



General Plan Annual Report
2016

CITY OF ARROYO GRANDE

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Section 1 - Introduction

A. Purpose of the Annual Report

This report reviews the activities that took place to implement the Arroyo Grande General Plan between January 1, 2016 and December 31, 2016. This report fulfills the requirements of Section 65400 of the California Government Code, which requires the City to file an annual report addressing the status of the General Plan and progress made toward goals and objectives. This annual report provides a means to monitor the success of implementing the General Plan and determine if changes need to be made in the plan or its implementation programs. The City is required to file the annual report with the Office of Planning and Research (OPR), as well as to their legislative bodies. The legislative body for Arroyo Grande is the City Council.

B. Purpose of the General Plan

The General Plan is the foundation development policy document of the City of Arroyo Grande. It defines the framework by which the physical, economic and human resources of the City are to be managed and utilized over time. The General Plan is available for public review at City Hall and on the City's website.

As an informational document, the General Plan acts to clarify and articulate the intentions of the City with respect to the rights and expectations of the public, property owners, and prospective investors and business interests.

C. Status of the Adopted Elements of the City's General Plan

State law requires that the General Plan include seven elements. These mandatory elements must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. State law allows the City to adopt any additional general plan elements that the City deems necessary. Additionally, the elements of the general plan may combine elements as it deems necessary. The City of Arroyo Grande General Plan combines Agriculture, Open Space, and Conservation elements into a single element. The following is a breakdown of the City's General Plan:

Arroyo Grande GP Elements	Required GP Elements	Examples of Topics Covered
Agriculture, Conservation and Open Space Element	Agriculture (Optional)	Define policy for the protection of significant natural resources, providing the setting or context for urban land use development and incorporated City areas.
	Conservation	
	Open Space	
Fringe and Urban Area Land Use Element	Land Use	Provides for the types, density or intensity, design and distribution of existing and potential City areas.
Circulation/Transportation Element	Circulation	Identifies the street pattern and other circulation infrastructure and transportation systems needed to support the uses identified Land Use

Arroyo Grande GP Elements	Required GP Elements	Examples of Topics Covered
		Element.
Housing Element	Housing	Identifies and provides an analysis of existing and projected housing needs, an evaluation of housing constraints, a statement of goals, policies, quantifiable objectives and financial resources, and scheduled programs for the preservation, improvement, and development of housing.
Safety Element	Safety	Provides for the protection of lives and property from the adverse effects of natural and man-caused hazards.
Noise Element	Noise	Identifies the sources and outlines policy to protect land uses against adverse noise levels associated with necessary circulation and related activity.
Economic Development Element	Economic Development (Optional)	Defines the objectives, policies and proposals for improved employment, business retention and expansion, and fiscal growth of the community.
Park and Recreation Element	Parks and Recreation (Optional)	Outlines these public facilities and services desired to support the City and area residents, businesses, and visitors' leisure-time activities.

The City's General Plan was adopted in October 2001. The City's last major update of the General plan was completed in March 2016, with the City's adoption and certification of the 2014-2019 Housing Element Update. The 2014-2019 Housing Element was certified by the Department of Housing and Community Development in September 2016. The following is a list of updates to the General Plan since the document's adoption:

Amendment No.	Date	Type	Project
GPA 02-001	November 2003	Land Use Map	Parkside Residences
GPA 02-002	June 2003	Land Use Map	Berry Gardens Subarea 2
GPA 03-001	April 2003	Land Use Map	Village Core Extension
GPA 03-002	September 2003	Land Use Map	Agriculture Designations
GPA 03-003	March 2004	AG/C/OS	Conversion of Prime Ag Land, Farmworker Housing, and Ag Conservation Easements
GPA 04-001	Withdrawn by applicant	Land Use Map	Alder House
GPA 04-002	August 2004	Land Use Map	Noyes Road Properties
GPA 04-003	March 2005	Housing Element	Housing Element Update

Amendment No.	Date	Type	Project
GPA 06-001	August 2006	Land Use Map	Castillo Del Mar
GPA 06-002	November 2006	Circ & Parks and Rec Elements	Bike and Pedestrian Plan
GPA 06-003	November 2007	Land Use Map	S. Elm Multi-Family Designation
GPA 06-004	February 2007	Land Use Map	Sunset Drive
GPA 07-001	June 2007	AG/C/OS	Creek Protection Policies
GPA 07-002	November 2007	Housing Element	Affordable Housing Requirements
GPA 07-003	Placed on hold due to competing priorities	AG/C/OS	Conservation Element Update
GPA 09-001	September 2009	Land Use Map	2009 Land Use Map Cleanup
GPA 09-001B	October 2009	Land Use Map	Pearwood Annexation
GPA 11-001	Withdrawn by applicant	Land Use Map	Hillcrest
GPA 11-002	October 2013	Housing Element	2007-15 Housing Element
GPA 12-001	Withdrawn by applicant	Land Use Map	Alder House
GPA 12-002	July 2012	Circulation Element	Bicycle and Trails Master Plan
GPA 12-003	October 2012	Economic Development	2012 Economic Development Element
GPA 14-001	March 2014	Land Use Map	Heights at Vista Del Mar Annexation
GPA 14-002	October 2015	Land Use Element	Courtland/Grand
GPA 14-003	March 2016	Housing Element	2014-19 Housing Element

The following is a brief overview of actions taken in 2016 relative to each individual Element:

Land Use Element (Adopted October 2001)

No text or map amendments to the Land Use Element occurred in 2016. The Community Development Department has begun collecting necessary data and the City Council has allocated some funding to begin the update of the Land Use Element following the Circulation Element update.

Circulation Element (Adopted October 2001)

No text amendments to the Circulation Element occurred in 2016. The Community Development Department is currently working on an update to the Circulation Element with an estimated public draft being available in summer 2017.

Housing Element (Adopted March 2016)

The Housing Element was updated and adopted in March 2016 for the 2014-2019 Regional Housing Needs Assessment (RHNA) Cycle. Since its adoption, a Development Code Amendment (DCA 14-006) was adopted by the City Council regarding emergency shelters and supportive and transitional housing, as directed by Senate Bill 2 and Government Code Section 65583. Additional work on the Housing Element included the identifying actions to be completed during the implementation of the Housing Element. It is anticipated that further discussion of these activities will occur in future annual reports.

Agriculture, Conservation, and Open Space Element (Adopted October 2001, Amended June 2007)

No text amendments to the Agriculture, Conservation, and Open Space Element occurred in 2016. The City did secure Creek Easements for future creekside trails along Arroyo Grande Creek in March 2016, consistent with Objectives and Policies of the Element.

Safety Element (Adopted October 2001)

No text amendments to the Safety Element occurred in 2016. The City is working on text updates to incorporate the Local Hazard Mitigation Plan and address fire and flood hazards in accordance with State Law.

Noise Element (Adopted October 2001)

No text amendments to the Noise Element occurred in 2016.

Economic Development Element (Adopted October 2012)

No text amendments to the Economic Development Element occurred in 2016. The City is currently working on an Economic Development Strategic Plan and considering opportunities to combine that work effort with other work efforts such as the East Grand Avenue Master Plan in order to increase implementation of the plan and investment by property owners.

Parks and Recreation Element (Adopted October 2001)

No text or map amendments to the Parks and Recreation Element occurred in 2016. The City is currently in the initial stages of updating the Parks and Recreation Element. A small team of City staff have been assembled and are reviewing the existing Element to identify actions taken to implement the policies and programs and begin developing recommendations to policy amendments.

Section 2 – Summary of Activity – 2016

The City of Arroyo Grande policies and programs identified in the General Plan include tools already in place and used on a day-to-day basis in the City. Some of the various tools available to further the City's goals and objectives include the City Council's annual goals and priorities, Budget/Capital Improvement Program, Specific Plans and Master Plans of Development, Zoning and Subdivision Regulations, CDBG Funds, etc.

Planning Commission

The City of Arroyo Grande Planning Commission is designated as the "Planning Agency", as authorized by Section 65100 of the Government Code. The Commission has the discretionary and advisory responsibilities that are authorized by Chapters 2.18, 16.04, and 16.08 of the Arroyo Grande Municipal Code.

During 2016, the Planning Commission approved the following:

- Six (6) conditional use permits;
- One (1) lot merger;
- Two (2) architectural reviews;
- Three (3) tentative parcel maps;
- One (1) amended conditional use permit;
- One (1) plot plan review;
- Two (2) variances;
- One (1) time extension;
- One (1) lot line adjustment;
- One (1) pre-application;
- Two (2) minor exceptions;
- Three (3) planned unit developments;
- One (1) viewshed review; and
- One (1) Development Code interpretation.

In their advisory role, the Planning Commission forwarded recommendations to the City Council that included three (3) land use entitlements, four (4) amendments to the Development Code, and two (2) amendments to the General Plan.

Building and Life Safety Division

The City's Building and Life Safety Division reviews project plans, issues permits, and provides inspection services for compliance with California's building, fire, mechanical, electrical, plumbing, energy, and disabled access codes, as well as city ordinances.

In 2016, the Building Division received 621 building permit applications and issued 523 building permits. During the past year, City building inspectors made 2,154 construction and safety-related inspections associated with building permit activity. The Building Division finalized and completed 452 building permits in the same period.

Planning Division

The Planning Division assists the community, the City Council, and the Planning Commission in preparing for the City's future growth and development, as well as reviews current development plans for consistency with local ordinances. The Planning Division administers the Development Code and deals with transportation, housing, community facilities, public safety, open space, design, and the use of land.

The Planning Division provides support staff to the Planning Commission, Architectural Review Committee, Historical Resources Committee, Downtown Parking Advisory Board, and Traffic Commission. Administrative functions include the scheduling of meetings, preparation of agendas, posting of hearing notices, and preparation of minutes.

The Planning Division provides land use analysis, environmental review as required under the California Environmental Quality Act, and prepares staff reports for the aforementioned Commissions and Committees, including the City Council.

In 2016, the Planning Division received 219 applications for various land use entitlements (permits), including, Development Code Amendments, land divisions, Conditional Use Permits, Minor Use Permits, and Sign permits.

General Plan Policies and Programs

Community Development Department staff is currently working on a number of items specifically related to the General Plan, as referenced above. Prioritized work efforts for the General Plan include the Circulation Element Update, defining attainable housing, identifying incentives for attainable housing, and ensuring the City's emergency shelter regulations are consistent with State law, as part of the Housing Element (HE-A.14, HE-A.14-1, and HE-K.2-1), and the Economic Development Strategic Plan (ED6).