiple family, and mobile home uses to infill areas adjacent to existing developments of similar density.

- LU11-2 Require that new development should be designed to create pleasing transitions to surrounding development.

- LU11-2.1 As part of the development review process, new development or the alteration or enlargement of existing development should be viewed not as freestanding projects, but as part of a neighborhood, or as part of the entire community.

- LU11-2.2 Require that the new structures relate to the prevailing existing, or planned scale of adjacent development.

- LU11-2.3 Require that setbacks from streets and adjacent properties relate to the scale of the structure and the width of the street.

- LU11-2.4 Require that new developments be designed so as to respect the views from existing developments; provide view corridors which are oriented toward existing or proposed community amenities, such as a park, open space, or natural features.

- LU11-2.5 Design development projects within the City of Arroyo Grande to provide screening as necessary to shield neighboring properties from the adverse effects of that development.

- LU11-3 Intensity of land use and area population shall be limited to that which can be supported by the area's resource base, as well as circulation and infrastructure systems.

- LU11-3.1 Limit the number of dwelling units within the City to that which is consistent with the long-term availability of resources needed to support area population and that which public services and facilities can adequately support.
 - LU11-3.2 Permit new developments only where and when adequate water services can be provided, and the provision of adequate water service can be ensured by providing system-wide water improvements in advance of needs.
 - LU11-3.3 Consistent with Circulation Element objectives and policies, particularly CT2, require new developments to mitigate traffic impacts to maintain an acceptable Level of Service. Ensure that the approval of development proposals will not increase the traffic on a City street or roads in unincorporated areas including State Highway 227. Any project that would degrade the Level of Service at the peak hour per City circulation policies will require CEQA review.
 - LU11-3.4 Where the construction of master planned water facilities is not practical, permit the construction of interim facilities only to the extent that the financing and construction of ultimate facilities are not jeopardized.
 - LU11-3.5 Prior to the issuance of commercial or industrial building permits, or the recordation of residential tract or parcel maps, ensure the availability of adequate fire flow by requiring the testing of all fire hydrants in the vicinity of the project at the applicant's expense. In the absence of adequate flows, require either the installation of on-site fire protection devices or improvements that upgrade the area's water system to accommodate adequate flows, prior to combustible construction.
 - LU11-3.6 Ensure that adequate sewer service capacity exists or will be available in a timely manner for a proposed development.
 - LU11-3.7 Maintain current information concerning the capability of public police and fire protection services and facilities provided by the City, Schools and other agencies within the City.
 - LU11-3.8 Monitor the impact and intensity of land uses on area circulation to ensure that the circulation system is not overburdened.
 - LU11-3.9 As part of the CEQA review process, the short- and long-term generation of air pollutants will be assessed using Air Pollution Control District criteria to determine the potential impacts of proposed projects.
- LU11-4 Ensure that all extensions of services and utilities to facilitate land use changes are accomplished in a manner consistent with the provisions and intent of the Arroyo Grande General Plan.
- LU11-4.1 Prior to permitting a major extension of services or utilities to facilitate changes in land use, conduct a thorough review of all social, economic, and environmental factors associated with that extension; require the implementation of appropriate mitigation measures or prohibit the extension.
 - LU11-4.2 Ensure that existing residents and businesses are not burdened with the cost of financing infrastructure aimed at supporting new development.
 - LU11-4.3 Ensure that public water, sewer, drainage and other facilities needed for a project are constructed prior to or concurrent with development.

LU11-4.4 Require that existing public services and facilities deficiencies affecting an undeveloped area be corrected prior to or concurrent with the extension of facilities to serve the area.

LU11-4.5 Review development projects for their impacts on public services and facilities including, but not necessarily limited to, roadways, water, sewer, fire, police, parks, school facilities, and libraries. If a development project will cause the level of public service or facility provision to fall below the standards maintained by Arroyo Grande and/or the standards of applicable service agencies, require that appropriate on-and off-site improvements be provided either through conditions of approval, development fees, or establishment of assessment districts. If such improvements cannot be provided, decline approval of the project.

LU11-4.6 Encourage all public service agencies to keep current information regarding their service capabilities. Conduct an annual review of user charges, development fees, and public facilities impact mitigation fees in accordance with AB 1600 to ensure that the charges are consistent with the costs of improvement and maintenance.

LU 11.5 The City of Arroyo Grande shall seek logical and recognizable jurisdictional boundaries in cooperation with the adjacent Cities of Pismo Beach and Grover Beach, Oceano CSD, the County and Local Agency Formation Commission (LAFCO), subject to mutual approval.

LU 11-5.1 Oak Park Boulevard is and shall remain the common boundary between Arroyo Grande and Pismo Beach.

LU 11-5.2 The City of Arroyo Grande shall utilize distinctive street name and identification/entry signage, and where feasible, landscaping and architectural features to reinforce the separate identity of the adjoining urban developments.

LU 11-5.3 The City of Arroyo Grande shall refer any proposed development within the watershed of Meadow Creek and/or the approximate area west of Equestrian Way and Vista Drive for review and comment by the City of Pismo Beach prior to approval of any further development that may impact the drainage, traffic, or municipal services and facilities shared by these adjoining Cities.

LU 11-5.4 The City of Arroyo Grande will request that the City of Pismo Beach refer any proposed developments within the watershed of Meadow Creek and/or the approximate area known as Toucan Terrace planning sub-area of Oak Park Heights for review and comment by the City of Arroyo Grande prior to approval of any further development that may impact the drainage, traffic or municipal services and facilities shared by these adjoining Cities.

LU 11-5.5 The Cities of Arroyo Grande and Pismo Beach shall consider joint powers and other methods of cooperation to correct any apparent service or facility deficiencies (such as fire/emergency response time, park and recreation provisions, drainage improvements, and Oak Park Boulevard traffic enforcement) to efficiently provide municipal services to adjoining areas of the respective jurisdictions.

LU 11-5.6 Oak Park Boulevard is and shall remain the approximate common boundary between Arroyo Grande and Grover Beach. Portions of the City of Grover Beach, which extend east of Oak Pak Boulevard will be evaluated by both jurisdictions and LAFCO to determine the most logical and efficient jurisdictional boundary.

- LU 11-5.7 The City of Arroyo Grande shall utilize distinctive street name and identification signage, and where feasible, landscaping and architectural features to reinforce the separate identity of the adjoining urban developments.
- LU 11-5.8 The City of Arroyo Grande shall refer any proposed development within the watershed of Meadow Creek and/or the approximate area west of Hillcrest and Elm Streets for review and comment by the City of Grover Beach prior to approval of any further development that may impact the drainage, traffic or municipal services and facilities shared by these adjoining Cities.
- LU 11-5.9 The City of Arroyo Grande will request that the City of Grover Beach refer any proposed developments within the area generally east of 14th Street (primarily portions of the East Grover Beach neighborhood planning area) be referred for review and comment by the City of Arroyo Grande prior to approval of any further development that may impact the drainage, traffic or municipal services and facilities shared by these adjoining Cities.
- LU 11-5.10 The Cities of Arroyo Grande and Grover Beach shall consider joint powers and other methods of cooperation to correct any apparent service or facility deficiencies (such as fire/emergency response time, park and recreation provisions, drainage improvements, and Oak Park Boulevard traffic enforcement).
- LU 11-6 The City of Arroyo Grande shall cooperate with the County of San Luis Obispo, the Oceano Community Services District and LAFCO to establish more logical and recognizable jurisdictional boundaries between adjoining urban areas and to provide appropriate separation or identity.
- LU 11-6.1 Generally, The Pike is and shall remain the boundary between the City of Arroyo Grande and Oceano CSD.
- LU 11-6.2 The City of Arroyo Grande shall utilize distinctive street name and identification/entry signage and where feasible, landscaping and architectural features to reinforce the separate identity of the adjoining urban developments.
- LU 11-6.3 The City of Arroyo Grande shall refer any proposed development generally south of Farroll Avenue and west of Halcyon Avenue for review and comment by the Oceano CSD and County of San Luis Obispo prior to approval of any further developments that may impact the drainage, traffic or municipal services and facilities shared by these adjoining community areas.
- LU 11-6.4 The City of Arroyo Grande will request that the County and Oceano CSD refer any proposed developments east of 22nd Street and north of Paso Robles Street for review and comment by the City of Arroyo Grande prior to approval of any further development that may impact the drainage, traffic or municipal services and facilities shared by these adjoining areas.
- LU 11-6.5 The City of Arroyo Grande will cooperate with the County and Oceano CSD to preserve the agricultural land and remaining forest west and south of Halcyon as a permanent open space separation between Arroyo Grande and Oceano.
- LU 11-6.6 The City of Arroyo Grande will cooperate with the County to preserve all remaining valley floor prime agricultural land within Cienega Valley, particularly

those properties adjoining Arroyo Grande Creek both inside and outside Arroyo Grande City limits south of Freeway 101 and west of Valley Road.

LU 11-6.7 The City of Arroyo Grande will request that the County preclude all proposals to increase density or intensity of development within the Rural Residential designated areas of Arroyo Grande Fringe Area north of the City and the Nipomo Mesa east of Highway 1 and south of Los Berros Road due to potential adverse traffic impacts, public facilities and service deficiencies.

LU 11-6.8 The City of Arroyo Grande will request that the County preclude all proposals to expand or to increase density or intensity of development within the Residential Suburban designated hillside subdivisions southeast of Arroyo Grande City limits, north of Los Berros Road and west of El Campo Road due to potential adverse traffic impacts, public facilities and service deficiencies.

LU 11-6.9 The City of Arroyo Grande shall request that the County preserve all Agriculture designated lands, whether prime or non-prime soils, east of Arroyo Grande City limits on both sides of Freeway 101 in both the San Luis Bay and South County Planning Areas.

LU 11-6.10 The City of Arroyo Grande shall cooperate with the County and LAFCO to consider annexation of the Frederick/ALC property (known as Arroyo Linda Crossroads) and Williams property provided that such future City expansion provides for permanent agricultural and open space buffer adjoining Freeway 101, the east and north sides of potential urban development of the proposed Sphere of Influence area.

LU 11-6.10.1 The City of Arroyo Grande may consider the annexation of the unincorporated portion of the Arroyo Linda Crossroads and Williams properties within the proposed Sphere of Influence when all of the following findings are made:

- a) The proposed annexation will not deplete the water resources required for potential General Plan development within other parts of the City nor divert water resources needed for current and future Agriculture irrigation;
- b) Clear compatibility exists with the community's basic identity as a rural, small town community; the goals and desires of the people and the City of Arroyo Grande as a whole; and with the community's available resources and urban services;
- c) The proposed annexation is consistent with the goals and objectives of the 2001 General Plan Update, particularly in regard to protection of Agriculture and open space lands;
- d) Significant economic development benefits will be derived by the City upon annexation;
- e) Significant social and economic interdependence and interaction exist between the City and the areas proposed for annexation;
- f) Adequate infrastructure and services have been or shall be provided in accordance with current City standards;

- g) The proposed annexation will generate sufficient revenues to adequately pay for the provision of City services and related mitigation measures; and,

LU 11-7 Support the preparation of reasonable regional land use and transportation planning. The City of Arroyo Grande shall work with San Luis Obispo County and San Luis Obispo Council of Governments to further regional land use and transportation plans as a means of coordinating South County planning efforts.

TOWN CHARACTER and COMMUNITY DESIGN GUIDELINES

The essence of Arroyo Grande's desirability is reflected in its small town character and rural setting. This character encompasses a wide range of components including the scale and intensity of existing development; the rate, scale, and intensity of new development; the existence and proximity of agricultural lands and open spaces, including natural hillsides, Arroyo Grande and Tally Ho creeks. It also extends to its rural residential fringe and agricultural environs, and includes preservation of historical structures, especially within the Village Core area. The retention of this character is one of the basic purposes of planning and growth management, according to the citizens of Arroyo Grande.

LU12 Components of "rural setting" and "small town character" shall be protected.

- LU12-1 Recognize agriculture, natural hillsides, clean air quality and linear open spaces along Arroyo Grande and Tally Ho creeks as valuable components of the City's rural setting and essential elements worthy of conservation and preservation.
 - LU12-1.1 Emphasize the retention of the natural environment over its conversion to urban forms.
 - LU12-1.2 Incorporate existing natural features into project design. Where removal of natural elements is unavoidable, reintroduce natural elements into project design.
 - LU12-1.3 Incorporate provisions of the Agriculture, Open Space and Conservation Element (AOSCE) into the review of land development proposals.
- LU12-2 Except for narrow, two and three-story structures within the Village Core and other designated Mixed-Use areas, limit the scale of buildings within both the urban and rural portions of Arroyo Grande to low-profile, horizontal forms; design buildings to be compatible with Arroyo Grande's historic small town character.
 - LU12-2.1 In general, limit the height of buildings to no more than 35 feet.
 - LU12-2.2 Utilize roofs having low, long spans made of slate, concrete shingles, clay tiles or similar materials. Avoid metal and flat composition roofs.
 - LU12-2.3 Provide building elevations that are well-articulated in order to break up building bulk. Incorporate one-story elements in two-story structures.
 - LU12-2.4 Ensure that row-type townhouses within the urban portions of Arroyo Grande are constructed such that each unit is varied in its setback and/or architectural treatment,
 - LU12-2.5 Residential units within new single family neighborhoods shall be required to provide recognizable variations in their front and side yard setbacks.

- LU12-2.6 Neo-traditional residential developments should maximize a feeling of openness. Modern single family subdivisions should utilize variable setbacks and orient road axes to open space areas and areas of visual interest.
- LU12-2.7 Use appropriate and simple roof forms, including shed, gable, and hip roofs, alone or in combination, to achieve a variety of roof lines along the streetscape; avoid unarticulated flat roofs.
- LU12-2.8 Design small lot single family and multiple family residential projects in such a manner as to group dwellings around common open space and/or recreational features.
- LU12-2.9 In higher density projects with opposing garages or carports, turn individual units and orient them to avoid the monotony of parking corridors. Alternately, stagger parking areas and provide appropriate landscaping.
- LU12-2.10 Incorporate architectural treatments that enhance the appearance of exterior wall elevations of buildings and screen walls. Include:
- Uniform materials and consistent style in exterior elevations.
 - Use secondary accent materials and colors to highlight building features and provide visual interest.
- LU12-2.11 Detail multi-story buildings to reduce their vertical appearance as much as possible, except for historic buildings in the Village Core and new buildings in other Mixed-Use areas. In all such areas, include:
- A greater level of architectural details at the ground level than at upper levels.
 - Articulate separate floor levels with horizontal bands or by stepping them back from public viewing areas.
- LU12-2.12 Incorporate variations in the setback and massing of the building bulk of large structures along major streets to provide variety and visual interest to the streetscape.
- LU12-3 Preserve scenic vistas and retain a feeling of "openness" in new developments.
- LU12-3.1 Vary setbacks along roadways to avoid a monotonous street scene.
- LU12-3.2 Minimize the installation of solid walls along area roadways unless they are needed for a specific screening, safety, or noise attenuation purpose. Where feasible, provide instead a landscaped berm or wide, open area with informal clusters of trees, defined by split rail or similar fencing.
- LU12-3.3 Where construction of a solid wall that will be visible along a public street is necessary, provide landscaping such as trees, shrubs, or vines to soften the appearance of the wall, and to reduce undue glare, heat, and reflection.
- LU12-3.4 The use of any fencing or walls should be consistent with the overall design theme of the development or adjoining existing developments:
- Where they are needed, fences or walls should relate to both the site being developed and surrounding developments, open spaces, streets, and pedestrian ways.

- Fencing and walls should respect existing view corridors to the greatest extent possible.

LU12-3.5 Require the provision of open space and recreation areas within the urban residential portions of the City. Within the rural residential portions of the planning area, emphasize the preservation natural landforms and vegetation.

LU12-3.6 Design and landscape multiple family residential projects to provide pleasing views from the windows of individual units.

- Provide a diversity of views from the windows of multiple family units, including distant open views, closer views of greenery, and some views of human activity.
- If some windows must look out onto blank walls, plant fast growing vines on such walls to enhance the appearance.

LU12-3.7 Permit clustering of residential units if the following criteria are met:

- The clustering of dwelling units is proposed pursuant to a Specific Plan (Government Code Section 65540), Planned Development, or similar mechanism.
- The overall permitted density of the project area is not exceeded.
- The resulting project will not require a greater level of public services and facilities than would an equivalent non-clustered project.
- The result of clustering residential units is a more desirable and environmentally sensitive development plan which creates usable open space areas for the enjoyment of project residents and which preserves significant environmental features.
- The project development pattern, including the net density of developed area and proposed lot sizes which result from clustering, are compatible with surrounding areas.

LU12-3.8 Permit hillside development projects only when the following criteria are met:

- The natural contour of the hillside is preserved and removal of native oak trees is minimized.
- Excessive, intrusive hillside grading is not required in order to satisfy density proposals of the project
- Extensive retaining walls are not required to satisfy density and safety proposed by the project.

If these criteria cannot be met, the density of the project shall be reduced or the project shall be denied.

LU12-4 Incorporate a sense of “place,” privacy, and security into Planned Developments and multiple family projects. The Development Code should provide for design exceptions for senior and special needs housing.

LU12-4.1 Maintain the function and quality of multi-family residential developments by orienting buildings and living spaces at right angles to each other for privacy, and by adequate provision of private open space areas such as patios and balconies for each unit.

- LU12-4.2 Provide each building or unit of a multiple family project with some unique elements to create a sense of place and identity.
- Design individual units within a project so as to be distinguishable from each other, providing them with separate entrances and entry paths.
 - Design the common space of each building cluster so that the size, dimensions, grading, planting and site furniture of each are different.
 - Provide every dwelling unit with a usable private garden, yard, patio, or balcony area.
- LU12-4.3 Provide back and front entrances to planned and multiple family dwellings which are clearly identified and distinguished from each other. Where dwellings have two doors, differentiate between formal and informal entries through the location of guest parking, sidewalk design, address identification, and pathways.
- LU12-4.4 Where there is limited separation of windows from nearby public or common spaces, fencing, planting, or grade differentials should be used to ensure privacy.
- LU12-4.5 Locate windows within planned and multiple family residential projects so that surveillance of semi-private public spaces and pedestrian paths is possible from frequently used rooms without permitting close-in view from those areas to the dwelling.
- LU12-4.6 Units should be designed so that windows in adjacent units or in units across streets are offset.
- LU12-5 Preserve significant historic and cultural landmarks.
- LU12-5.1 Require that new development, including signs, within or adjacent to the Village Core area be compatible with the historical architecture of the Village; implement the provisions of the Design Guidelines for the Arroyo Grande Village.
- LU12-6 Require that residential street design be sensitive to existing landforms, and minimize traffic volumes on local residential streets.
- LU12-6.1 Incorporate provisions into the Development Code which would discourage non-local through traffic on local streets, and require maintenance of two points of access to all residential neighborhoods.
- LU12-7 Enhance pedestrian level activity within residential and commercial areas.
- LU12-7.1 Utilize "street furniture" (planters, benches, drinking fountains, newspaper racks, bike racks, trash receptacles) to create and enhance urban open spaces within commercial areas and to emphasize historical and rural architectural themes.
- LU12-7.2 Commercial buildings and projects should be designed so as to have a central plaza or main visual focus or feature.
- LU12-7.3 Through the site plan review process, ensure that commercial facilities are oriented to the pedestrian by the incorporation of seating areas, courtyards, landscaping, and similar measures.

- Buildings should be designed and sited so as to present a human scale environment, including identifiable pedestrian spaces.
 - Uses within pedestrian spaces should contribute to a varied and lively streetscape.
 - Buildings facing pedestrian ways and plazas should incorporate design features that provide visual interest at the street level.
 - Except in the Village Core and other Mixed-Use areas, where buildings should generally be located at the sidewalk, building setbacks along major streets should be varied to create plaza-like areas which attract pedestrians whenever possible.
 - Discourage wide expanses of parking lot between the sidewalk and the front of commercial buildings and provide safe, easily identifiable pedestrian access through the parking lot from multiple access points.
 - Parking facilities should be convenient, well-designed, usable, aesthetically attractive, landscaped (with large shade trees) and comply with City design standards and guidelines.
- LU12-7.4 Where appropriate to building architecture, provide covered verandas along the fronts of commercial structures.
- LU12-7.5 Establish a program of public art emphasizing historical, western, and rural themes in parks, public buildings, and public open spaces.
- LU12-7.6 Refine the Circulation Element to include an integrated pedestrian circulation network linking the Village Core and Mixed Use areas, schools, shopping, community facilities, and multiple family residential areas. (See also CT 3-3).
- LU12-8 Emphasize the incorporation of landscape themes and extensive landscaped areas into new development; provide landscaping and open spaces as an integral part of project design to enhance building design, public views, and interior spaces; provide buffers and transitions as needed; and facilitate energy conservation.
- LU12-8.1 Require that landscaping integrate with, complement, and improve the visual character of the natural environment of the area; require that landscaping also relate to and complement the architecture of adjacent structures.
- LU12-8.2 Emphasize urban planting schemes which minimize the use of water and which incorporate natural looking clusters of plants rather than highly structured, geometric schemes with trees and shrubs planted at regular intervals.
- LU12-8.3 Include in landscaped areas a combination of trees, shrubs, vines, ground cover, flowers, and turf as appropriate and compatible with the surrounding environment and project design theme.
- The selected combination of landscape materials shall be arranged in a harmonious manner.
 - The proportion of hardscape materials within any required landscape area may not exceed 20 percent.
- LU12-8.4 Coordinate landscape design with drainage plans for individual projects to maximize percolation of surface water from the site. Employ swale designs in landscaped and turf areas to slow down runoff and maximize percolation.

LU12-8.5 Emphasize the use of native and drought tolerant plantings in area landscaping.

LU12-9 Encourage the provision of custom homes or homes that simulate a rural, small town, custom home atmosphere.

LU12-9.1 Within the unincorporated rural/residential and residential/suburban portions of the community, and all single family residential areas as well as low-density Planned Development areas, emphasize custom homes on large sites.

LU12-9.2 If custom homes are not proposed, residential tract applicants shall provide required floor plans and elevations at the time of application submittal to provide a wide variety of design choices and diversity of appearance as shown in the table below.

Number of Single Family Dwellings	Minimum Number of Floorplans*	Minimum Number of Elevation/Floorplan
<-20	3	3
21-40	4	3
41-60	5	4
61-80	6	4
81-100	7	4
>100	1 additional for each 20 dwellings over 100	

* Includes reverse footprints.

LU12-9.3 Emphasize the use of natural materials such as rough sawn wood, stone, stucco, and brick facade.

LU12-9.4 Emphasize building colors in earth tones and complementary accents in muted shades of reds, blues, greens, browns, grays, and yellows. Avoid a monochromatic appearance of residential areas through the use of complementary accents.

LU12-9.5 On wood frame structures having a primarily stucco exterior, cover a minimum of 25 percent of the front facade with a complementary color and material.

LU12-9.6 Break up front facades with entries and/or other recesses and projections to avoid flat fronts.

LU12-9.7 Incorporate variations in building heights by incorporation of one-story elements into two story structures, use of a combination of roof styles, and grade variations.

LU12-10 Ensure that residential accessory uses and buildings are consistent with the primary residential character of the area, as well as the overall small town character of Arroyo Grande.

LU12-10.1 Prohibit accessory uses or hobbies that would create additional traffic or need for signage or parking, and ensure that the primary use of garage areas is for parking cars.

LU12-10.2 Require that the design of accessory structures be compatible with the architectural character of the site and surrounding area.

LU12-10.3 Require that accessory structures be set back a sufficient distance from property lines so as not to detract from the value of adjacent properties.

LU12-11 Commercial centers shall be developed in a manner that is architecturally harmonious with a defined theme consistent with the rural, small town character of Arroyo Grande.

- LU12-11.1 Ensure the implementation of the Design Guidelines for the Arroyo Grande Village.
- LU12-11.2 Require that materials, textures, colors, and architectural detailing be consistent with the specified design theme consistent with Arroyo Grande's small town character.
- LU12-11.3 Large roof or building masses should be discouraged and architectural variations encouraged.
- LU12-11.4 Encourage the use of earth tones that reinforce compatibility with the rural character of Arroyo Grande; avoid a monochromatic appearance through the use of complementary accents in muted shades of reds, blues, greens, browns, and yellows.
- LU12-11.5 Recesses, reveals, projections, architectural trim, and other elements shall be encouraged to enhance the architectural image of structures.
- LU12-11.6 Shadow patterns created by architectural elements such as overhangs, projections, or recession of stories, balconies, reveals, and awnings are encouraged in order to contribute to a building's character and aid in climate control.
- LU12-11.7 The following design elements shall be encouraged in conjunction with the design and construction of commercial buildings:
- Richness of surface and texture, emphasizing surfaces such as rough sawn woods, split face block, stucco, and facade brick.
 - Approximately equal building wall ratio to non-wall (e.g., window, arcade)
 - Multi-planed, pitched roofs.
 - Vegetation integrated with building walls, roofs and details such as trellises and espaliers.
 - Roof overhangs.
 - Regular or traditional window rhythms.
- LU12-11.8 The following architectural elements shall be discouraged in conjunction with the construction of commercial buildings:
- Highly reflective surfaces over the majority of the facade which is visible to the public.
- Large, blank walls.
 - Flat roofs without mansards.
 - Precision concrete block.
 - Metal or plastic siding.
 - Irregular window shapes and rhythms.
- LU12-11.9 Develop specific design criteria where feasible for commercial areas not expected to develop as unified centers, in the form of conceptual approaches that integrate landscaping, driveways and parking into functionally unified wholes.
- LU12-12 Balance the need for signs within commercial areas as a means to identify businesses with the small town character and rural setting of the community.

- LU12-12.1 Design commercial developments with a precise concept for adequate signage; include provisions for sign placement and number, as well as sign scale in relationship to the building, landscaping and readability as an integral part of the signage concept.
- LU12-12.2 Ensure that signs are integrated into the overall site and architectural design theme of commercial developments.
- LU12-12.3 Require that sign placement, heights, size, materials, proportions, and design within the commercial areas be consistent with the low-profile nature and scale of the community.
- LU12-12.4 Require that sign color be compatible with building color. In general, limit the number of primary colors to no more than two with a secondary color used for accent or shadow detail.
- LU12-12.5 Avoid freestanding pole signs in favor of monument-type signs, wall signs, and/or secondary projecting signage.
- LU12-12.6 In designing signs and sign messages, emphasize utilization of fewer words to create a clean, understandable message. In general, use symbols only if they are easily recognizable or represent a definable logo.
- LU12-12.7 Minimize the size and simplify the shape of signs to avoid sign "clutter".
- LU12-12.8 Permit signs attached to the underside of a projecting canopy or protruding over a sidewalk or right-of-way as a special sign only if they provide pedestrian-scale atmosphere and enhance the building front.
- LU12-12.9 Require that window signs be designed so as to be pleasing, aesthetically enhance shop fronts, geared to the pedestrian, and be at eye level.
- LU12-12.10 Develop a community signage scheme for street corridors, public buildings and selected entrances to the community and its sub-communities.
- LU12-13 Provide appropriate screening for necessary "urban-style" facilities, structures, and features.
 - LU12-13.1 Require that the placement and screening of satellite dishes, solar systems, and other appurtenances be accomplished in such a manner that minimizes or eliminates the obtrusiveness of these facilities. Establish setbacks within the rear yard for satellite installations, as well as to establish screening standards.
 - LU12-13.2 Require unobtrusive placement and screening of appurtenances such as solar collectors, air conditioning units, and pool equipment.
 - LU12-13.3 Require that trash enclosures, loading areas, mechanical equipment, and outdoor storage areas be screened from public view as appropriate; design enclosures and screening with materials which are compatible with the project's architecture, and which do not detract from the rural, small town character of the community.
 - LU12-13.4 Require that on-site utilities and/or ancillary equipment within commercial areas be located in an inconspicuous area or vaulted under ground away from public view.

- LU12-13.5 Where on-site utilities and/or ancillary equipment is required to be in public view, require that they be screened with a combination of materials that best suit the overall project design theme.
- LU12-13.6 Require that commercial loading areas be oriented away from the street and from residential edges.
- If loading areas cannot be so located, require that they be screened from public view.
 - Access to service bays of automotive uses shall be from the interior of the site.
- LU12-13.7 Require that service station bays, repair garages, and other automobile-related uses proposed at corner locations be oriented away from the street frontage.
- Orient service areas away from street frontage and provide building elevations and architectural details consistent with the overall design theme toward the street.
 - Design access to service bays of automotive uses from the interior of the site.
- LU12-13.8 Require that ground mounted equipment incidental to commercial development be appropriately screened with solid walls and/or landscaping. Locate equipment away from the front of the building. Require that screening material be similar or complementary to adjacent architecture and materials.
- LU12-13.9 Require that commercial loading be screened from public view areas and adjacent residential developments, and be located an appropriate distance from adjacent residential structures.
- LU12-13.10 Require the design and construction of enclosures for trash, recycling bins and green waste containers to include the following criteria:
- Match the existing building architecture
 - Use materials consistent with adjacent buildings
 - Avoid conflicts with loading dock areas
- LU12-13.11 Prohibit roof mounted equipment other than television antennas and solar collectors within residential areas.
- LU12-13.12 Require that roof-mounted equipment on commercial structures be screened from public view.
- Require that roof screens be solid and continuous, and that equipment be covered by continuous grills or louvers.
 - Require that roof screens be sheathed in a matching or complementary material to the exterior building material .
 - Prohibit the use of picket fence screening.
 - Minimize the rooftop location of mechanical plants and distribution networks. Where necessary, enclose such facilities within efficient roof-top penthouses.

LU12-14 Development Code property development standards and proposed Design Guideline revisions shall consider refinement to outdoor lighting design, height, placement and intensity levels to minimize unnecessary glare, energy use, intrusion onto adjacent properties or public spaces. Factors such as night sky visibility, safety, security/motion and light sensor, controls, timers and aesthetic compatibility should be part of outdoor lighting design considerations.