City of Grover Beach

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City Manager

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April 9, 2009

Department of Housing and Community Development
PO Box 952050
Sacramento, CA 94252-2050

SUBJECT: 2008 GENERAL PLAN ANNUAL REPORT

To Whom It May Concern:

Enclosed is a copy of the City of Grover Beach Annual Report on the status of its General Plan for 2008.

If you have any questions, please contact the Community Development Department at 805-473-4520.

Sincerely,

Pat Beck, Interim Community Development Director
City of Grover Beach

154 South Eighth Street ❖ Grover Beach, California 93433 ❖ FAX (805) 489-9657 ❖ *www.grover.org*

Administrative Svs./Water (805) 473-4550 ❖ Community Development - Building, Planning & Public Works (805) 473-4520
Parks & Recreation (805) 473-4580 ❖ Human Resources (805) 473-4564 ❖ City Clerk (805) 473-4568
City Council/City Manager (805) 473-4567 ❖ Police Administration (805) 473-4511 ❖ Fire Administration (805) 473-4590

CITY OF GROVER BEACH

GENERAL PLAN ANNUAL REPORT I

2008

In compliance with Section 69400 of the California Government Code, this report has been prepared to summarize the status of the City of Grover Beach General Plan and the steps taken during this period to implement general plan goals and policies.

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

NAME OF ELEMENT	YEAR LAST UPDATED
Land Use	1992*
Housing	2008
Noise	1993
Circulation	2005
Safety	2000
Open Space and Conservation	1973
Scenic Routes	1981
Parks and Recreation	2005

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AMENDMENTS

The certification of the 2008 Housing Element was completed in November, 2008. During 2008, the City did not process any other amendments to the general plan.

AMENDMENTS TO THE ZONING ORDINANCE

During 2008, the City completed processing the Live-Work amendment to allow for live-work units in the C-I-C zone located north of Grand Avenue. This was accepted by the California Coastal Commission in December, 2008.

In May, 2008, the City also completed the adoption of the Planned Development Overlay for the Grand Avenue Commercial corridor.

In March 2008, the City adopted updated development R-1, R-2, and R-3 districts to increase lot coverage and modified allowable heights (R-2, R-3)

STATUS OF IMPLEMENTATION

Land Use Element:

The existing Land Use Element was adopted in 1992 and contains over 130 programs intended to implement goals and policies relative to growth management, housing conservation and development, commercial conservation and development, industrial conservation and development, resource conservation and development, public services and facilities, and neighborhood conservation and development plans. During 2008, the City initiated an update of the Land Use Element to incorporate the community's

consensus vision that resulted from the City's visioning process in 2004. While this effort was temporarily suspended, this project has recently been reinitiated and we anticipate adoption of an updated Land Use Element in fall 2009.

Specific programs identified in the Land Use Element that were addressed in this past year include:

- Monitoring of housing development to ensure that the growth management capacity is not exceeded. The program identifies no more than 123 dwelling units are allowed annually or at a rate of two and one-half percent. During 2008, a total of 16 units were constructed. (Program 4.1.1)

- The City maintains a Capital Improvement Program to identify the community's needs based upon project population and other pertinent factors. (Programs 4.4.1, 9.1.2, 9.1.3, 9.1.4, 9.1.5, 9.2.1)

- The City continues to manage the development impact fee program that requires new growth to occur at its own expense with minimal taxes and fee impacts upon current residents. (Program 4.4.2)

- Amendments to the Zoning Ordinance Part 49 Affordable Housing Density Bonuses and Concessions/Incentives (2007) and Part 50 West Grand Avenue Corridor Planned Development Overlay were adopted to provide opportunities for affordable housing and to encourage mixed-use projects. (Programs 5.1.2, 5.3.2, 5.3.3, 6.3.1)

- The City continues its participation in the Federal Emergency Management Agency's flood insurance program. (Program 5.5.2)

- The City continues to direct storm waters to underground reservoirs through the existing standards and specifications requirement that additional storm water from additional impervious areas be retained on the site. (Programs 8.1.3, 8.1.7, 8.1.8)

- The existing "gentleman's agreement" on water allocation ensures that the Arroyo Grande water basin users have agreed upon a water allocation and management plan which will promote sound planning and use of a valuable resource and will not exceed the safe-yield. (Programs 8.1.5, 8.1.6)

- Resources should be used in the preparation of a visitor and conference destination plan and promotional materials. The City selected a development company to move forward with the proposed Beachfront Lodge and Conference Center and worked toward preparation of an agreement for this project to move forward (with formal action occurring in 2009). (Program 8.5.3)

- Ramona Gardens Park serves as a center for community concerts and other community events and the improvements for parking and transit access in 2008 make this more accessible to the community. (Program 9.3.5)

With the adoption of the update Land Use Element, the City will begin tracking the goals, policies and programs established to reflect the priorities and direction of the City's visioning process.

Housing Element:

The State certified the City's Housing Element as being in compliance with State Housing Element law in November 2008. The Housing Element is generally required to be updated every 5 years. However, the next 5-year cycle must be prepared in 2009, with submittal of a draft plan for an initial 60 day-review period and submittal of the adopted plan addressing comments received from the state on the draft plan.

An Annual Report on the Status of the Housing Element must be prepared and submitted by April of each year. This report is presented as Attachment 1 to this report and highlights the City's progress on the following programs:

- Completion of the required vacant and under-utilized sites inventory. (Programs 1.1.1a, 6.1.1)
- Adoption of a Planned Development overlay along the West Grand Avenue Corridor (Part 50 of the Zoning Ordinance (2008). (Program 1.1.1b)
- Initiation of the Habitat for Humanity four unit very-low affordable housing project with anticipated completion by December 2009. (Programs 1.1.2, 1.1.7, 2.1.2, 3.1.3, 6.1.2)
- Providing annual funding for rehabilitation of affordable housing units through the CDBG program. (Program 1.1.4)
- Implementing the affordable housing density bonus and incentive program resulting in creation of 12 affordable units to date (during the 3 year period). (Program 1.1.6)
- Amending of development standards and review procedures for second residential units in R-1 to meet state law requirement (adopted in 2004) resulting in construction of 3 units in 2008. (Programs 1.2.1, 7.4.1)
- Assure that California Building Code for handicapped accessibility and Title 24 energy requirements are met in review of building permit applications and provide handouts about conservation programs, retrofits, and low-income programs that are available. (Programs 4.1.1, 4.1.2, 8.2.1, 8.2.2)
- Initiated update of the Land Use Element to consider appropriate locations for workforce residential and non-residential development south of Farroll Road. (Programs 6.3.1, 7.2.1,)

A detailed progress report on the implementation status of the Housing Element is provided in Attachment 1 to this report. Since the certification of the Housing Element took a significant period of time, some of the tasks will be required to be addressed through the 2009 update and its implementation program. Staff has suggested a revised date for implementation in these charts; however, these will be reviewed in the preparation of the Housing Element based on staff resources and priorities established by the City Council.

Noise Element:

The Noise Element and its implementing noise requirements are generally addressed through the review of proposed development projects.

- The City reviews new public and private development proposals to determine conformance with Noise Element policies. (Measures 5.1, 5.2)
- During 2008, one project was required to complete a noise assessment; the Kautz Chevron project at 1284 Grand Avenue to ensure that noise requirements would be met.

Circulation Element:

The update to the Circulation Element occurred in 2005 and established a series of goals and programs to carry out the circulation needs of the community. During 2008, the city undertook the following actions directed at implementing the circulation element:

- Continues to pursue funding to construct improvements identified in the Circulation Master Plan and create a Capital Improvement Program to implement funded projects. (Programs 1.1.3, 1.4.1, 2.1.2, 3.1.1, 3.2.2, 3.3.2, 5.3.2)
- The City maintains established truck routes to direct trucks to appropriate road segments and to discourage truck traffic on local residential streets. (Program 1.6.1)
- Creation of bike lanes along the portions of Fourth Street that were being rehabilitated, including a public workshop to solicit community feedback. (Programs 3.1.1, 5.3.1)
- Completed further traffic analysis on three focus areas including: W. Grand Avenue study of circulation needs and possible consideration of diagonal parking in the downtown core; Margarita Avenue traffic calming needs, and evaluation of pedestrian needs on Oak Park in the Brighton Avenue area. The City Council provided direction for further actions needed for the W. Grand Avenue and Margarita Ave traffic calming. (Programs 1.2.4, 1.6.4, 2.1.3, 2.3.5, 3.3.2, 4.1.2)
- City continues to pursue funding to construct improvements identified in the Circulation Master Plan, including streetscape improvements in the W. Grand Avenue area from Highway 1 to 4th Street, Ramona Transit Center improvements, and future extension streetscape improvements for the remainder of Grand Avenue. The City maintains a Capital Improvement Program to construct improvements as identified and funded. (Programs 2.3.4, 3.2.2)
- The City continues to maintain a minimum traffic operating Level of Service of "C" on all City transportation facilities. (Program 1.2.3)
- The City initiated the Longbranch Demonstration project to identify methods of traffic calming and creation of improved street design that could be applied to other areas of the community. This study to evaluate alternative designs is anticipated to be completed in 2009. (Programs 1.2.4, 2.1.3, 2.3.4, 2.3.5, 4.1.2)

- The City continues to pursue Street Rehabilitation projects based upon available funding and periodically reviews the priority list with City Council to identify future rehabilitations. (Program 1.3.1)

- The City reviews proposed new development to ensure that adequate access, on-site circulation, parking and loading areas are provided, and that mitigation measures are incorporated where potential adverse impacts are identified. (Programs 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.3.2, 2.3.3)

- The City maintains a Traffic Committee and monitors safety considerations through accident reports and where appropriate considers preparation of warrant studies. (Programs 1.5.1, 1.5.2, 4.1.3)

- The City coordinates their actions with the transportation plans of adjacent cities, the County, SLOCOG, and Caltrans. (Programs 4.2.1, 4.2.2, 4.2.3)

Safety Element:

The Safety Element focuses on fire, flooding, geologic, and seismic hazards and is used in the review of individual projects to ensure that safety standards are incorporated into projects as appropriate. In addition, the Safety Element establishes programs for each of these areas that the city can strive to continue improvements aimed at public safety. The city has continued work on the following programs:

- The city has developed an Emergency Operational Center and participates in annual drills to ensure that its procedures/personnel are working effectively. In addition, the city participated in the tsunami drill called by County Emergency Office Service in cooperation with Diablo Nuclear Power Plant. The City has designated and trained a Public Information Officer. (Programs 1.1.2, 1.3.1, 1.6.1, 2.3.1, 2.3.2, 5.1.2)

- The City has received the updated flood hazards information from FEMA and this is used in the review of projects. The city has reviewed low-lying areas flood prone areas and has commenced storm water improvement on Grand Avenue, Mentone Basin, and 5th Street drainage improvements. (Programs 2.1.1, 2.1.3)

- The City has adopted Fire Sprinkler Protection Ordinance and a Multi-Family dwelling inspection program has been implemented. (Program 3.1)

- A Boundary Drop with the City of Arroyo Grande and Oceano Community Services District (CSD) to respond with closest unit to emergencies. Continue to pursue fire service consolidation efforts with City of Arroyo Grande and Oceano CSD. (Program 3.2)

- Standardization of training between Grover Beach, Arroyo Grande, and Oceano Fire Departments. (Program 3.3)

- City Weed Abatement Program reduces the hazard that flammable vegetation presents in the community. (Policy 3.4)

- The Building division of Community Development enforces applicable building codes pertaining to the design of structures and grading relative to flooding, fire, and seismic safety. (Programs 1.5.1, 1.5.2, 4.3.2, 4.3.3, 4.4.1, 4.4.2, 4.5.4, 5.6.1)

Open Space – Conservation Element:

The Open Space – Conservation Element was adopted jointly with the City of Arroyo Grande in 1973 and is linked to the original adoption of the Open Space Conservation Element completed by the County. Specific recommendations are provided for Agricultural Lands, Recreation and Park Land, Wildlife Habitat, Natural Resources Land, Watershed and Water Recharge Lands. The plan provides map associated with these facilities. Staff uses the policies and recommendations when reviewing proposed development, including the environmental review of both public and private development. In addition, the element identifies a range of methods to achieve open space and conservation goals identified in the plan.

The City of Arroyo Grande adopted an update Open Space – Conservation Element in 2001 to more directly link with the update of the Land Use Element of the General Plan. The City should consider preparing an update of the Open Space – Conservation Element once the Land Use Element is updated in 2009 to ensure these are appropriately coordinated.

Scenic Routes Element:

The Scenic Routes element provides goals, objectives, and policies that address preservation of scenic views from the identified scenic corridors (Highway 1, Grand Avenue, 4th Street north of Grand Avenue, Oak Park Boulevard, Atlantic City from 4th Street to Oak Park, N. 12th Street from Atlantic City to El Camino Road, El Camino Road, and Highway 101. These are considered in the review of proposed public and private development and provide recommendations concerning transmission towers and lines, undergrounding of utilities when feasible, landscaping to increase scenic quality, creation of view corridors. This element was adopted in 1981 and should be considered for an update to ensure that it is still well coordinated with other circulation and scenic route programs within the county that have more recently updated.

The City's effort to incorporate undergrounding requirements in projects, particularly along the scenic routes and the proposed streetscape improvements along Grand Avenue are aligned with the direction provided in the Scenic Route Element of the General Plan.

Parks and Recreation:

The Parks and Recreation Element is an optional component of the City's General Plan and was updated in 2005. Specific programs being addressed include:

- Initiation of the Cleaver Park Master Plan and associated environmental determination (Programs 2.1.1, 2.1.2, 2.3.2)

- Ongoing communications with State, County and neighboring cities to establish an urban trails system. Private donors secured. (Programs 2.2.1, 2.2.2, 4.3.1, 4.3.2, 4.3.3.)

- Development of the Parks and Facilities Matrix. (Program 2.3.3, 5.1.1)
- Continue to provide a wide range of program, classes, events and services that respond to the changing needs of the community. (Program 3.1.1, 3.1.2)
- Use of variety of funding sources to expand, acquire, develop and maintain the community's park, recreation and natural areas and list park projects in the City's Five-Year Capital Improvement Project list. (Program 5.1.1)
- Continue Quimby park dedications or payment of in-lieu fees as well as development impact fees for all new residential development to provide funds for parkland acquisitions and/or development. (Program 5.2.1)
- Master Fee Schedule annually reviewed. (Program 5.3.2)
- Staff is exploring development of the Railroad Corridor and El Camino Oaks Trails. (Program 4.3.1, 4.3.2, 4.3.3)
- In the development review process of projects with facilities proposed to meet park requirements, the Parks and Recreation Director provides recommendations. (Program 6.2.1)
- Implementation of drought tolerant landscaping and stainless steel fixtures at City parks and restroom facilities. (Program 6.3.1)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of Grover Beach

Reporting Period January 2008 - December 2008

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income				
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						16	16			
(10) Total by income units (Field 5) Table A ► ► ►							16			

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

Jurisdiction City of Grover Beach

Reporting Period January 2008 - December 2008

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	13			3		16

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

Jurisdiction City of Grover Beach

Reporting Period January 2008 - December 2008

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2001	2002	2003	2004	2005	2006	2007	2008		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	150						2				2	148
	Non-deed restricted												
Low	Deed Restricted	131											131
	Non-deed restricted												
Moderate	Deed Restricted	158						3	1			4	154
	Non-deed restricted												
Above Moderate		247	12	80	115	39	41	58	17	16		378	-131
Total RHNA by COG. Enter allocation number:		686											
Total Units ► ► ►			12	80	115	39	41	63	18	16		384	302
Remaining Need for RHNA Period ► ► ► ► ►													

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

Jurisdiction City of Grover Beach

Reporting Period January 2008 - December 2008

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
Program 1.1.1a: Identify vacant and under-utilized property appropriately zoned for housing at different densities.			Completed.
Program 1.1.1b: Amend zoning ordinance to apply a Planned Development overlay District along W. Grand Avenue.		2008	PD Overlay effective date April, 2008. Remaining task to contact property owners to determine interest and contact developers with PD overlay and lot consolidation opportunities.
Program 1.1.2: Make Improvement Agency funds available for loans and grants, through a public outreach program.	12 low or very low income dwelling units.	May, 2008	City has contracted with Habitat for Humanity for construction of 4 Very Low dwelling units. The City is beginning work on possible second site.
Program 1.1.3: Continue seeking funds for loans and grants to assist in financing affordable projects.		On-going	Approximately $15,000 is currently spent on rehabilitations per year through grants to EOC.
Program 1.1.4: Prepare and adopt Inclusionary Housing Ordinance that requires new housing projects or subdivisions of 5 or more units to provide affordable housing.		November, 2008	Due to limited budget and staffing changes, this task was delayed. City will complete this ordinance in 2009, with adoption by 2010.
Program 1.1.5: Establish City Affordable Housing Fund to accept inclusionary in-lieu fees, Improvement Agency funds, and other housing related fees or funds.		November, 2008	Due to limited budget and staffing changes, this task was delayed. City will complete this ordinance in 2009, with adoption by 2010. The city will then establish the Housing Fund to accept inclusionary and other funds.

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

Jurisdiction City of Grover Beach

Reporting Period January 2008 - December 2008

Program 1.1.6: Implement affordable housing density-bonus and incentive/ concession program adopted in August, 2007 by Ordinance No. 07-06.		August, 2007	Completed. One four-unit Very Low income project has been approved since adoption. Eight additional projects have been approved under state requirements of Section 65915 resulting in creation of 12 affordable units (9 Moderate, 3 Very Low).
Program 1.1.7: Continue to partner with other agencies and non-profits for assistance with affordable housing programs.		On-going	Continues. The City is partnering with Habitat for Humanity in development of four Very Low units that will be completed in 2009.
Program 1.2.1: Amend Zoning Ordinance to modify development standards and review procedures for second residential units in R-1 to ensure consistency with State law.		July, 2004	Completion with adoption of Ordinance No. 04-09.
Program 1.2.2: Amend Zoning Ordinance to modify the mixed-use development standards in non-residential zoning district to allow residences to be located either above, to the side, or rear of non-residential portion.	Expected objective: Average of 9 mixed use residential DU/year (2 above current).	December, 2008	Due to limited budget and staffing changes, this task was delayed. City will complete this task in 2009-10. Downturn in the economy has slowed development of mixed use projects.
Program 1.2.3: Revise Part 40 of Municipal Code to decrease lot size and make other changes to standards to encourage development of small, under-utilized parcels in the R-3 zone. Also, expand allowable lot coverage to 60% as incentive.		Not specified.	Due to limited budget and staffing changes, this task was delayed. City will complete this in 2009-10.
Program 1.2.4: Amend Zoning Ordinance to insure compliance with Health and Safety Code Sections 17021.5 and 17021.6 - Farmworker Housing.		Not specified.	Although no current need for farmworker housing exists, the city will undertake this amendment by 2010.

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

Jurisdiction City of Grover Beach

Reporting Period January 2008 - December 2008

Program 2.1.1: Affordable housing developments that are two stories or more shall be designed to respect coastal views, where possible.		On-going.	This is addressed in the review of any affordable housing projects.
Program: 2.1.2: Architectural design of affordable housing developments shall incorporate sage and attractive pedestrian linkages to common open space areas, public transit, etc.		On-going.	This is addressed in the review of any affordale housing projects.
Program 3.1.1: Prepare an Affordable Housing Development Guidebook identifying funds available and process for applying to use City or Improvement Agency funds for		December, 2008	Due to limited budget and staffing changes, this task was delayed. City will complete this in 2010.
Program 3.1.2: Provide housing finance process assistance through coodination between Community Development and Administrative Services to meet with prospective developers to provide assistance and feedback.		On-going	
Program 3.1.3: Provide funding for new affordable housing in partnerships w/affordable housing developers.	Housing Object: 8 Low or Very Low Units.	On-going.	The city is currently partnering with Habitat for Humanity to complete 4 Very Low units in 2009 and will begin a second project design/partner selection.
Program: 3.1.4: Conduct statewide marketing activities with non-profit and standard housing developers to pursue development of affordable housing in the City.		On-going	
Program 4.1.1: Require multi-story dwelling units in apartment buildings with 3+ units or condominiums with 4+ to install design features in at least 10% of units to make them handicapped accessible.		On-going.	This is a requirement that is met during the plan check for construction permits.

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

Jurisdiction City of Grover Beach

Reporting Period January 2008 - December 2008

Program 4.1.2: Encourage developers of 5+ dwelling units to offer an optional design to home buyers whose households have one or more disabled persons.		On-going.	This is met in discussions with developers at the time of project review/submittal.
Program 4.2.1: Reduce parking standards required for senior housing developments located near commercial services and transit routes.		November, 2008	Due to limited budget and staffing changes, this task was delayed. City will complete this in 2009.
Program 4.5.1 Motels or other commercial structures that are under-utilized and/or are in need for rehabilitation shall be identified and assisted to convert and/or upgread for special needs housing that could serve disabled, elderly, or very low income persons.		May-September, 2008	Due to limited budget and staffing changes, this task was delayed. City will complete this review in 2010.
Program 4.6.1: The City shall implement measures to mitigate constraints for developments specifically designed for disabled or special needs persons who may seek a reasonable accommodation. This program shall minimize potential constraints by parking reductions and revised permit application procedures (see specific actions cited).		April 2008	Due to limited budget and staffing changes, this task was delayed. City will complete this revision in 2010.
Program 4.6.2: Public handouts for reasonable acommodation from zoning regulations.		April 2008	Due to limited budged and staffing changes, this task was delayed. City will complete this revision in 2010 once Program 4.6.1 is completed.

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

Jurisdiction City of Grover Beach

Reporting Period January 2008 - December 2008

Program 5.1.1: Continue to expand participation in CDBG program to obtain funds for rehabilitation of homes for low-and very-low income households.	Housing Objective: 94 rehabilitiations serving low or very low income households.	March 2008	13 rehabilitations were completed between 2003 and 2008.
Program 5.1.2: Identifiy existing housing that received financial assistance through programs such as CDBG for gap financing, track the term remaining on the financing with the City and develop a program to reprogram funds into new afordable housing units.		March 2008	Due to limited budged and staffing changes, this task was delayed. City will complete this revision in 2009.
Program 5.2.1: Housing that provides living accommodations for persons of low- and moderat- income shall not be demolished except by criteria.		On-going	This is reviewed at the time of a proposed demolition project. There have been no demolitions that meet this requirement in 2008.
Program 5.3.1: If very-low or low-income householders are displaced with abatement of unsafe structures, provide relocation assistance per State law.		On-going	This would be reviewed at the time of abatement of unsafe structures and relocation assistance would be provided as required by State law.
Program 6.1.1: City shall work with housing developers to find appropriate locations for housing development in Grover Beach. Annually prepare a list of vacant and under-utilitized properties.		July, 2008	There is a current list of vacant and under-utilized properties. This will be maintained annually.

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

Jurisdiction City of Grover Beach

Reporting Period January 2008 - December 2008

Program 6.1.2: City shall evaluate locations and appropriateness of narrowing certain streets. Also, evaluate potential financial mechanisms to deed public right of ways to adjacent properties to provide more land to build affordable housing.		August, 2008	This work has begun with the Longranch Demonstration Project, which will provide alternative designs to be considered. In addition, the City processed an abandonment associated for a joint project with Habitat for Humanity. The City has approved four other abandonments in the last three years and would consider all requests for abandonment on a case-by-case basis until a comprehensive program is completed.
Program 6.3.1: Update the General Plan Land Use Element and consider appropriate locations for workforce residential and non-residential development south of Farroll Road.		On-going	This project was kicked off in January of 2008; however, the City temporarily suspended the project in order to find a new consultant. This work has been resumed and adoption is envisioned in Fall 2009.
Program 7.1.1: Intitiate Zoning Ordinance amendment to review development standards for mixed-use development to provide greater flexibility insite design, ratio of floor area, parking.		Apriil 2008	The City adopted Municipal Code Part 50 - the West Grand Avenue Corridor Planned Develpoment standards that provided this flexibility on May 19, 2008. Thus far, the City has approved one project under this provision.
Program 7.1.2: Create list of exceptions to provide flexibility of development standards to avoid need for variance to apply to affordable housing.		June 2008	The City adopted Municipal Code Part 49 - Affordable Housing Density Bonuses and Concessions Incentives on May 1, 2008. This provides for concessions/incentives in both projects that are 5+ units in accordance with State law, and for projects that are 4 or less units. To date, 7 projects have been approved under the State requirements for projects that are 5+ and one project has been approved under the Cithy's provision for projects of 4 or fewer units.

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

Jurisdiction City of Grover Beach

Reporting Period January 2008 - December 2008

Program 7.1.3: Review and amend non-conforming provisions to lower the review authority rrequired to allow additions to non-conforming residences.		June 2008	Due to limited budget and staffing changes, this task was delayed. City will complete this revision in 2010.
Program 7.1.4: City shall update housing development, planning and building hand-out materials to reflect new zoning regulations and make more readable.		November 2008	Due to limited budget and staffing changes, this task was delayed. City will complete this revision in 2010.
Program 7.1.5: Implement revised parking regulations to remove potential constraints and provide incentives for afordable housing. Also, explore option of a parking district for commercial and mixed use along West Grand and major arterial roads.		On-going	Due to limited budget and staffing changes, this task was delayed. City will complete this revision in 2010.
Program 7.1.6: Implement the PD Overlay Dsitrict to reduce housing constraints. Provide assistance and incentives to encourage lot consoloidations to increase development capacity and opportunities for affordable multifamily development on vacant or under-utilized parcels identified by the land inventory.		March 2008	City adopted the PD Overlay in May 2008 and has reviewed one project using this provision.
Program 7.2.1: Update Land Use element and conduct environmental analyses to identify public facility resources and capcity and develop a program to upgrade specific facilities as needed to meet housing requirements of the Housing Element.		June 2009	This project was kicked off in January of 2008; however, the City temporarily suspended the project in order to find a new consultant. This work has been resumed and adoption is envisioned in Fall 2009.

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

Jurisdiction City of Grover Beach

Reporting Period January 2008 - December 2008

Program 7.2.2: Update Capital Improvement Program to plan for adequate public services and facilities to meet the needs of new housing.		June 2009	The City maintains a 5 year CIP and identifie capital facilities and services to meet the needs of new housing.
Program 7.3.1: Evaluate the City's development fee structure and consider reduction of fees for affordable housing units where possible. For projects within the Improvement Agency, Agency may assist with payment of fees.		On-going	The City has included a provision for reduction of undergrounding in-lieu fees for affordable units. The City will continue to consider reduction of fees as appropriate. The City partnered with Habitat for Humanity in development of four Very-low income affordable units that included purchase of land and pay-back of most fees.
Program 7.4.1: Encourage development of second units as affordable housing; promote, create development incentives and monitor construction and affordability.		August, 2008	The City adopted Section 9137.22 - Secondary Dwelling Unit standards in 2004 that allows for these units by right in all residential districts. This included design standards and parking thatmeets State law requirements. The City has approved 19 units since December 2005.
Program 8.2.1: City will implement Title 24 compliance on new development or remodeling through plan check process.		On-going	This is on-going in the plan check process.
Program 8.2.2: City will obtain literature from utility provideers about conservation, rebates, retrofits, and low-income assistance program.			The City completed this task and will maintain resources at the Community Development permit center. The City also supports the SLO Green Build efforts and provides materials concerning green building materials and potential energy efficiency.
Program 8.2.3: Require new subdivision are designed and housing tracts constructed to make maximum use of solar access during winter months.		On-going	This occurs as part of review of subdivisions.

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

Jurisdiction City of Grover Beach

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Program 9.1.1: Disseminate information in Spanish and English on Housing Program assistance available from the Housing Authority and Department of Equal Housing and Employment regarding fair housing laws.		On-going	Due to limited budget and staffing changes, this task was delyaed. The City will complete this in 2009 and maintain it at the City.
Program 9.1.2: Refer persons who report discrimination to the California Rural LegalAssistance Center.		On-going	Staff is aware of the policy and would refer persons if this was to occur.