

**AGENDA SUMMARY
PLANNING COMMISSION MEETING
TUESDAY, JANUARY 19, 2016
6:00 P.M.
ARROYO GRANDE CITY COUNCIL CHAMBERS
215 E. BRANCH STREET, ARROYO GRANDE**

1. CALL TO ORDER:

2. ROLL CALL

3. FLAG SALUTE:

4. AGENDA REVIEW:

The Commission may revise the order of agenda items depending on public interest and/or special presentations.

5. COMMUNITY COMMENTS AND SUGGESTIONS:

This public comment period is an invitation to members of the community to present issues, thoughts, or suggestions on matters not scheduled on this agenda. Comments should be limited to those matters that are within the jurisdiction of the Planning Commission. The Brown Act restricts the Commission from taking formal action on matters not published on the agenda. The Commission requests that public comment be limited to three (3) minutes and be accompanied by voluntary submittal of a "speaker slip" to facilitate meeting organization and preparation of the minutes.

6. WRITTEN COMMUNICATIONS:

Correspondence or supplemental information for the Planning Commission received after Agenda preparation. In compliance with the Brown Act, the Commission will not take action on correspondence relating to items that are not listed on the Agenda, but may schedule such matters for discussion or hearing as part of future agenda consideration.

7. CONSENT AGENDA:

7.a. APPROVAL OF MINUTES

Recommended Action: Approve the minutes of the December 1, 2015, and January 5, 2016 meetings.

Documents: [PC 07.a. 01-05-16 Minutes Draft.pdf](#), [PC 07.a. 12-01-15 Minutes Draft.pdf](#)

8. PUBLIC HEARINGS:

8.a. CONSIDERATION OF CONDITIONAL USE PERMIT NO. 15-002; LOCATION – HUEBNER LANE (RESERVOIR NO. 4); APPLICANT – VERIZON WIRELESS; REPRESENTATIVE – TRICIA KNIGHT

Recommended Action: It is recommended that the Planning Commission adopt a Resolution approving Conditional Use Permit No. 15-002

Documents: [PC 08.a. CUP 15-002 Verizon Huebner Lane.pdf](#)

8.b. CONSIDERATION OF: 1) DRAFT HOUSING ELEMENT UPDATE FOR THE 2014-2019 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) CYCLE (GENERAL PLAN AMENDMENT 14-002) AND NEGATIVE DECLARATION; AND 2) ORDINANCE

AMENDING PORTIONS OF TITLE 16 OF THE ARROYO GRANDE MUNICIPAL CODE REGARDING EMERGENCY SHELTERS AND SUPPORTIVE AND TRANSITIONAL HOUSING (DEVELOPMENT CODE AMENDMENT 14-006); CITYWIDE

Recommended Action: It is recommended that the Planning Commission:

1. Review and receive public comment on the Draft Housing Element Update for the 2014-2019 Regional Housing Needs Assessment (RHNA) Cycle (General Plan Amendment 14-002);
2. Consider proposed amendments to portions of Title 16 of the Arroyo Grande Municipal Code to allow emergency shelters as a permitted use in the Industrial Mixed Use (IMU) and Highway Mixed Use (HMU) zoning districts pursuant to Housing Element Program K.2-1 and define supportive and transitional housing as residential uses subject to the same standards that apply to other housing in the same zone pursuant to Housing Element Program K.2-2 (Development Code Amendment 14-006); and
3. Continue this item to a date certain of March 1, 2016.

Documents: [PC 08.b. GPA 14-002 Housing Element Update.pdf](#)

9. NON-PUBLIC HEARING ITEMS:

9.a. CONSIDERATION OF STAFF PROJECT 15-011; REVIEW OF PARKING STANDARDS; LOCATION – CITYWIDE

Recommended Action: It is recommended the Planning Commission review City Policies related to parking and provide further direction on specific areas of parking concerns.

Documents: [PC 09.a. Staff Project 15-011 Parking Standards.pdf](#)

10. NOTICE OF ADMINISTRATIVE DECISIONS:

This is a notice of administrative decision for Minor Use Permits, including any approvals, denials or referrals by the Community Development Director. An administrative decision must be appealed or called up for review by the Planning Commission by a majority vote.

10.a. NOTICE OF ADMINISTRATIVE DECISIONS SINCE JANUARY 5, 2016

Documents: [PC 10.a. Administrative Decisions.pdf](#)

11. COMMISSION COMMUNICATIONS:

Correspondence/Comments as presented by the Planning Commission.

12. STAFF COMMUNICATIONS:

Correspondence/Comments as presented by the Community Development Director.

12.a. PLANNING COMMISSION MEMBER ATTENDANCE TO ARCHITECTURAL REVIEW AND HISTORICAL RESOURCES COMMITTEE MEETINGS

Documents: [PC 12.a. Commission Attendance.pdf](#)

13. ADJOURNMENT

All staff reports or other written documentation, including any supplemental material distributed to a majority of the Planning Commission within 72 hours of a regular meeting, relating to each item of business on the agenda are available for public inspection during regular business hours in the Community Development Department, 300 E. Branch Street, Arroyo Grande. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by the Americans with Disabilities Act. To make a request for disability-related modification or accommodation, contact the Legislative and Information Services Department at

805-473-5414 as soon as possible and at least 48 hours prior to the meeting date.

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**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, JANUARY 5, 2016
COUNCIL CHAMBERS, 215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

Chair George called the Regular Planning Commission meeting to order at 6:00 p.m.

2. ROLL CALL

Planning Commission: Commissioners John Keen, Glenn Martin, Terry Fowler-Payne, John Mack, and Lan George were present.

Staff Present: Community Development Director Teresa McClish, Associate Planner Matt Downing, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Martin led the flag salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

None

6. WRITTEN COMMUNICATIONS

None

7. CONSENT AGENDA

7.a. Consideration of Approval of Minutes.

None

8. PUBLIC HEARINGS

8.a. CONSIDERATION OF CONDITIONAL USE PERMIT 15-010; INCIDENTAL ON-SITE SALE OF BEER AND WINE WITH ASSOCIATED ARCHITECTURAL MODIFICATIONS; LOCATION – 924 WEST BRANCH STREET; APPLICANT – STARBUCKS COFFEE COMPANY; REPRESENTATIVE – SPENCER REGNERY, GPA, INC.

Associate Planner Downing presented the staff report and recommended that the Planning Commission review the proposed project and make a recommendation to the City Council.

Associate Planner Downing responded to questions from the Commission.

Spencer Regnery, applicant representative, presented the proposed project and responded to questions from the Commission on the proposed project.

Chair George opened the public hearing. Hearing no public comments, Chair George closed the public hearing.

Commissioner Martin spoke in support of the project and suggested adding a condition that the sale of alcohol start at 4:00 pm instead of 12:00 pm.

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Commissioner Fowler-Payne suggested that if the proposed project is approved, that it come back for an evaluation of how it affects the surrounding area and community youth.

Community Development Director McClish stated if there is a complaint, Neighborhood Services would review the complaint.

Connie Blankenship, Starbucks District Manager, addressed the revenue and stated most of the revenue comes from food.

Commissioners Keen and Mack spoke in support of the proposed project.

Commissioner George opposed the location as it should be where it fits best for the community and not because the building is being renovated; expressed concern with children under 21 as this is where a lot of youth hang out.

Action: Commissioner Keen moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT 15-010; LOCATED AT 924 WEST BRANCH STREET; APPLIED FOR BY STARBUCKS COFFEE COMPANY**". Commissioner Mack seconded and the motion passed on the following roll call vote:

AYES: Keen, Mack, Martin
NOES: Fowler-Payne, George
ABSENT: None

9. NON-PUBLIC HEARING ITEM

None

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE SEPTEMBER 15, 2015

None

11. COMMISSION COMMUNICATIONS

In response to Commissioner Keen's question, Community Development Director McClish stated that the schedule for Planning Commission member attendance to Architectural Review Committee and Historical Resources Committee meetings will be distributed at the next Commission meeting.

12. STAFF COMMUNICATIONS

Community Development Director McClish gave an update on the Bridge Street bridge project.

In response to Commissioner Mack's question, Community Development Director McClish stated that staff is making progress on the parking standards request and will distribute a portion of the work effort at the next meeting. Staff will look to include accommodation for electric cars.

13. ADJOURNMENT

On motion by Commissioner Keen, seconded by Commissioner George and unanimously carried, the meeting adjourned 6:46 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

LAN GEORGE, CHAIR

(Approved _____)

DRAFT

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, DECEMBER 1, 2015
COUNCIL CHAMBERS, 215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

Chair George called the Regular Planning Commission meeting to order at 6:00 p.m.

2. ROLL CALL

Planning Commission: Commissioners John Keen, Glenn Martin, Terry Fowler-Payne, John Mack, and Lan George were present.

Staff Present: Community Development Director Teresa McClish, Associate Planner Matt Downing, City Engineer Matt Horn, Police Chief Steve Annibali and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Mack led the flag salute.

4. AGENDA REVIEW

Commissioner George moved to review Item 9.a. followed with Item 8.b. to accommodate the applicants in the audience. Commissioner Mack seconded and the motion was approved by a voice vote.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None

6. WRITTEN COMMUNICATIONS

The Commission received the following material after preparation of the agenda:

1. Two Memos dated December 1, 2015 from Associate Planner Matt Downing regarding Agenda Item 8.a.

7. CONSENT AGENDA

7.a. Consideration of Approval of Minutes.

Recommended Action: Approve the minutes of the Regular Planning Commission Meeting of November 3, 2015 as submitted

Action: Commissioner Keen moved to approve the minutes of the Regular Planning Commission Meeting of November 3, 2015, as submitted. Commissioner Martin seconded, and the motion passed on the following roll call vote:

AYES: Keen, Martin, Fowler-Payne, Mack, George

NOES: None

ABSENT: None

9. NON-PUBLIC HEARING ITEM

- 9.a. **CONSIDERATION OF LOT MERGER 15-003; LOCATION – 515 LE POINT STREET; APPLICANT – GUY TORELLI; REPRESENTATIVE – MARK VASQUEZ**

Associate Planner Downing presented the staff report and recommended that the Planning Commission adopt a Resolution approving lot Merger 15-003.

Chair George opened the public comment period. Hearing no public comments, Chair George closed the public comment period.

Action: Commissioner George moved to adopt a resolution entitled "***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING LOT MERGER 15-003; LOCATION – 515 LE POINT STREET; APPLIED FOR BY GUY TORELLI***". Commissioner Keen seconded and the motion passed on the following roll call vote:

AYES: George, Keen, Fowler-Payne, Mack, Martin
NOES: None
ABSENT: None

8. PUBLIC HEARINGS

8.b. CONSIDERATION OF DEVELOPMENT CODE AMENDMENT CASE NO. 15-003; REGARDING MEDICAL MARIJUANA; LOCATION - CITYWIDE; APPLICANT – CITY OF ARROYO GRANDE

Community Development Director McClish presented the staff report and recommended that the Planning Commission adopt a Resolution recommending that the City Council adopt an ordinance adding chapter 16.62 to Title 16 of the Municipal Code relating to medical marijuana dispensaries, cooperatives and collectives, cultivation of medical marijuana, and deliveries of medical marijuana or medical cannabis products.

Community Development Director McClish and Police Chief Annibali responded to questions from the Commission.

Chair George opened the public hearing.

The following asked that medical marijuana be regulated and not prohibited: Speaker (no name given), Leonard Lenger, Carpenter Canyon, and Joni, Arroyo Grande.

Hearing no further comments, Chair George closed the public hearing.

The Commission provided the following comments/concerns: there is medicine that can be used instead of relying on medical marijuana; support regulating and not banning; supports the proposed ordinance of the resolution; support individual use for medical needs and do not support cultivation use for sale or profit; limit to a few plants; support the City have control and not the State; and suggested a temporary ban.

Action: Commissioner Martin moved to adopt a resolution entitled "***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ADDING CHAPTER 16.62 TO TITLE 16 OF THE ARROYO GRANDE MUNICIPAL CODE RELATING TO MEDICAL MARIJUANA DISPENSARIES, COOPERATIVES AND COLLECTIVES, CULTIVATION OF MEDICAL MARIJUANA AND DELIVERIES OF MEDICAL MARIJUANA OR MEDICAL CANNABIS PRODUCTS***", with specific review and re-evaluation of banning all cultivation and private use. Commissioner Fowler-Payne seconded.

The Commission discussed the cultivation of marijuana, the ban, ticketing the little guy, and private use. Chief Annibali stated that the interest is not going after grandma with a plant on her kitchen counter, this would be complaint driven and there are problems that come with the large grow i.e. lighting, noise.

Action: Commissioner Martin moved to adopt a resolution entitled “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ADDING CHAPTER 16.62 TO TITLE 16 OF THE ARROYO GRANDE MUNICIPAL CODE RELATING TO MEDICAL MARIJUANA DISPENSARIES, COOPERATIVES AND COLLECTIVES, CULTIVATION OF MEDICAL MARIJUANA AND DELIVERIES OF MEDICAL MARIJUANA OR MEDICAL CANNABIS PRODUCTS**”, with specific review and re-evaluation of banning all cultivation. Commissioner Fowler-Payne seconded and the motion passed on the following roll call vote:

AYES: Martin, Fowler-Payne, Mack
NOES: Keen, George
ABSENT: None

Chair George called for a break at 6:56 pm. The Commission reconvened at 7:02 pm.

8.a. CONSIDERATION OF LOT MERGER 15-004, CONDITIONAL USE PERMIT 15-007, AND MITIGATED NEGATIVE DECLARATION; CONSTRUCTION OF A 51-ROOM BOUTIQUE HOTEL; LOCATION – 325 EAST BRANCH STREET; APPLICANT – NKT COMMERCIAL; REPRESENTATIVE – STEVEN PUGLISI ARCHITECTS

Commissioner Fowler-Payne stepped down from the dais due to a conflict on the proposed project.

Associate Planner Downing presented the staff report and recommended that the Planning Commission adopt a Resolution adopting the Mitigated Negative Declaration and approving Lot Merger 15-004 and Conditional Use Permit 15-007 recommending the City Council approve the project.

Associate Planner Downing, City Engineer Horn, and Community Development Director McClish responded to questions from the Commission regarding the proposed project.

Steve Pulgisi, applicant, spoke in support of the project, addressed the architecture character of the proposed building and responded to questions from the Commission regarding driveways, parking lot, height/elevation, guest amenities, water, the previous proposal of a market, parking, and oak tree/retaining wall.

David Foote, spoke in support of the project.

Chair George opened the public hearing:

Shirley Gibson, Halcyon, spoke in support of the hotel, asked for more Commission discussion on lighting, and noise issues, would like the hotel closer to the street and screened with street trees, etc., don't like the parking in front of the hotel, concern with architecture--with the front view looking

from Branch Street, would like it to look like a hotel, minimize driveways and stated there were hotels in the Village before.

Carol Fulmer, Le Point Street, stated she prefers a market instead of a hotel.

Mike Hicks, stated to consider residents of the Village not just tax revenue, expressed concern with water conservation, stated there should be a building moratorium, and this is the wrong project, place, and time.

Margaret Coon, stated she is concern with water, safety of the nearby middle school, increased traffic, bicycles, and opposed this size of project at this time.

Eileen Hughes, Whiteley Street, agrees with the concerns expressed above.

Peggy Cook, expressed her concern with size, noise, general pollution, and is opposed to the proposed project.

Terry Fowler-Payne, Miller Way, stated she is concern with no restrictions of the commercial water use i.e. pool and spa, staging for emergency vehicles, there should be no access on Haden Street, traffic congestion, Crown Hill School traffic, building should be bought out to the sidewalk, and is not in favor of the hotel style.

John Seitz, Crown Hill, concern with the safety of kids coming down from the school, too crowded for the residents, the effect on resident's tax base, traffic, would like to see a market and opposed the hotel.

Speaker (no name given) opposed the hotel, concern with safety of the children, traffic, long term water conservation, ask if pool is needed, parking is a problem,

Shawn Dixson, Crown Hill, opposed the hotel,

Cathy Hughes, Crown Hill, opposed the hotel, concerns with safety for kids, pork chop needs to be painted red, and not enough parking and traffic.

Kevin McCarthy, Garden Street, expressed concern with water, asked about signage, and asked if is there a process if a new owner comes in.

Steve Loomis, spoke in support of the hotel, questioned the style of the hotel and if ARC should re-evaluate, and suggested to bring project closer to the street and stated there were hotels in the Village long ago.

Hearing no further comments, Chair George closed the public hearing.

Commissioner Keen provided the following comments: the building needs to be more in tune with the Design Guidelines, "boutique" is about size, not necessarily upscale amenities, height is consistent with the Village, current traffic issues were caused in the past and hotel will have significantly less traffic than market, the hotel will be successful and help the Village.

Commissioner Martin provided the following comments: the site is zoned commercial, there is difficulty finding parcel large enough for quality project like the proposal, will defer to the Fire

Authority for emergency access, water is an important component and hotel will do its fair share, would prefer a market but the previous market left for a reason, is in support of the project.

Commissioner Mack provided the following comments: the Village is unique in character, was anticipating a different hotel concept, concerned with traffic and potential City solutions to the issue, concerned with parking lot layout and driving past the hotel to enter the site, architecture feels cookie cutter and could use additional revisions, concerns with pedestrian safety, in support of hotel concept but not at current scale.

Chair George provided the following comments: this is privately owned property and the City cannot require a market to be developed, the hotel will support the merchants of the Village, traffic will be impacted by any development, hotel has less traffic than market, the project supplies more parking than is required, cannot deny project based on water since no moratorium is in place, concerned regarding child safety, architecture should be redesigned, but cannot overlook tax generated for the City.

Steve Pulgisi, applicant, responded to Commission concerns regarding building architecture.

Commissioners discussed appropriate methods of review for the architecture.

Action: Commissioner George moved to continue the public hearing to a date uncertain to allow the applicant to make appropriate architectural modifications to be reviewed by the Historical Resources Committee and Architectural Review Committee prior to returning to the Planning Commission and for information regarding traffic solutions and timelines to be clarified. Commissioner Keen seconded and the motion passed on the following roll call vote:

AYES: George, Keen, Mack
NOES: Martin
ABSENT: Fowler-Payne

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE NOVEMBER 17, 2015

This is a notice of administrative decision for Minor Use Permits, including any approvals, denials or referrals by the Community Development Director. An administrative decision must be appealed or called up for review by the Planning Commission by a majority vote.

Case No.	Applicant	Address	Description	Action	Planner
TUP 15-021	Hopper Family Christmas Tree Lot	1587 El Camino Real	Christmas tree lot Dec 1 – 25, 2015, 9am to 9pm daily	A	S. Anderson
ARCH 15-007	Guy Torelli	515 Le Point Street	Remodel of existing SF residence into Craftsman style	A	M. Downing

11. COMMISSION COMMUNICATIONS

None.

12. STAFF COMMUNICATIONS

Community Development Director McClish informed the Planning Commission that the East Branch Streetscape project has officially begun.

13. ADJOURNMENT

On motion by Commissioner George, seconded by Commissioner Keen and unanimously carried, the meeting adjourned 9:40 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

LAN GEORGE, CHAIR

(Approved _____)

DRAFT



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA MCCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: *K.H.* KELLY HEFFERNON, ASSOCIATE PLANNER

SUBJECT: CONSIDERATION OF CONDITIONAL USE PERMIT NO. 15-002;
LOCATION – HUEBNER LANE (RESERVOIR NO. 4); APPLICANT –
VERIZON WIRELESS; REPRESENTATIVE – TRICIA KNIGHT

DATE: JANUARY 19, 2016

RECOMMENDATION:

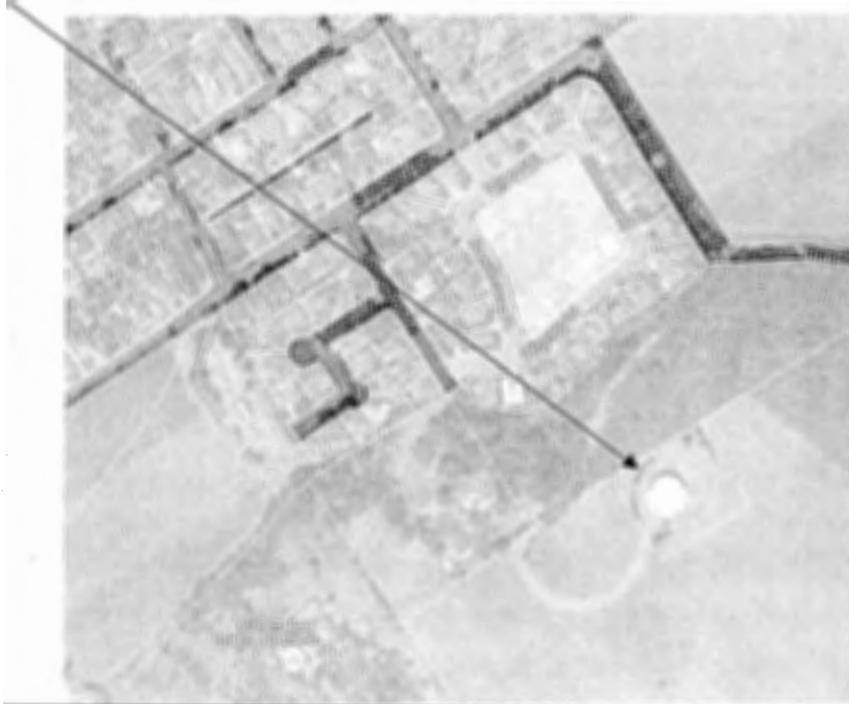
It is recommended that the Planning Commission adopt a Resolution approving Conditional Use Permit No. 15-002.

FINANCIAL IMPACT:

The City is currently negotiating a lease agreement with Verizon Wireless, which will include monthly compensation to the City and a one-time administrative fee to cover the City's transactional costs associated with the preparation and process of the lease.

BACKGROUND:

Location:



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The project site is located off of Branch Mill Road at the end of Huebner Lane within the Public Facility (PF) zoning district on property owned by the City. The site is developed with a water tank (City Reservoir No. 4). Surrounding the site is St. Barnabas Church to the west, vacant land to the south, active agricultural land to the east and residential development to the north.

Currently, Sprint PCS and T-Mobile have antennas on the water tank that are either flush mounted on the side of the tank (less visible) or on top of the tank (more visible). AT&T Mobility recently decommissioned its facility at this site, which had antennas on top of the tank, and Verizon Wireless proposes to locate its facilities in place of the AT&T equipment with antennas mounted on the side of the tank.

Project Description:

Verizon Wireless proposes a Conditional Use Permit to install an unmanned wireless communication facility at the City's Reservoir No. 4 site with equipment placed on the north, west and south sides of the water tank. Specifically, Verizon proposes to install the following:

- Nine (9) panel antennas that are flush mounted on the tank using the "Magnamount" system (attached magnetically instead of permanently to the tank);
- Nine (9) Remote Radio Units (RRUs) on the tank;
- Five (5) raycaps (3 on the tank and 2 within the equipment shelter);
- One (1) electrical meter;
- One (1) standby generator;
- Utilize existing conduit installed by AT&T; and
- Utilize existing equipment shelter.

Verizon intends to utilize the existing 144 square foot equipment shelter vacated by AT&T and now owned by the City (the City's communication equipment is currently in this shelter). This is an improvement from the original set of plans, now superseded, that showed a new 805 square foot prefabricated equipment shelter located roughly thirty feet (30') north of the existing shelter and required the removal of a twenty-one foot (21') tall spruce tree. The City will continue to house its communication equipment in the shelter, and Verizon will install an expandable metal wall to separate the two areas while providing adequate ventilation for the equipment. Verizon will also allow the City to use the proposed standby generator for emergency purposes. No trees or other vegetation removal is necessary to construct the project as proposed.

Staff Advisory Committee (SAC)

The SAC reviewed the proposed project on May 27, 2015 and November 18, 2015. Issues discussed included providing lease agreement language regarding justification for a large equipment shelter with associated issues (i.e. wall exceeding six feet tall and removal of an established skyline tree); utilization of decommissioned AT&T equipment;

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and use of magnetic mounts to fix the antennas to the tank. The applicant revised the projects plans to reflect SAC concerns.

ANALYSIS OF ISSUES:

The proposed facility will allow greater capacity for Verizon to better handle voice calls, data mega bites and the total number of active users in the area. The primary objective of this site is to support the rapid growth of 4G (fourth generation of data technology for cellular networks) data use within the City. The 4G network also carries 911 calls and is used in support of police and fire emergency response. The future operation will, together with the existing base stations at the site, comply with the Federal Communications Commission ("FCC") guidelines limiting public exposure to radio frequency (RF) energy (see Attachment 1).

The project as proposed will have minimal visual impact to the surrounding area, especially since the Verizon antennas will replace the AT&T antennas at the same location (see Attachment 2 for photo simulations). However, the conditions below are intended to ensure that the project blends with the existing area with little to no visual impact:

- All equipment placed on the water tank shall be painted to match the color of the tank.
- The facilities shall have subdued colors and non-reflective materials, which blend with the materials and colors of the surrounding area.
- The facilities shall not bear any signs or advertising devices other than certification, warning, or other required seals or signage.
- All accessory equipment associated with the operation of the wireless facility shall be located within a building, enclosure, or underground vault that complies with the development standards of the PF zoning district.

The lease agreement will include language that Verizon will be required to pay the City for any added costs of maintenance at the site attributable to Verizon's equipment, including any costs associated with the removal and replacement of Verizon's equipment should that be necessary to perform the maintenance. It is expected that routine maintenance and inspection of the facility will occur on a monthly basis during normal working hours. The project is consistent with the City's Telecommunication Facilities Siting and Permit Submittal Requirements (Attachment 3).

Architectural Review Committee (ARC):

The ARC considered the project on December 7, 2015 and recommends approval of the project with no additional conditions.

ADVANTAGES:

The proposed project will provide City revenue, and there will be minimal visual impact. The proposed wireless communication facility would provide signal coverage for Verizon

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customers where weak coverage currently exists. The site will also provide off-load capacity coverage from other Verizon wireless facilities in the immediate region.

DISADVANTAGES:

There will be temporary impacts related to noise and truck traffic during installation of the facility. Staff has not identified any other disadvantages associated with the recommended action.

ENVIRONMENTAL REVIEW:

Staff has reviewed this project in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, and has determined that the project is exempt pursuant to Section 15311 of the CEQA guidelines.

PUBLIC NOTICE AND COMMENT:

A notice of public hearing was mailed to all property owners within 300' of the project site, was published in The Tribune on Friday January 8, 2016, and posted at City Hall and on the City's website on Friday, January 15, 2016. Staff has not received any public comment regarding the proposed project.

ALTERNATIVES:

The following alternatives are presented for Planning Commission consideration:

1. Adopt the attached Resolution, approving CUP 15-002;
2. Do not adopt the attached Resolution; or
3. Provide other direction to staff.

Attachments:

1. Radio Frequency Study
2. Photo Simulations
3. Telecommunication Facilities Siting and Permit Submittal Requirements

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT NO. 15-002, APPLIED FOR BY VERIZON WIRELESS, LOCATED ON HUEBNER LANE

WHEREAS, the Planning Commission of the City of Arroyo Grande considered Conditional Use Permit Case No. 15-002 on January 19, 2016, filed by Verizon Wireless, to install telecommunication antennas and related equipment on an existing City water tank (Reservoir No. 4) and within an existing equipment cabinet located on the west side of the water tank; and

WHEREAS, the Planning Commission has held a public hearing on this application in accordance with the Arroyo Grande Municipal Code; and

WHEREAS, the Planning Commission has found that this project is consistent with the General Plan and the environmental documents associated therewith; and

WHEREAS, the Planning Commission has reviewed this project in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for Implementation of CEQA and has determined that the project is exempt pursuant to CEQA Guidelines Section 15311 regarding construction or placement of minor structures accessory to existing facilities; and

WHEREAS, the Planning Commission finds after due study, deliberation and public hearing, the following circumstances exist:

Conditional Use Permit Findings:

1. The proposed use is conditionally permitted within the subject district pursuant to the provisions of Section 16.16.050 of the Development Code, and complies with all applicable provisions of the Development Code, the goals and objectives of the Arroyo Grande General Plan, and the development policies and standards of the City. In addition, the facility will operate in full compliance with all state and federal regulations including the Telecommunications Act of 1996.
2. The proposed use will not impair the integrity and character of the district in which it is to be established or located. The installation of the facility will not result in any material changes to the character of the immediate neighborhood or local community.
3. The site is suitable for the type and intensity of use or development that is proposed. The facility is not located within a predominantly residential neighborhood.
4. There are adequate provisions for water, sanitation, and public utilities and services to ensure the public health and safety.

RESOLUTION NO.

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5. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity. The telecommunication facility will be unstaffed, have no impact on circulation systems, and will generate no noise, odor, smoke or any other adverse impacts to adjacent land uses.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby approves Conditional Use Permit Case No. 15-002, with the above findings and subject to the conditions set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

On motion by Commissioner _____, seconded by Commissioner _____, and by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

the foregoing Resolution was adopted this 19th day of January 2016.

ATTEST:

DEBBIE WEICHINGER,
SECRETARY TO THE COMMISSION

LAN GEORGE
CHAIR

AS TO CONTENT:

TERESA MCCLISH
COMMUNITY DEVELOPMENT DIRECTOR

EXHIBIT "A"

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT CASE NO. 15-002
VERIZON WIRELESS
HUEBNER LANE

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

GENERAL CONDITIONS

This approval authorizes the installation of an unmanned wireless communication facility at the City's Reservoir No. 4 site with equipment placed on the north, west and south sides of the water tank.

1. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
2. The applicant shall comply with all conditions of approval for Conditional use Permit Case No. 15-002.
3. This application shall automatically expire on January 19, 2018, unless a building permit is issued. Thirty (30) days prior to the expiration of the approval, the applicant may apply for an extension of one (1) year from the original date of expiration.
4. Development shall occur in substantial conformance with the plans presented to the Planning Commission at the meeting of January 19, 2016 and marked Exhibits "B-1 through B-9".
5. The applicant shall agree to defend at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of said approval, or in anyway relating to the implementation thereof, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fee's which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.
6. Construction shall be limited to between the hours of 7 a.m. and 5 p.m. Monday through Friday. No construction shall occur on Saturday or Sunday.

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SPECIAL CONDITIONS

7. The facility shall not bear any signs or advertising devices other than certification, warning, or other FCC required seals or signage.
8. To allow for adequate ventilation, the City-owned equipment shelter shall include a new expandable metal wall between the City's equipment area and Verizon's leased equipment area. The new wall must be secured (attached) on all sides of the equipment shelter. Wall specifications shall be submitted and approved by the Director of Public Works prior to issuance of a building permit.
9. Per the March 25, 2015 Radio Frequency Electromagnetic Fields Exposure Report prepared for this facility by Hammett & Edison Inc., explanatory signs shall be installed at the access ladder on the tank and at the antennas.

ENGINEERING DIVISION

GENERAL IMPROVEMENT REQUIREMENTS

10. Site Maintenance - The developer shall be responsible during construction for cleaning city streets, curbs, gutters, and sidewalks of dirt tracked from the project site. The flushing of dirt or debris to storm drain or sanitary sewer facilities shall not be permitted. The cleaning shall be done after each day's work or as directed by the Public Works Director.

SPECIAL CONDITIONS

11. The applicant shall obtain an encroachment permit prior to any work done in the public right-of way.
12. Zero Conflict with City's Communication: Prior to issuance of building permit, the applicant shall perform a radio frequency study to determine possible conflicts with the City's communication system, and to develop alternatives to eliminate any such conflicts. **Prior to activation of the proposed Verizon Wireless system**, the applicant shall perform a live radio test to ensure that there is no unanticipated interference with the City's radio system. If the proposed system does interfere with the operation of the City's communication system, the proposed system shall remain inactive until such time that the proposed system can be made to cause zero interference.

BUILDING DIVISION

13. The project shall comply with the most recent editions of all California Building and Fire Codes, as adopted by the City of Arroyo Grande.
14. Any review costs generated by outside consultants shall be paid by the applicant.

RESOLUTION NO.

PAGE 5

15. Building Permit fees shall be based on codes and rates in effect at the time of building permit issuance.
16. Building permit shall be obtained prior to installation.

EXHIBIT B



BRANCH MILL RD PSL # 285382

581 HUEBNER LANE
ARROYO GRANDE, CA 93420

RECEIVED
SEP 23 2015
CITY OF ARROYO GRANDE
COMMUNITY DEVELOPMENT

811
TO OBTAIN LOCATION OF UTILITIES BEFORE YOU DIG IN CALIFORNIA NORTH & CENTRAL, CALL 800-NORTH 811
TOLL FREE: 1-800-227-2800 OR
www.usacnr811.org
CALIFORNIA STATUTE REQUIRES 811 OF 3 WORKING DAYS NOTICE BEFORE YOU DIG
Know what's below.
Call before you dig.

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	4/2/14	PLANNING SUBMITTAL	GM
1	8/15/15	CITY COMMENTS	GM
2	8/15/15	NEW DESIGN	AS

SAC WIRELESS
6815 AVENIDA ENCINAS
CARLSBAD, CA 92009
www.sacwireless.com
760.725.5200

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO SAC WIRELESS.
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO SAC WIRELESS IS STRICTLY PROHIBITED.

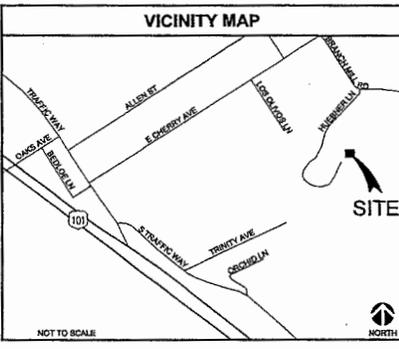
verizon wireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598



BRANCH MILL RD
PSL # 285382
581 HUEBNER LANE
ARROYO GRANDE, CA 93420

SHEET TITLE:
TITLE SHEET
T-1

PROJECT TEAM	
SITE ACQUISITION SAC WIRELESS, LLC 211 EAST CARROLL STREET SUITE 201 SANTA BARBARA, CA 93101 CONTACT: JAY HODGINS TELEPHONE: (805) 838-6070 JAY.HODGINS@SACW.COM	PLANNING TEK CONSULTING INC. PERMIT PROCESSING SERVICES 123 BEAULIEFF DR PISMO BEACH, CA 93449 CONTACT: TRICIA OKSHT TELEPHONE: (805) 448-4221 FAX: (805) 888-2827 TEK-CONSULTING.NET
ARCHITECT: SAC WIRELESS, LLC NESTOR POROBYCHAL, AIA 5665 AVENIDA ENCINAS SUITE 142-B CARLSBAD, CA 92008 CONTACT: CARLOS CASTELLANOS TELEPHONE: (760) 795-0211 FAX: (760) 791-0868	SURVEYOR: SMITHCO SURVEYING ENGINEERING P.O. BOX 8160 SAKERSFIELD, CA 93268 CONTACT: GREG GEMTH TELEPHONE: (805) 262-1217
UTILITY COORDINATOR: SAC WIRELESS, LLC 450 DEER CANYON ROAD SUELLTON, CA 93427 CONTACT: KELLY MCCURRAN TELEPHONE: (805) 585-4239	



DRIVING DIRECTIONS	
FROM: 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598	TO: 581 HUEBNER LANE ARROYO GRANDE, CA 93420
1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD 2. TURN RIGHT ONTO OAK GROVE RD 3. TAKE THE 2ND RIGHT ONTO YUBA VALLEY RD 4. CONTINUE ONTO HELIXE AVE 5. TURN LEFT ONTO THE INTERSTATE 805 RAMP TO SAN JOSE 6. MERGE ONTO I-805 S 7. TAKE THE EXIT ONTO US-101 S TOWARD LOS ANGELES 8. TAKE THE FAIR OVAS AVE EXIT 9. TURN LEFT ONTO FAIR OVAS AVE 10. TURN RIGHT ONTO TRAFFIC WAY 11. TAKE THE 2ND LEFT ONTO E CHERRY AVE 12. TAKE THE 3RD RIGHT ONTO BRANCH MILL RD 13. TAKE THE 1ST RIGHT ONTO HUEBNER LN	

PROJECT DESCRIPTION
THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING: • NEW VERIZON WIRELESS LEASE AREA (1) EXISTING 4'x8' x 14'-0" EQUIPMENT SHELTER TO BE USED FOR NEW VERIZON WIRELESS EQUIPMENT SHELTER (1) EXISTING GPS ANTENNAS (1) NEW VERIZON WIRELESS 300W GENERAC STANDBY GENERATOR W/132 GALLON DIESEL TANK (E.L. 142) ON NEW 4'-0"x12'-0" CONCRETE PAD (1) EXISTING ELECTRICAL METER W/ FUSED DISCONNECT ON H-FRAME TO BE USED (8) NEW VERIZON WIRELESS 8' TALL PANEL ANTENNAS (8) NEW VERIZON WIRELESS RSSI UNITS (8) NEW VERIZON WIRELESS BRACINGS (8) NEW VERIZON WIRELESS MAGMOUNTS FOR ANTENNA MOUNTS

PROJECT SUMMARY	
APPLICANT/LESSEE VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598 OFFICE: (925) 274-0000	ASSESSOR'S PARCEL NUMBER A/PC 007-011-018
APPLICANT'S REPRESENTATIVE SAC WIRELESS, LLC 450 DEER CANYON ROAD SUELLTON, CA 93427 CONTACT: KELLY MCCURRAN TELEPHONE: (805) 585-4239	
PROPERTY OWNER: OWNER: CITY OF ARROYO GRANDE ADDRESS: 500 EAST BRANCH ST ARROYO GRANDE, CA 93420 CONTACT: SHANE TAYLOR TELEPHONE: (805) 473-5400	
PROPERTY INFORMATION: SITE NAME: BRANCH MILL RD SITE NUMBER: 285382 SITE ADDRESS: 581 HUEBNER LANE ARROYO GRANDE, CA 93420 JURISDICTION: CITY OF ARROYO GRANDE	
CONSTRUCTION INFORMATION AREA OF CONSTRUCTION: 23'-0" x 11'-0" = 303 SQ FT OCCUPANCY: U TYPE OF CONSTRUCTION: V-6 CURRENT ZONING: RESIDENTIAL HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.	

GENERAL CONTRACTOR NOTES
DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36) CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE
• 2013 CALIFORNIA ADMINISTRATIVE CODE • 2013 CALIFORNIA BUILDING CODES • 2013 CALIFORNIA ELECTRICAL CODE • 2013 CALIFORNIA FIRE CODE • 2013 CALIFORNIA MECHANICAL CODE • 2013 CALIFORNIA ENERGY CODE • 2013 CALIFORNIA GREEN BUILDING CODE • SHELTER IS STATE OF CALIFORNIA APPROVED AND INSPECTED, NOT FOR LOCAL INSPECTION.

VERIZON WIRELESS SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RADIO:		
MICROWAVE:		
TEL CO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	△
C-1	SITE SURVEY	4
C-2	SITE SURVEY	4
C-3	SITE SURVEY	4
A-1	SITE PLAN & ENLARGED PLAN	△
A-2	EQUIPMENT & ANTENNA LAYOUT	△
A-3	SOUTHWEST & NORTHEAST ELEVATIONS	△
A-4	SOUTHEAST ELEVATION	△
A-5	EQUIPMENT ELEVATIONS	△

SAC WIRELESS SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		

NOTES:

OWNER(S): CITY OF ARROYO GRANDE

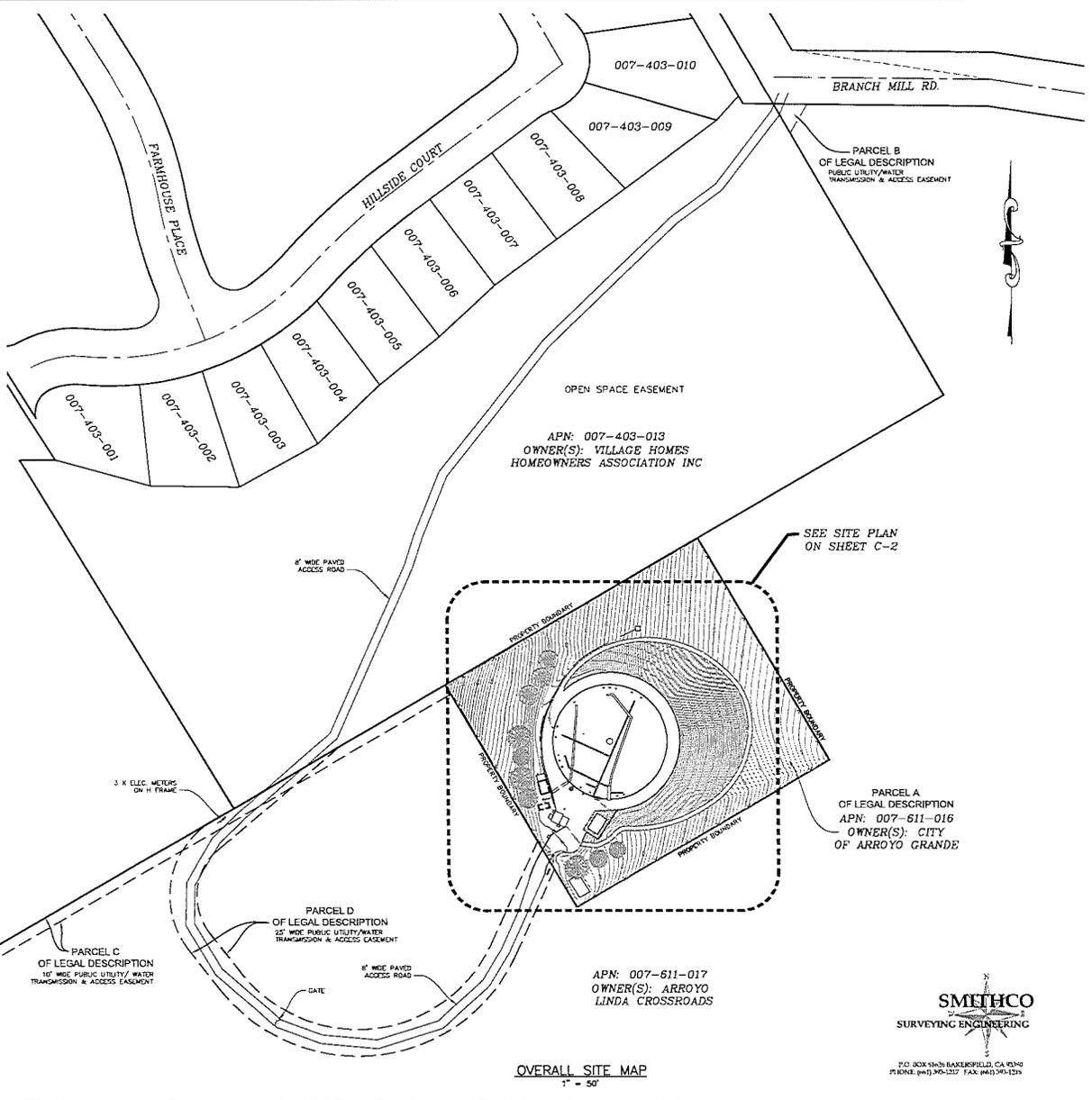
APN: 007-611-016

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE DOCUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE COMPANY, ORDER NO. 4201-0724790, DATED SEPTEMBER 16, 2014. WITHIN SAID TITLE REPORT THERE ARE FOURTEEN (14) EXCEPTIONS LISTED, THREE (3) OF WHICH ARE EASEMENTS, AND THREE (3) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RISK MAP FOR COMMUNITY NO. 06079C, PANEL NO. 1602C, DATED NOVEMBER 16, 2012, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



LEGEND

- SITE BOUNDARY LINE
- - - OVERHEAD POWER LINE
- PROPERTY BOUNDARY
- (PER TITLE REPORT)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAD
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/28/14	PRELIMINARY	DL
1	09/29/14	TITLE REVIEW	DL
2	10/09/14	SITE NAME CHANGE	SL
3	12/08/14	LEASE/UTILITY	SL
4	09/03/15	LEASE/UTILITY	SL
5	09/10/15	RELOCATE LEASE AREA	DL
6	10/07/15	REV. GENERATOR LEASE	SL
7	10/07/15	REV. EQUIPMENT LEASE	SL

SMITHCO JOB NO.: 82-305

WIRELESS
 5815 AVENIDA ENCINAS SUITE 100
 CARLSBAD, CA 92008
 Office (760) 736-0000
 Fax (760) 621-0006

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO WIRELESS.
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO WIRELESS IS STRICTLY PROHIBITED.

verizon wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

BRANCH MILL ROAD
 TERMINUS HUEBNER LN
 ARROYO GRANDE, CA 93420
 SAN LUIS OBISPO COUNTY

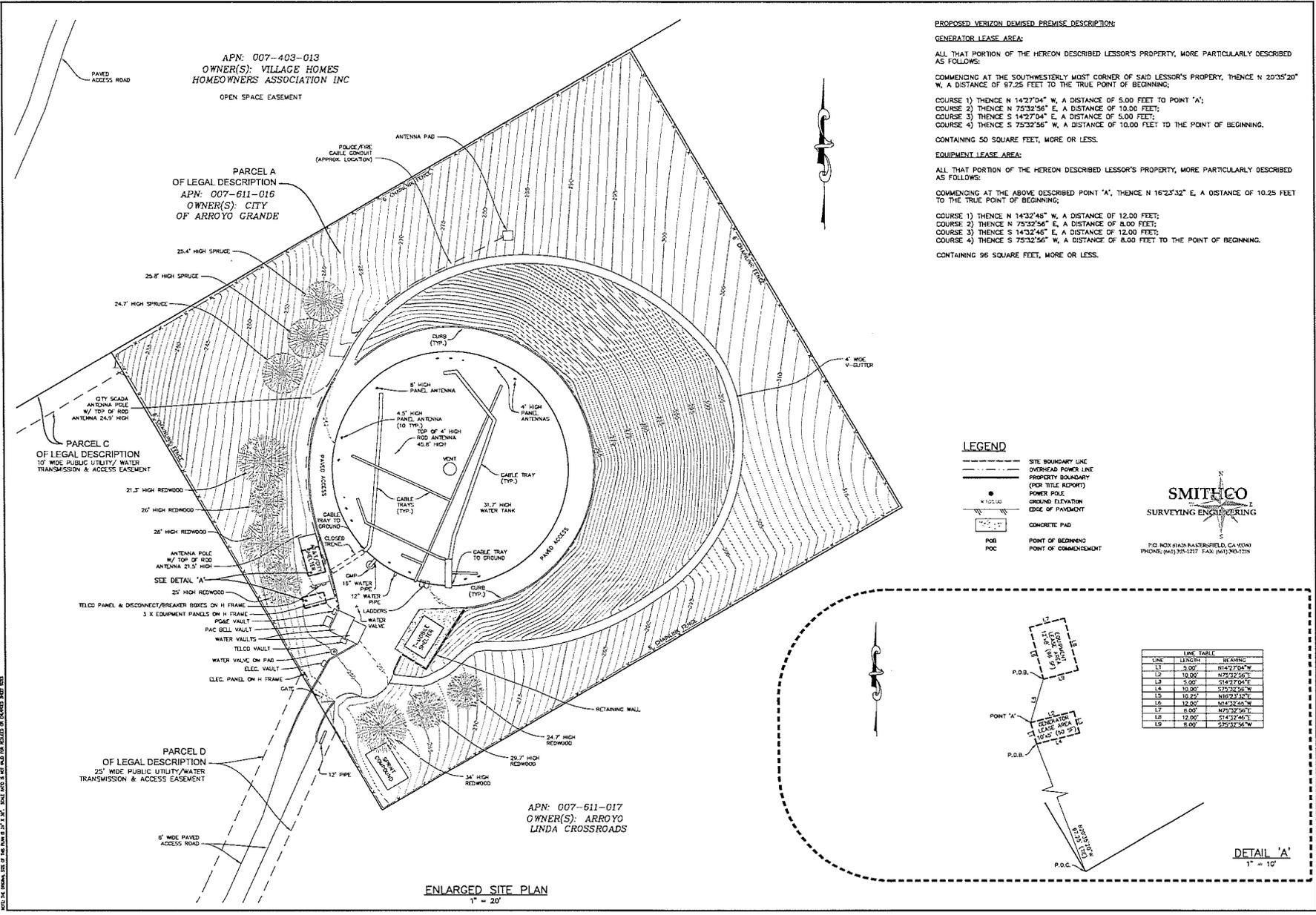
SHEET TITLE:
SITE SURVEY
 FOR EXAMINATION ONLY

C-1

SMITHCO
 SURVEYING ENGINEERING

210 JACKSON BAKERSFIELD, CA 93301
 PH: (805) 832-2227 FAX: (805) 832-2229

OVERALL SITE MAP
 1" = 50'



PROPOSED VERIZON DEMISED PREMISE DESCRIPTION:

GENERATOR LEASE AREA:
 ALL THAT PORTION OF THE HEREOF DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWESTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE N 20°35'20" W, A DISTANCE OF 97.25 FEET TO THE TRUE POINT OF BEGINNING;
 COURSE 1) THENCE N 14°27'04" W, A DISTANCE OF 5.00 FEET TO POINT "A";
 COURSE 2) THENCE N 75°32'56" E, A DISTANCE OF 10.00 FEET;
 COURSE 3) THENCE S 14°32'45" E, A DISTANCE OF 5.00 FEET;
 COURSE 4) THENCE S 75°32'56" W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 50 SQUARE FEET, MORE OR LESS.

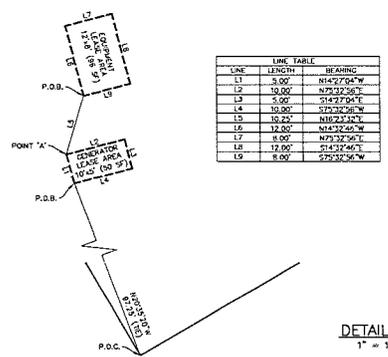
EQUIPMENT LEASE AREA:
 ALL THAT PORTION OF THE HEREOF DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE ABOVE DESCRIBED POINT "A", THENCE N 16°23'32" E, A DISTANCE OF 10.25 FEET TO THE TRUE POINT OF BEGINNING;
 COURSE 1) THENCE N 14°32'45" W, A DISTANCE OF 12.00 FEET;
 COURSE 2) THENCE N 75°32'56" E, A DISTANCE OF 8.00 FEET;
 COURSE 3) THENCE S 14°32'45" E, A DISTANCE OF 12.00 FEET;
 COURSE 4) THENCE S 75°32'56" W, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 96 SQUARE FEET, MORE OR LESS.

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (FOR TITLE REPORTS)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAD
- POINT OF BEGINNING
- POINT OF COMMENCEMENT

SMITHCO
 SURVEYING ENGINEERING

P.O. BOX 81428 PALM SPRINGS, CALIF. 92268
 PHONE: (941) 325-1217 FAX: (941) 325-1218



ENLARGED SITE PLAN
 1" = 20'

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	02/24/14	PRELIMINARY	SL
1	03/25/14	TITLE REVIEW	DL
2	10/09/14	SITE NAME CHANGE	SL
3	12/08/14	LEASE/UTILITY	SL
4	09/03/15	LEASE/UTILITY	DL
5	09/10/15	RELOCATE LEASE AREA	SL
6	10/07/15	REV. GENERATOR LEASE	SL
7	10/07/15	REV. EQUIPMENT LEASE	SL

SMITHCO, 308 W. 82-302

WIRELESS
 8495 AVENUE CINDERA, SUITE 1400,
 CARLSBAD, CA 92008
 Office (760) 795-0200
 Fax (760) 831-5608

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY AND CONFIDENTIAL TO WIRELESS.
 ANY USE OR DISCLOSURE OTHER THAN AS SPECIFIED HEREIN IS STRICTLY PROHIBITED.

verizon wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94596

BRANCH MILL ROAD

TERMINUS HUEBNER LN
 ARROYO GRANDE, CA 93420

SAN LUIS OBISPO COUNTY

SHEET TITLE:
SITE SURVEY
 FOR EXAMINATION ONLY

C-2

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:

REAL PROPERTY IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF LOT 91 OF THE MAP OF THE RANCHOS CORRAL DE PIEDRA PISMO AND BOLSA DE CHEMICAL, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK A, PAGE 65 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO AMASA W. DIXSON RECORDED IN BOOK 15, PAGE 302 OF DEEDS, RECORDS OF SAID COUNTY, MARKED BY A POST SET BY A F. PARSONS IN FEBRUARY, 1892, PRESENTLY MARKED BY AN 1 X 1/4 INCH DIAMETER PIPE TAGGED RCE 6923 AS SHOWN ON THE MAP FILED IN BOOK B, PAGE 120 OF RECORDS OF SURVEYS IN SAID COUNTY RECORDER'S OFFICE.

THENCE NORTH 54° EAST 664.00 FEET TO A POINT, FROM WHICH THE MOST EASTERLY CORNER OF SAID LAND OF DIXSON BEARS NORTH 54° EAST 537.30 FEET, MORE OR LESS, MARKED BY A POST ESTABLISHED BY A.F. PARSONS, IN FEBRUARY, 1892, PRESENTLY MARKED AN OLD FENCE CORNER, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE AT RIGHT ANGLES SOUTH 36° EAST 240.00 FEET TO A POINT.
THENCE AT RIGHT ANGLES NORTH 54° EAST 272.00 FEET TO A POINT.
THENCE AT RIGHT ANGLES NORTH 30° WEST 240.00 FEET TO A POINT.
THENCE SOUTH 54° EAST 272.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

AN EASEMENT OVER THAT PORTION OF LOT 91 OF THE MAP OF THE RANCHOS CORRAL DE PIEDRA PISMO AND BOLSA DE CHEMICAL IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK A, PAGE 65 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FOR PUBLIC UTILITY PURPOSES SPECIFICALLY INCLUDING WATER TRANSMISSION LINES AND ACCESS ROADS, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO BOTH ABOVE AND BELOW GROUND LEVEL, INCLUDING THE RIGHT TO IMPROVE, REPAIR AND MAINTAIN SAID ROADWAY AND WATER TRANSMISSION LINES.

BEGINNING AT AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF BRANCH MILL ROAD ACCORDING TO THE DEED TO THE COUNTY OF SAN LUIS OBISPO FROM A. W. DIXSON RECORDED IN BOOK 88 OF DEEDS AT PAGE 485 IN SAID COUNTY RECORDER'S OFFICE, WHICH ANGLE POINT IS ON THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO AMASA W. DIXSON RECORDED IN BOOK 15, PAGE 302 OF DEEDS, RECORDS OF SAID COUNTY, AND SAID ANGLE POINT BEING OPPOSITE THAT POINT NOTED AS "STATION 40+22" (SIC) WHICH IS ON THE NORTHERLY SIDE OF SAID ROAD, ALSO FROM SAID ANGLE POINT AN 1 INCH DIAMETER PIPE TAGGED LS 3780 BEARS NORTH 12° 45' 48" EAST 28.28 FEET DISTANT;
THENCE ALONG SAID NORTHEASTERLY LINE OF THE LAND OF DIXSON SOUTH 36° 31' 58" EAST 31.00 FEET TO A POINT.

THENCE LEAVING SAID LINE NORTH 26° 28' 04" EAST 30.88 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID BRANCH MILL ROAD FROM WHICH THE POINT OF BEGINNING BEARS SOUTH 84° 58' 42" WEST 32.49 FEET DISTANT; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 84° 58' 42" WEST 32.49 FEET TO THE POINT OF BEGINNING.

PARCEL C:

AN EASEMENT FOR PUBLIC UTILITY PURPOSES SPECIFICALLY INCLUDING WATER TRANSMISSION LINES AND ACCESS ROADS TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO BOTH ABOVE AND BELOW GROUND LEVEL, INCLUDING THE RIGHT TO IMPROVE, REPAIR AND MAINTAIN SAID ROADWAY AND WATER TRANSMISSION LINES 10 FEET WIDE OVER THAT PORTION OF LOT 91 OF THE MAP OF PARTS OF THE RANCHOS CORRAL DE PIEDRA PISMO AND BOLSA DE CHEMICAL, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK A, PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL V.A. DESCRIBED IN THE DEED TO VERNON L. FREDERICK AND WIFE RECORDED IN BOOK 1943, PAGE 993 OF OFFICIAL RECORDS, IN SAID COUNTY RECORDER'S OFFICE, BEING NOTED AS STAKE L NO. 1 THEREIN;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL V.A. NORTH 34° 13' WEST 1498.48 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, FROM WHICH THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO AMASA W. DIXSON RECORDED IN BOOK 15, PAGE 302 OF DEEDS, RECORDS OF SAID COUNTY BEARS NORTH 34° 13' WEST 700.00 FEET DISTANT MARKED BY A POST ESTABLISHED BY A. F. PARSONS IN FEBRUARY, 1892, PRESENTLY MARKED BY AN 1 X 1/4 INCH DIAMETER PIPE TAGGED RCE 6923 AS SHOWN ON THE MAP FILED IN BOOK B, PAGE 120 OF RECORDS OF SURVEY IN SAID COUNTY RECORDER'S OFFICE;

THENCE NORTH 34° 13' WEST 700.00 FEET TO SAID MOST SOUTHERLY CORNER OF THE LAND OF DIXSON; THENCE NORTH 54° EAST 664.00 FEET TO A POINT FROM WHICH THE MOST EASTERLY CORNER OF SAID LAND OF DIXSON BEARS NORTH 54° EAST 537.30 FEET, MORE OR LESS, MARKED BY A POST ESTABLISHED BY A. F. PARSONS IN FEBRUARY, 1892, PRESENTLY MARKED BY AN OLD FENCE CORNER;

THENCE AT RIGHT ANGLES SOUTH 36° EAST 10.00 FEET TO A POINT.
THENCE AT RIGHT ANGLES SOUTH 54° WEST 654.31 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 10.00 FEET NORTHEASTERLY FROM SAID SOUTHWESTERLY LINE OF PARCEL V.A.;
THENCE ALONG SAID PARALLEL LINE SOUTH 34° 13' EAST 899.31 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 55° 47' WEST 10.00 FEET DISTANT;
THENCE SOUTH 55° 47' WEST 10.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL D:

AN EASEMENT FOR PUBLIC UTILITY PURPOSES SPECIFICALLY INCLUDING WATER TRANSMISSION LINES AND ACCESS ROADS, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO BOTH ABOVE AND BELOW GROUND LEVEL, INCLUDING THE RIGHT TO IMPROVE, REPAIR AND MAINTAIN SAID ROADWAY AND WATER TRANSMISSION LINES OVER THAT PORTION OF LOT 91 OF THE MAP OF THE RANCHOS CORRAL DE PIEDRA PISMO AND BOLSA DE CHEMICAL, IN THE CITY OF ARROYO GRANDE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK A, PAGE 65 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN A STRIP OF LAND 25 FEET WIDE LYING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO AMASA W. DIXSON RECORDED IN BOOK 15, PAGE 302 OF DEEDS, RECORDS OF SAID COUNTY, MARKED BY A POST SET BY A. F. PARSONS IN FEBRUARY, 1892, PRESENTLY MARKED BY AN 1 X 1/4 INCH DIAMETER PIPE TAGGED RCE 6923 AS SHOWN ON THE MAP FILED IN BOOK B, PAGE 120 OF RECORDS OF SURVEY IN SAID COUNTY RECORDER'S OFFICE.

THENCE NORTH 54° EAST 478.52 FEET TO A POINT, FROM WHICH THE MOST EASTERLY CORNER OF SAID LAND OF DIXSON BEARS NORTH 54° EAST 722.78 FEET, MORE OR LESS, MARKED BY A POST ESTABLISHED BY A. F. PARSONS IN FEBRUARY, 1892, PRESENTLY MARKED BY AN OLD FENCE CORNER, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 44° 01' 08" WEST 77.44 FEET TO A POINT;
THENCE CONTINUING SOUTHWESTERLY ALONG A TANGENT CURVE CONVEXE EASTERLY WITH A RADIUS OF 70.00 FEET THROUGH A CENTRAL ANGLE OF 87° 36' 03" AN ARC DISTANCE OF 107.02 FEET TO A POINT;
THENCE SOUTH 43° 34' 55" EAST 44.67 FEET TO A POINT;
THENCE CONTINUING SOUTHWESTERLY ALONG A TANGENT CURVE CONVEXE NORTHERLY WITH A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 117° 39' 57" AN ARC DISTANCE OF 308.05 FEET TO A POINT;
THENCE NORTH 18° 45' 08" EAST 95.33 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF PARCEL A HEREN DESCRIBED.

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT (CONTINUED):

THE SIDELINES OF THIS EASEMENT SHALL BE EXTENDED OR SHORTENED AS NECESSARY TO TERMINATE NORTHWESTERLY AT THE SOUTHEASTERLY LINE OF SAID LAND OF DIXSON AND SOUTHEASTERLY AT THE SOUTHWESTERLY LINE OF PARCEL A HEREN DESCRIBED.

APN: 007-611-016

EASEMENTS PER TITLE REPORT:

4. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 25, 1948 IN BOOK 478, PAGE 77 OF OFFICIAL RECORDS,

IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
AFFECTS: AS DESCRIBED THEREIN
** THE EXACT LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD, NOT PLOTTABLE. **

6. AN UNRECORDED LEASE DATED MAY 23, 2001, EXECUTED BY CITY OF ARROYO GRANDE, A MUNICIPAL CORPORATION AS LESSOR AND COX PCS ASSETS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF AGREEMENT RECORDED JUNE 20, 2001 AS INSTRUMENT NO. 2001-044518 OF OFFICIAL RECORDS.

DETECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
** THE EXACT LOCATION OF SAID LEASE CANNOT BE DETERMINED FROM RECORD, NOT PLOTTABLE. **

9. ANY EASEMENTS AND/OR SERVITUDES AFFECTING EASEMENT PARCELS(B), C AND D HEREN DESCRIBED.
** IT DOES NOT APPEAR TO HAVE ANY EASEMENTS AND/OR SERVITUDES AFFECTING EASEMENT PARCELS(B), C, & D. **

ISSUE STATUS			
REV	DATE	DESCRIPTION	BY
0	09/24/14	PRELIMINARY	DL
1	09/29/14	TITLE REVIEW	DL
2	10/09/14	SITE NAME CHANGE	SL
3	12/09/14	LEASE/UTILITY	SL
4	09/03/15	LEASE/UTILITY	SL
5	09/10/15	REDUCATE LEASE AREA	SL
6	10/07/15	REV. GENERATOR LEASE	SL
7	10/07/15	REV. EQUIPMENT LEASE	SL

SMITHCO JOB NO. 82-305



WIRELESS
5840 AVONDA ENGINALS, SUITE 1420,
CARLSBAD, CA 92008
Office (760) 795-2200
Fax (760) 527-0568

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verizon wireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

BRANCH MILL ROAD

TERMINUS HUEBNER LN
ARROYO GRANDE, CA
93420

SAN LUIS OBISPO COUNTY

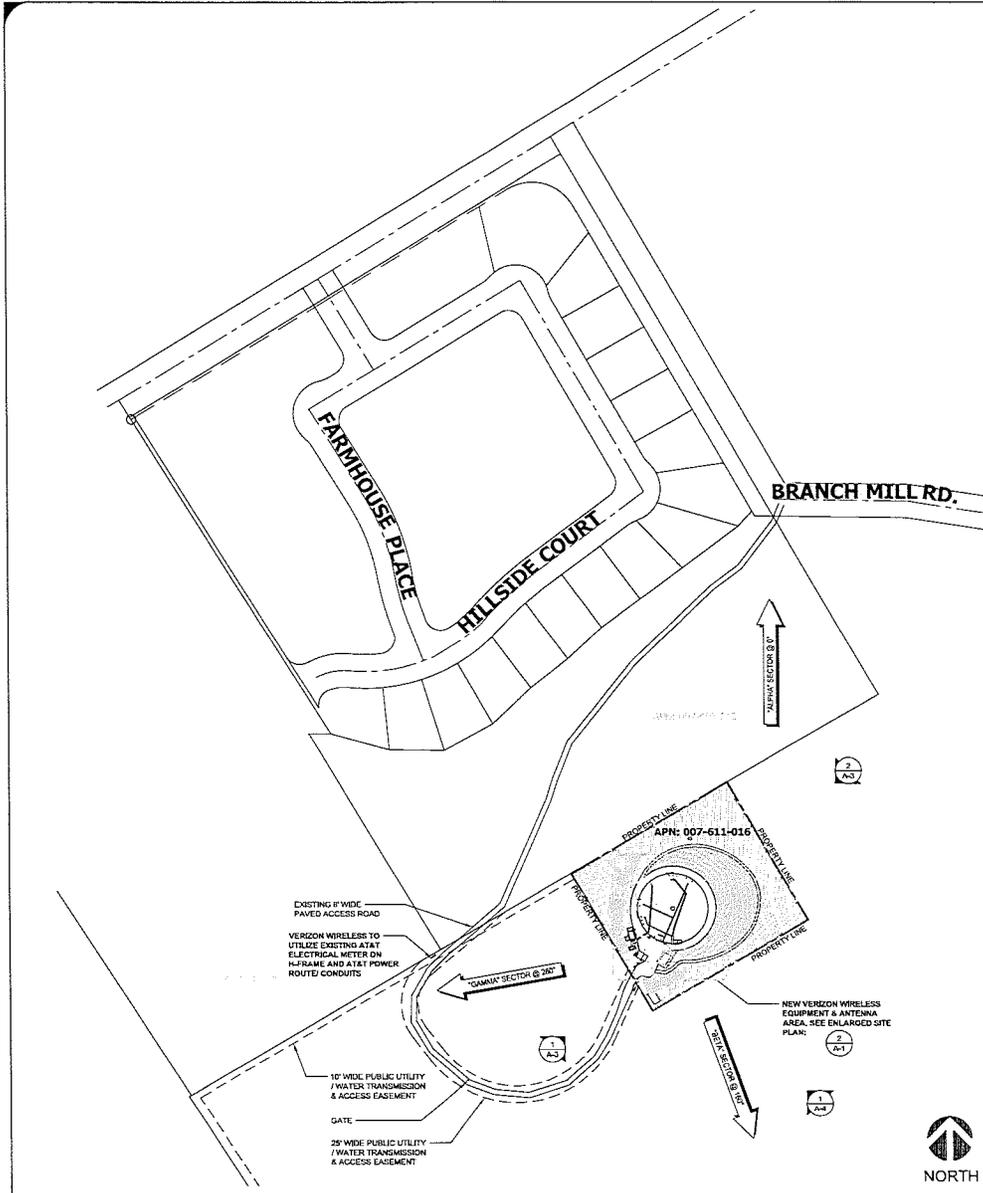
SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-3

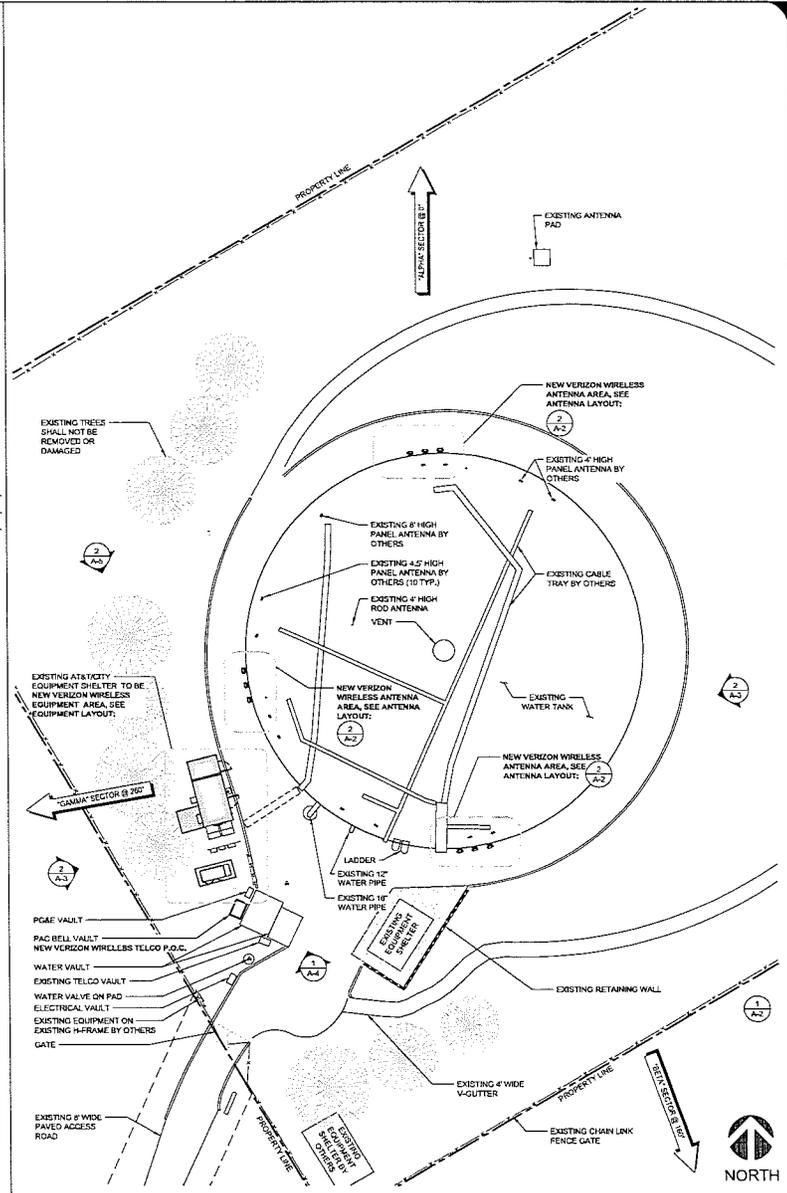


1711 BOX 1900 BAKERSFIELD, CA 93310
PHONE (805) 393-1227 FAX (805) 393-1229

DATE PLOTTED: 10/14/15 10:58 AM



SITE PLAN SCALE: 1" = 40'-0" (24x36) [OR] 1/2" = 40'-0" (11x17) **1**



ENLARGED SITE PLAN SCALE: 1/16" = 1'-0" (24x36) [OR] 1/32" = 1'-0" (11x17) **2**

REV	DATE	DESCRIPTION	BY
0	02/17/14	PLANNING SUBMITTAL	DM
1	02/15/15	CITY COMMENTS	DM
2	09/01/15	NEW DESIGN	AS
3	10/01/15	CITY COMMENTS	DM

SC WIRELESS
 5845 AVENIDA CINTRAS
 CARLSBAD, CA 92008
 WIRELESS@SC
 761.745.2220

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verizon wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

BRANCH MILL RD
PSL # 2853382
 581 HUEBNER LANE
 ARROYO GRANDE, CA 93420

SHEET TITLE:
SITE PLAN & ENLARGED SITE PLAN

A-1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	4/21/14	PLANNING SUBMITTAL	CM
1	6/2/15	CITY COMMENTS	CM
2	6/2/15	NEW DESIGN	AS



SDC WIRELESS
5055 AVENIDA CUCUMAS
CARLSBAD, CA 92008
www.sdcwireless.com
761.933.1000

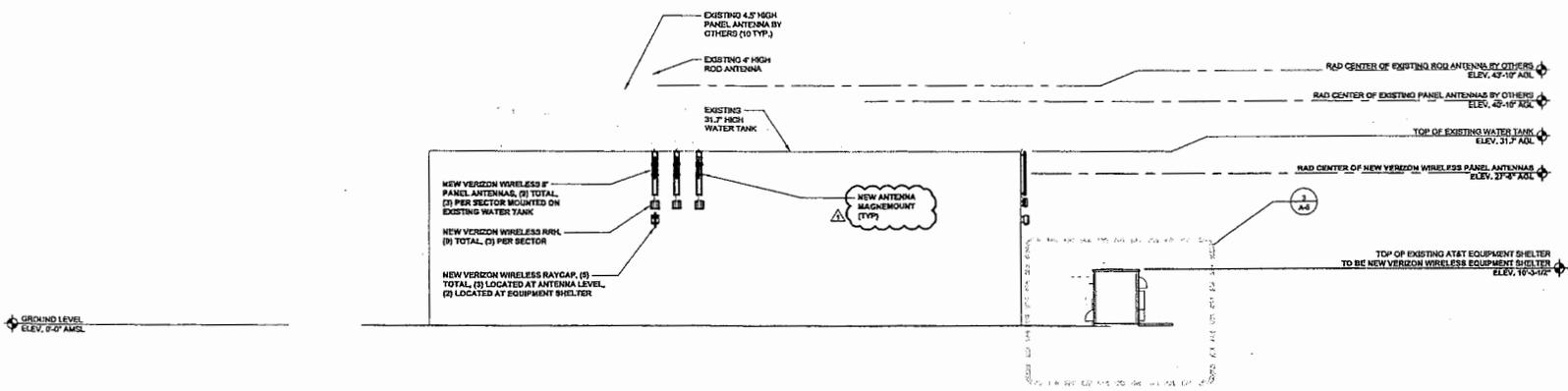
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BRANCH MILL RD
PSL # 285382
581 HUEBNER LANE
ARROYO GRANDE, CA 93420

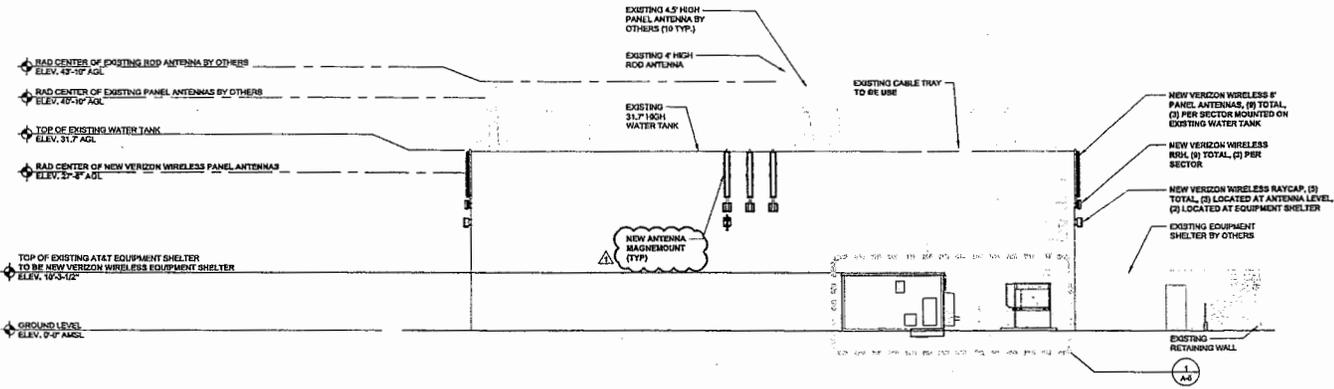
SHEET TITLE:
SOUTHWEST & NORTHEAST ELEVATION

A-3



NORTHEAST ELEVATION

SCALE: 3/32" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17) **2**



SOUTHWEST ELEVATION

SCALE: 3/32" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17) **1**

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	4/2/14	PLANNING SUBMITTAL	DM
1	8/2/15	CITY COMMENTS	DM
2	8/2/15	NEW DESIGN	AG



5845 AVENIDA FUNDACION
CARLSBAD, CA 92008
www.verizon.com
(760) 945-5500

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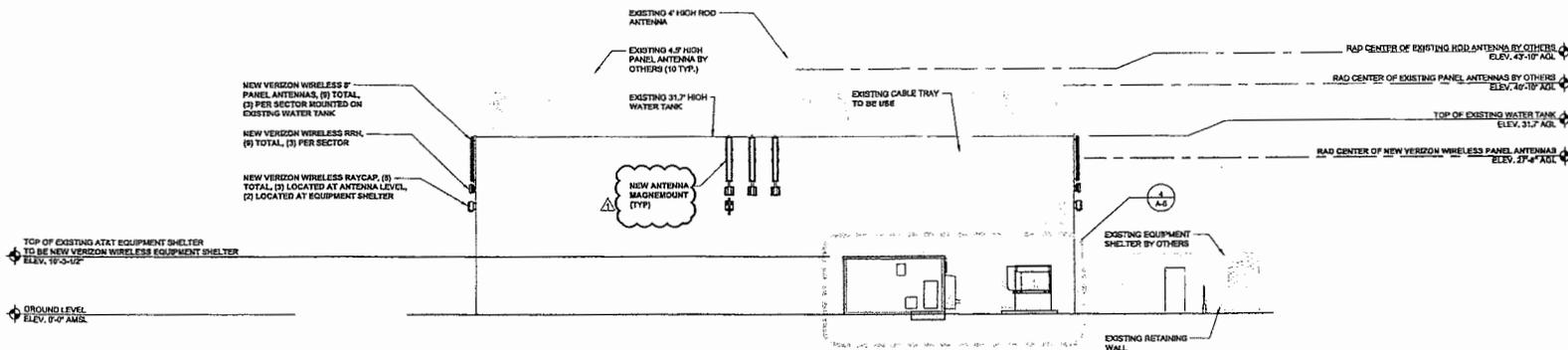


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WALNUT CREEK, CA 94588

BRANCH MILL
RD
PSL # 285382
581 HUEBNER LANE
ARROYO GRANDE, CA 93420

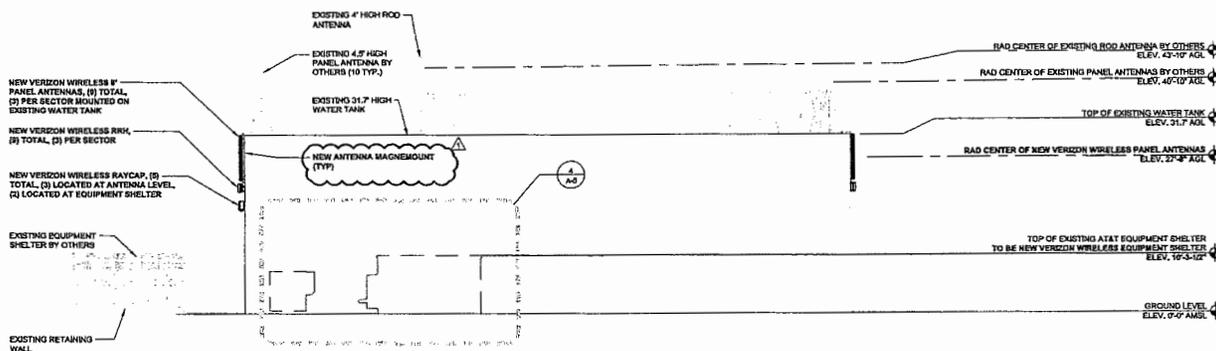
SHEET TITLE:
NORTHWEST &
SOUTHEAST
ELEVATION

A-4



NORTHWEST ELEVATION

SCALE
N.T.S. **2**



SOUTHEAST ELEVATION

SCALE: 3/32" = 1'-0" (24x36)
(OR) 3/64" = 1'-0" (11x17) **1**

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	4/21/14	PLANNING SUBMITTAL	OM
1	6/9/15	CITY COMMENTS	OM
2	9/9/15	NEW DESIGN	AS



SBC WIRELESS
COMMERCIAL GROUP
8885 AVENUE ENCHUSA
CARLSBAD, CA 92009
www.sbcwireless.com
760.733.2200

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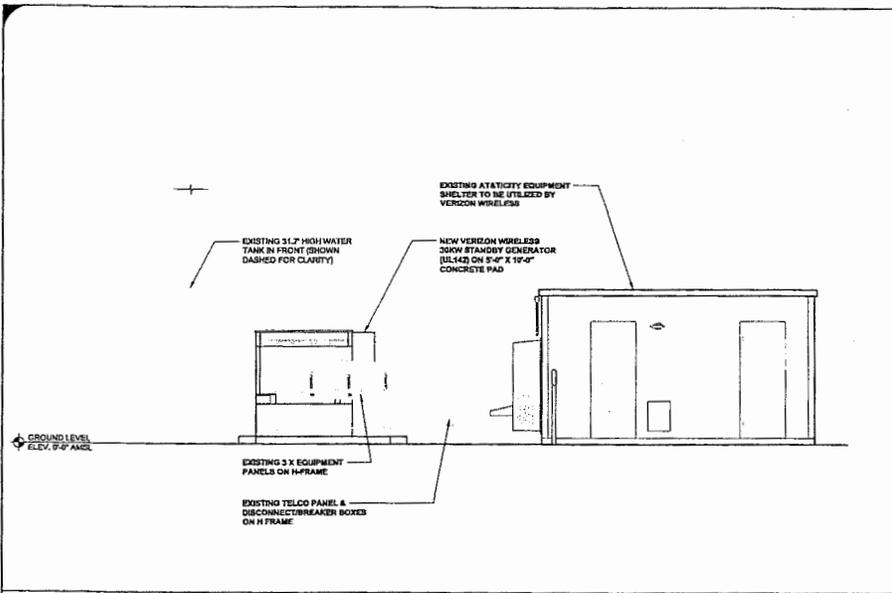


2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

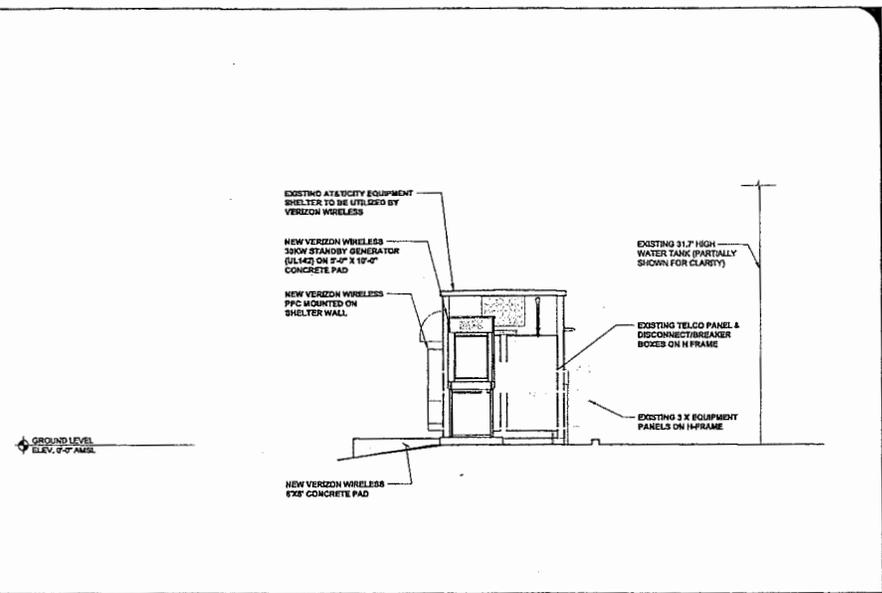
BRANCH MILL RD
PSL # 285382
581 HUEBNER LANE
ARROYO GRANDE, CA 93420

SHEET TITLE:
EQUIPMENT ELEVATION

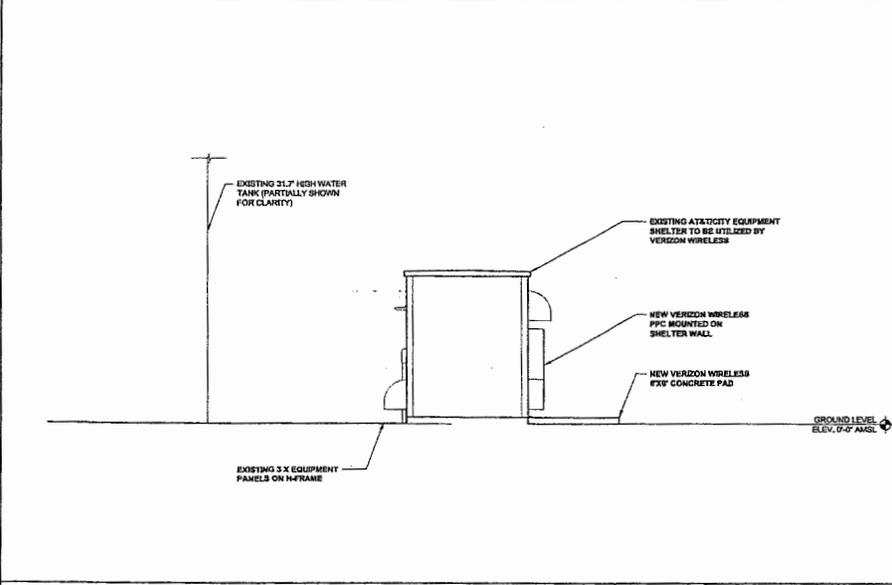
A-5



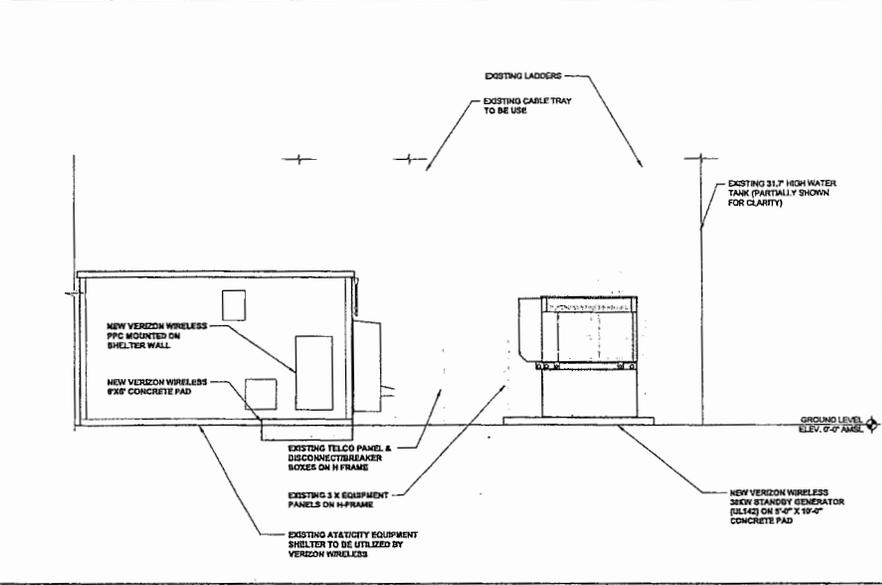
SOUTHEAST ELEVATION SCALE: 1/4" = 1'-0" (24x36) (OR) 1/8" = 1'-0" (11x17) **4**



NORTHWEST EQUIPMENT ELEVATION SCALE: 1/4" = 1'-0" (24x36) (OR) 1/8" = 1'-0" (11x17) **2**



NORTHEAST EQUIPMENT ELEVATION SCALE: 1/4" = 1'-0" (24x36) (OR) 1/8" = 1'-0" (11x17) **3**



SOUTHWEST EQUIPMENT ELEVATION SCALE: 1/4" = 1'-0" (24x36) (OR) 1/8" = 1'-0" (11x17) **1**

**Verizon Wireless • Proposed Base Station (Site No. 285382 “Branch Mill Road”)
End of Huebner Lane • Arroyo Grande, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 285382 “Branch Mill Road”) proposed to be located at End of Huebner Lane in Arroyo Grande, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on the sides of the water tank located at the end of Huebner Lane in Arroyo Grande. The proposed operation will, together with the existing base stations at the site, comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm ²	1.00 mW/cm ²
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A

**Verizon Wireless • Proposed Base Station (Site No. 285382 “Branch Mill Road”)
End of Huebner Lane • Arroyo Grande, California**

small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by SAC Wireless, LLC, dated March 4, 2015, it is proposed to install nine Andrew Model SBNHH-1D65C directional panel antennas on the sides of the water tank located at the end of Huebner Lane in Arroyo Grande. The antennas would be mounted with up to 9° downtilt at an effective height of about 27½ feet above ground and would be oriented in groups of three toward 0°T, 160°T, and 260°T. The maximum effective radiated power in any direction would be 10,760 watts, representing simultaneous operation at 4,110 watts for AWS, 4,110 watts for PCS, and 2,540 watts for 700 MHz service; no operation on cellular frequencies is presently proposed from this site.

Presently located on the top of the tank are similar antennas for use by AT&T Mobility, Sprint, and T-Mobile. For the limited purpose of this study, the transmitting facilities of those carriers are assumed to be as follows:

<u>Operator</u>	<u>Service</u>	<u>Maximum ERP</u>	<u>Antenna Model</u>	<u>Downtilt</u>	<u>Height</u>
AT&T	AWS	2,100 watts	Andrew SBNH-1D6565A	6°	37½ ft
	PCS	5,300	Andrew SBNH-1D6565A	6	37½
	Cellular	1,600	Andrew SBNH-1D6565A	6	37½
	700 MHz	1,000	Andrew SBNH-1D6565A	6	37½

**Verizon Wireless • Proposed Base Station (Site No. 285382 “Branch Mill Road”)
End of Huebner Lane • Arroyo Grande, California**

<u>Operator</u>	<u>Service</u>	<u>Maximum ERP</u>	<u>Antenna Model</u>	<u>Downtilt</u>	<u>Height</u>
Sprint	BRS	1,500 watts	KMW ET-X-WM-18-65-8P	6°	37½ ft
	PCS	7,000	KMW ET-X-TS-70-15-62-18	6	37½
	SMR	500	KMW ET-X-TS-70-15-62-18	6	37½
T-Mobile	AWS	4,400	Ericsson AIR21	6	37½
	PCS	2,200	Ericsson AIR21	6	37½
	700 MHz	1,330	Andrew LNX-6514DS	6	37½

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation by itself is calculated to be 0.095 mW/cm², which is 9.8% of the applicable public exposure limit. The maximum calculated cumulative level at ground, for the simultaneous operation of all four carriers, is 11% of the public exposure limit. The maximum calculated cumulative level at the second-floor elevation of any nearby residence* is 8.7% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels.

Recommended Mitigation Measures

Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of lock-out tag-out procedures, be provided to all authorized personnel who have access to the top of the water tank, including employees and contractors of the wireless carriers and of the water district. No access within 11 feet directly in front of the Verizon antennas themselves, such as might occur during maintenance work on the tank, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory signs† at the access ladder on the tank and at the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines. Similar measures should already be in place for the other carriers at the site; applicable keep-back distances for those carriers have not been determined as part of this study.

* Located at least 350 feet away, based on photographs from Google Maps.

† Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

**Verizon Wireless • Proposed Base Station (Site No. 285382 "Branch Mill Road")
End of Huebner Lane • Arroyo Grande, California**

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at end of Huebner Lane in Arroyo Grande, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2015. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett

William F. Hammett, P.E.
707/996-5200

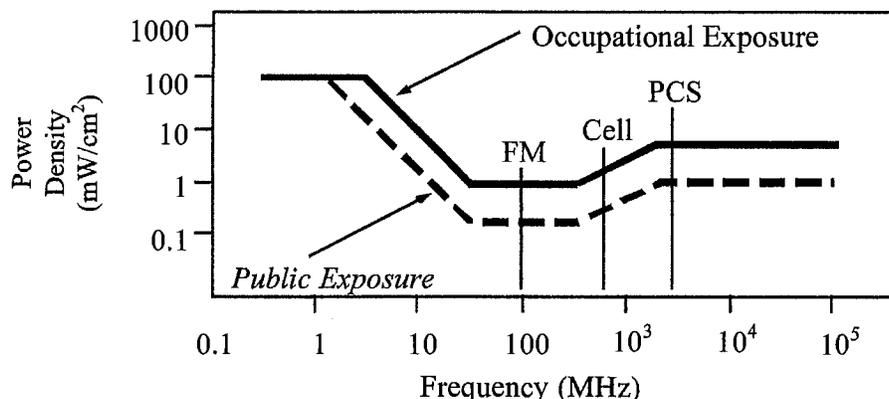
March 25, 2015

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and

P_{net} = net power input to the antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of the antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.



VICINITY MAP
PHOTOSIMULATION VIEWPOINTS

verizonwireless

BRANCH MILL RD
PSL # 285382
581 HUEBNER LN
ARROYO GRANDE, CA 93420

RECEIVED
APR 24 2015
CITY OF ARROYO GRANDE
COMMUNITY DEVELOPMENT

DATE: 11/11/2014
TIME: 10:00:00 AM
SCALE: 1:1000



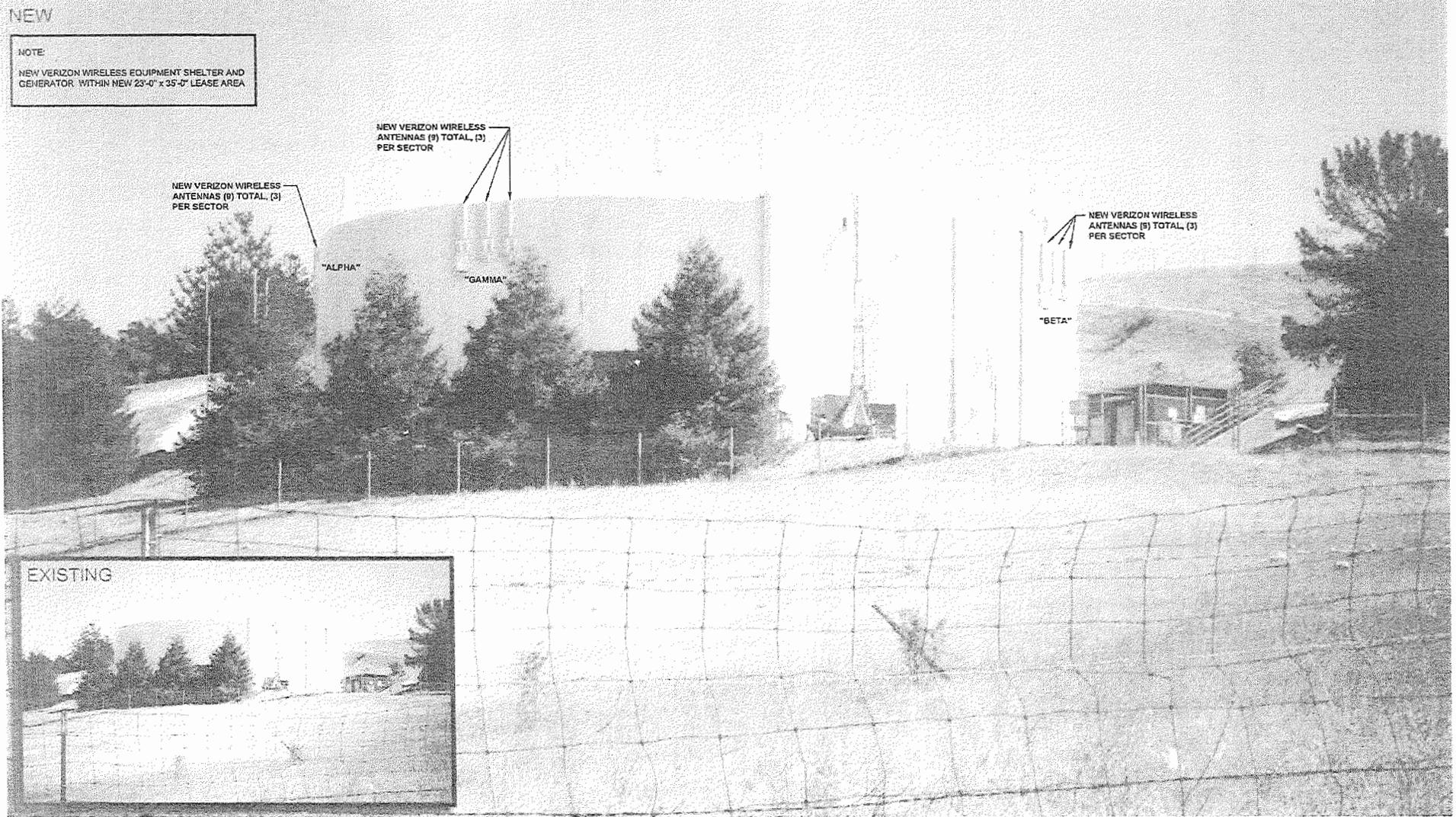
DISCLAIMER:
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY



BRANCH MILL RD
PSL # 285382
581 HUEBNER LN.
ARROYO GRANDE, CA 93420

58
1200 AVENUE BRANCH, SUITE 142B
CARLSBAD, CALIFORNIA
92008-1400

PHOTOSIMULATION VIEW 1



NEW

NOTE:
NEW VERIZON WIRELESS EQUIPMENT SHELTER AND GENERATOR WITHIN NEW 23'-0" x 35'-0" LEASE AREA

NEW VERIZON WIRELESS ANTENNAS (9) TOTAL, (3) PER SECTOR

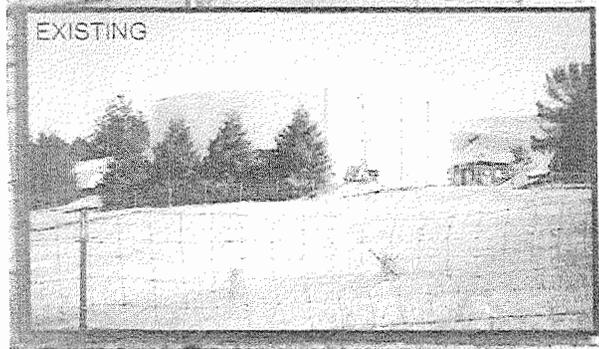
NEW VERIZON WIRELESS ANTENNAS (9) TOTAL, (3) PER SECTOR

"ALPHA"

"GAMMA"

NEW VERIZON WIRELESS ANTENNAS (9) TOTAL, (3) PER SECTOR

"BETA"



City of _____

Arroyo Grande

ADOPTED BY CITY COUNCIL

NOVEMBER 2001

Resolution No. 3569



TELECOMMUNICATION FACILITIES SITING and PERMIT SUBMITTAL REQUIREMENTS

I. SITING REQUIREMENTS

The following requirements are intended to assist telecommunication service providers and the community in understanding the City's standards and permit process for such facilities. The goal is to balance the needs of wireless communication providers, the regulatory functions of the City, the rights guaranteed by the federal government, and the potential impacts upon the community and neighboring property owners in the design and siting of telecommunication facilities.

A. General Requirements:

1. Telecommunication facilities shall avoid any unreasonable interference with views from neighboring properties.
2. No monopoles or towers shall be installed on top of an exposed ridgeline or prominent slope when alternative sites are available.
3. Telecommunication facilities shall be painted color(s) that are most compatible with their surroundings.
4. Innovative design shall be used whenever the screening potential for the site is low. For example, designing structures that are compatible with surrounding architecture, or appear as a natural environmental feature, could help mitigate the visual impact of a facility.
5. Telecommunication facilities are discouraged on any property with a Residential land use designation.
6. The City lists the placement of facilities in the following preferential order:

- a. Side-mount antenna on existing structures (buildings, water tanks, etc.) when integrated into the existing structure, completely hidden from public view or painted and blended to match existing structures;
 - b. Within or on existing signs to be completely hidden from public view;
 - c. Atop existing structures (buildings, water tanks, etc.) with appropriate visual/architectural screening to be completely hidden from public view;
 - d. Alternative tower structures (or stealth structures), such as man-made trees, clock towers, flagpoles, steeples, false chimneys, etc., that camouflage or conceal the presence of antennas.
 - e. Existing monopoles, existing electric transmission towers, and existing lattice towers;
 - f. New locations.
7. The City encourages co-location of telecommunication facilities, but only if it results in a *lesser* visual impact.

B. Requirements for Building Mounted Antennas:

1. Building mounted antennas and all other equipment shall be in scale and architecturally integrated with the building design in such a manner as to be visually unobtrusive.
2. Colors and materials shall match the existing building.
3. All equipment shall be screened from public view.
4. Building mounted antennas and all other equipment shall avoid any unreasonable interference with views from neighboring properties.

C. Requirements for Monopoles and Towers:

1. Monopoles and towers may be considered only when the applicant reasonably demonstrates that the proposed facility cannot be placed on an existing building or structure.
2. Monopoles and towers shall only be allowed on properties zoned Public Facility.
3. Substantial landscaping or other screening should be provided to visually buffer any adjoining residential uses from the potential visual impacts of the facility. Landscape screening should be designed to achieve its desired appearance in a reasonable period of time.

4. For monopoles or towers proposed within 300 feet of residentially zoned property, the facility should be set back at least 50 feet or the height of the facility, whichever is greater. Otherwise, the standard setback for the applicable zoning district shall apply.

II. **PERMIT SUBMITTAL REQUIREMENTS**

Any new telecommunication facility proposed within the City of Arroyo Grande is subject to review and approval through the Conditional Use Permit (CUP) process. The applicant shall submit the following *additional* items and information (unless waived by the Community Development Director based on written justification provided by the applicant) along with the standard CUP application materials. The following list of requirements will be used to check your application for completeness after it is submitted. If your application is not complete, a copy of this list, and/or the CUP checklist, will be returned to you with additional requirements noted.

A. **Site Information:**

Submit a site plan, Assessor's Parcel Map(s), or a recent aerial photo that clearly illustrates the following information:

1. The lease area of the proposed project.
2. The lease areas of all other facilities on the parcel where the proposed facility is located.
3. Property boundaries of the site and the legal lot.
4. Location of all habitable structures within 500 feet of the proposed facility with the distance from the proposed antenna facility to the closest structure clearly marked.

B. **Technology Information:**

1. A written description of the type of technology and type of consumer services the carrier will provide to its customers.
2. An explanation of site selection (reason the site was chosen over alternative sites).
3. An explanation of the need for the proposed height, strength and direction of signal, and type of antenna proposed (i.e., panel, whip, dish). Also include a description of all accessory structures/equipment requested as a part of the proposed antenna facility.
4. Detailed engineering calculations for foundation wind loads.

C. **RF Exposure Information:**

The City of Arroyo Grande requires the same information submitted to the FCC regarding radio frequency (RF) emissions with any application to establish a new or expand an existing communication facility. If the application pertains to co-location, or to an additional facility on a parcel, a cumulative emissions report for the site is required. The City of Arroyo Grande requires the information pursuant to its responsibility, under the California Environmental Quality Act (CEQA), to determine cumulative environmental impacts for all permitted projects.

1. Provide copies of documents submitted to the FCC, including environmental impact information, showing that the proposed facility, both individually and cumulatively (if appropriate), is in compliance with FCC adopted standards for RF emissions for the facility type (i.e., PCS, Cellular, Earth Satellite Facilities). Include a one-page summary in simple, easy to read terms, demonstrating said compliance.

D. Co-Location Information:

Co-location is defined as the coincident placement of telecommunication carriers' antennas on the same tower or antenna-mounting structure. The principal benefit from co-location is that fewer towers are needed to serve a given area, thereby reducing the overall visual impact of towers on a community.

The City encourages the co-location between carriers, or the use of existing towers wherever possible to discourage the unnecessary proliferation of towers. The City also encourages the design of new towers which allow for future co-location whenever feasible. Applicants proposing to site the antenna(s) must demonstrate that reasonable efforts have been made to locate the antennas(s) on existing structures.

1. If not co-located, provide information pertaining to the feasibility of joint-use antenna facilities, and discuss the reasons why such joint use is not a viable option or alternative to a new facility site. This includes written notification of refusal of the existing structure owner to lease space on the structure. Include information on lack of existing towers in the area, topography, frequency or signal interference, line of site problems, and available land zoning restrictions as applicable.

E. Visual Impact Information:

The following information provides staff with criteria for determining the significance of project visual impacts for CEQA purposes.

1. Submit a preliminary environmental review with special emphasis placed upon the nature and extent of visual and aesthetic impacts.
2. Submit photo mock-ups or digital computer representations of the project site "before" and "after" installation. Physical samples of facility materials and/or a three-dimensional model may also be required. Show the proposed tower, antenna(s), equipment shelters, and any landscaping or screening proposed to lessen the visual impact of the project.
3. Submit information regarding the location of existing towers of the same, or similar design as the proposal facility, located within 10 miles of Arroyo Grande for viewing purposes.
4. If the project site is located within ½ mile of a public road, residence, public park, public hiking trail, or private easement open to the public, or if visible from such areas, show the proposed project site from multiple vantage points. *Multiple viewpoints will require an index map and key for identification.*

5. Provide a sample of the proposed color of the tower in the form of a minimum one square foot paint sample, and explain the reasons why that color is best for the location proposed.
6. Describe the type of landscaping proposed to screen the facility to the maximum extent feasible, or the reasons why landscaping is not necessary or feasible.
7. Proposed communication facilities should not be sited on ridgelines or hilltops when alternative sites are available. If a ridgeline location is proposed, submit written justification to the Community Development Director. If no alternative site exists, the communications facility must be located to minimize silhouetting on the ridgeline and must blend with the surrounding environment to decrease visibility from off site.
8. At the time of permit renewal, any major modification to the existing permit, or change-out of major equipment, the permit site and existing equipment shall be reviewed for consistency with changes in technology that could substantially lessen visual impacts. If the Community Development Director determines that a change in technology would substantially lessen the visual impacts of the facility, or if they would result in a substantial benefit to the public, the permittee may be required to make those changes.
9. If there is a change of lessee, information regarding the type of technology that will be used by the new lessee shall be submitted to the Community Development Department within ten (10) days of that change. If the transfer would require any changes to the facilities approved in the original CUP, an Amended Conditional Use Permit application must be submitted. The new lessee shall use the most current technology available if it would substantially lessen visual impacts of the site, and if it would result in a substantial benefit to the public.
10. Describe if the proposed facility is intended to be a "Coverage" or "Capacity" site.

F. Antenna/Site Capacity Information:

1. Submit information on the **total** antenna capacity for the proposed antenna tower and any other structures for the proposed project. This information may be used for future co-location of antennas from other companies.
2. There shall be a maximum of two towers per assessor's parcel or developed site.



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: *n.t.* KELLY HEFFERNON, ASSOCIATE PLANNER

SUBJECT: CONSIDERATION OF: 1) DRAFT HOUSING ELEMENT UPDATE FOR THE 2014-2019 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) CYCLE (GENERAL PLAN AMENDMENT 14-002) AND NEGATIVE DECLARATION; AND 2) ORDINANCE AMENDING PORTIONS OF TITLE 16 OF THE ARROYO GRANDE MUNICIPAL CODE REGARDING EMERGENCY SHELTERS AND SUPPORTIVE AND TRANSITIONAL HOUSING (DEVELOPMENT CODE AMENDMENT 14-006); CITYWIDE

DATE: JANUARY 19, 2016

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Review and receive public comment on the Draft Housing Element Update for the 2014-2019 Regional Housing Needs Assessment (RHNA) Cycle (General Plan Amendment 14-002);
2. Consider proposed amendments to portions of Title 16 of the Arroyo Grande Municipal Code to allow emergency shelters as a permitted use in the Industrial Mixed Use (IMU) and Highway Mixed Use (HMU) zoning districts pursuant to Housing Element Program K.2-1 and define supportive and transitional housing as residential uses subject to the same standards that apply to other housing in the same zone pursuant to Housing Element Program K.2-2 (Development Code Amendment 14-006); and
3. Continue this item to a date certain of March 1, 2016.

BACKGROUND:

State law requires each city and county to adopt a General Plan containing at least seven (7) elements, including housing, which is to be updated approximately every five (5) years. The Housing Element is subject to detailed statutory requirements and mandatory review and certification by the State Department of Housing and Community Development (HCD). The Housing Element is a comprehensive assessment of current and projected housing needs for all economic segments of Arroyo Grande. Under State law, the purpose of the Housing Element is to assess existing and projected housing

needs, identify obstacles to meeting those needs, and demonstrate capacity for each city to accommodate its “fair share” of the projected need for new housing units in the region. It must contain a land inventory and identify adequate sites to provide for the needs of households at all income levels.

HCD allocates a region’s share of the statewide housing need to Councils of Governments (COGs) based on State Department of Finance population projections and regional population forecasts. The San Luis Obispo Council of Governments (SLOCOG) adopted the Regional Housing Needs Plan (RHNP) for the incorporated cities and unincorporated areas of San Luis Obispo County in June 2013. Each jurisdiction is required to integrate the housing unit distribution numbers identified in the RHNP in their Housing Element update in order to accommodate their “fair share” of the anticipated future housing demand.

For SLOCOG’s 2014 – 2019 Housing Element Cycle, the Regional Housing Needs Allocation (RHNA) data has been established for the City of Arroyo Grande as follows:

Income Category	Number of Units
Very Low Income (0-50% of AMI)*	60
Low Income (51-80% of AMI)	38
Moderate Income (81-120% of AMI)	43
Above Moderate Income (over 120% of AMI)	101
Total	242

*AMI = Area Median Income

The distribution of 242 total housing units for the City is about 33% less than the previous program period, which allocated 362 total housing units to the City.

The City Council adopted the City’s previous Housing Element on October 22, 2013 and HCD certified the document on December 5, 2013. This last Housing Element cycle took more time than expected to complete due to multiple HCD reviews and other staff priorities. The City contracted with Lisa Wise Consulting in May 2014 to assist with the current Housing Element Update. Staff and the consultant have been working together to evaluate the previous Housing Element and the local housing supply, inventory vacant land and underutilized sites, and assess constraints to the development of housing as required by State law.

The Planning Commission held a public workshop to review and comment on the draft Housing Element Update on September 2, 2014 (see Attachment 1 for meeting minutes). The Commission provided the following comments:

- Development projects should include a percentage of low and very low income units dispersed throughout the project to avoid a concentration of lower income housing.

- Delete reference to “homestays” in Policy B.6 and Program B.6-1 since they are required to be owner-occupied and therefore are not considered a loss of permanent workforce housing.
- Replace the word “adverse” impacts with “all” impacts in Policy H.2.
- Replace the word “creed” with “religion” in Goal N and Policy N.1.
- Include water efficient programs similar to the energy efficient programs.
- Minor edits and corrections to tables.
- Commissioners were supportive of new Policy A.15 regarding first-time home buyers.

The City Council considered the draft Housing Element on September 23, 2014 and did not make any changes to the document. Staff submitted a revised draft document to HCD for review that included Planning Commission changes. HCD responded with additional City actions that must occur prior to certification as listed below (Housing Element law in italics followed by HCD required actions):

A. Housing Needs, Resources, and Constraints

1. *Provide for a variety of housing, including multifamily, rental housing, factory-built housing, mobilehomes, housing for agricultural employees, emergency shelters, and transitional housing (Section 65583.2).*

Sites with Zoning for a Variety of Housing Types:

Emergency Shelters: Program K.2-1, identified in the previous element, committed the City to amend the zoning ordinance to permit an emergency shelter in the IMU and HMU districts without discretionary action within one year from adoption of the 4th cycle housing element. As noted in the current draft element, Program K.2-1 has not been implemented. The Department will be unable to find the housing element in compliance until the City has completed the required zoning amendment and submitted the adopted element to the Department pursuant to Government Code Section 65585(g).

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision I, and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7) (Section 65583(a)(5)).*

As noted in the element, the City applies a different approval process for multifamily development over four units requiring Planning Commission review and a Conditional Use Permit. Additional review and complex discretionary findings can add significant time and uncertainty to the approval process and consequently can impact the cost and supply of housing, particularly housing affordable to low- and moderate- income households. The element must analyze whether the approval process for multifamily development poses a potential constraint and include a program to remove or mitigate constraints.

City actions required to address this finding would be satisfied, if the City approves a program to implement proposed draft actions described in the City's November 20, 2014 communication. Proposed draft actions would increase allowable density in the OMU zone from 15 to 20 units per acre for stand-alone multifamily housing and allow multifamily development with a Minor Use Permit (MUP).

B. Housing Programs

The housing element shall contain programs which address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing (Section 65583(c)(3)).

As noted in Finding A-2, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs to remove or mitigate any identified constraints.

C. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort (Section 65583(c)(7)).

The element outlines the public participation process the City will use; however, when the element was submitted to the Department, the element had not been released for public comment. The City will take steps to comply with the public participation requirement before adoption of the final housing element. Engaging the community, organizations and service providers representing lower-income households is important in developing, adopting and implementing an effective housing element. The City will engage the community, including any parties commenting on the draft element, while the draft element is being revised. Interested parties and the public will be provided sufficient notice (i.e. 30 days) and opportunity to comment. The housing element should describe the success of outreach efforts, summarize public comments and describe how the element incorporated public input.

The City's response to HCD required actions is discussed under Analysis of Issues. The draft element is included as Exhibit A of the attached Draft Resolution and includes previous Planning Commission recommendations and HCD required modifications. Once the City Council considers the draft Housing Element and makes any amendments, the City will send the document to HCD for final review and certification. Beyond compliance with State law, a certified housing element makes the City eligible for State and Federal funding for various housing programs.

ANALYSIS OF ISSUES:

Draft Housing Element Update

The Draft Housing Element Update is divided into the following chapters; a brief discussion of each chapter is discussed further below.

CHAPTER	TITLE
1	Introduction
2	Goals, Policies, Programs and Quantified Objectives
3	Background Information
4	Housing Resources
5	Housing Constraints
6	Review of the Previous Housing Element

Chapter 1 - Introduction

The Introduction provides an overview of the required components as well as the organization of the Housing Element. In summary, the required components of the Housing Element include:

- Analysis of housing needs based on the population and existing housing stock;
- Analysis of land suitable to accommodate the City's regional "fair share" of housing;
- Analysis of constraints to housing production and mitigation of those constraints;
- Housing objectives, policies and actions, which guide decision making and address the City's identified housing needs and mitigation of constraints; and
- Description of programs which implement the City's housing goals and address housing needs.

Chapter 2 – Goals, Policies, Programs and Quantified Objectives

To meet the purpose of the Housing Element, the document provides sixteen (16) main goals, policies that enact the goals, and programs to implement those policies. The goals are listed in the Table of Contents for easier reference. Most all of the goals, policies and programs have been retained from the previous Housing Element since they are still relevant and desirable. Several of the policies have been revised to better clarify their intent and include update information. The following policies and programs have been added since the previous Housing Element update and amended per Planning Commission recommendations:

A.15. The City shall pursue program assistance for first-time home buyers.

A.15-1. The City shall establish a program to provide assistance to first-time home buyers.

Responsible agency/department:	Community Development
Timeframe:	Within 2 years of Housing Element adoption
Funding:	General Fund; HCD Home Investments Partnerships Program (HOME)
Expected Outcome:	Development of a first-time home buyers program
Quantified Objective:	n/a

B.6. The City shall continue to regulate the use of existing residences on residentially zoned properties for vacation rentals.

B.6-1. The City shall monitor the loss of permanent workforce housing from vacation rentals and consider modifying the Development Code to adjust for this loss.

Responsible agency/department:	Community Development
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Program to monitor vacation rentals
Quantified Objective:	n/a

J.5-1. To encourage farmworker housing, the City will amend the zoning ordinance to identify farmworker housing as a residential use in the use tables. The City Zoning Ordinance will be amended to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 17021.5, which states that farmworker housing for six or fewer employees should be "deemed a single-family structure with a residential land use designation", and 17021.6 which states that for "employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household...no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing of this employee housing that is not required of any other agricultural activity in the same zone".

Responsible agency/department:	Community Development
Timeframe:	Within 1 year of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Increased housing opportunities for farmworkers
Quantified Objective:	5 very low-income units

K.2-2. The City shall amend the Development Code to define transitional and supportive housing as residential uses per Section 65582 of the Government Code subject to the same standards that apply to other housing in the same zone.

Responsible agency/department:	Community Development
Timeframe:	Concurrently with Housing Element adoption (per Government Code Section 65583(a)(4))
Funding:	General Fund
Expected Outcome:	Expected outcome is compliance with Housing Element law regarding transitional and supportive housing.
Quantified Objective:	n/a

Note that staff amended program G.1-3 in response to City Council comments during the last Housing Element review in October 2013. There was concern about not having design review for development of five (5) units or more of attached multiple-family units. The revised program allows development of up to fifteen (15) multiple-family attached units in the MF and MFA zoning districts with a Minor Use Permit (MUP) subject to design review through the Architectural Review Committee. All approvals by the Community Development Director may be referred or appealed to the Planning Commission. Development of over fifteen (15) multiple-family attached units requires a Conditional Use Permit (CUP).

The State does not require “extremely” low-income households to be quantified in our RHNA or included in our goals, policies and programs. However, these types of households must be included in the demographic analysis, which is presented in Chapter 3. Since HCD generally encourages inclusion of extremely low-income units in goals, policies and programs of housing elements, they are included in Chapter 2.

Regarding HCD’s comments, response to HCD Item A.1 (emergency shelters) is discussed below starting on page 9. Staff responded to HCD Item A.2. with the following additional program:

- A.10-3. *To encourage higher densities and reduce constraints to multi-family housing production, the City shall amend the Development Code to allow densities up to 20 du/ac in the Office Mixed Use (OMU) District for 100% multi-family housing projects with a Minor Use Permit (MUP) subject to design review through the Architectural Review Committee. Mixed-use projects will continue to have a maximum allowed density of 20 du/ac.*

<i>Responsible agency/department:</i>	<i>Community Development</i>
<i>Timeframe:</i>	<i>Within 2 years of Housing Element adoption</i>
<i>Funding:</i>	<i>General Fund</i>
<i>Expected Outcome:</i>	<i>Remove barrier to construct affordable housing</i>
<i>Quantified Objective:</i>	<i>n/a</i>

Chapter 3 – Background Information

This chapter presents and analyzes demographic, population and housing characteristics for better understanding of the local housing market to accommodate different types of housing for all income levels.

Chapter 4 – Housing Resources

Chapter 4 evaluates the availability of land and public services available to support future residential development, and summarizes financial resources available for affordable housing and energy conservation opportunities. Key aspects of this chapter include the inventory of potential affordable housing development sites.

One of the most important aspects of the Housing Element Update is to identify sufficient sites and densities for affordable housing to demonstrate that the RHNA numbers can be satisfied. Demonstrating that the City has sufficient land zoned to support mixed use or higher density housing is critical for HCD certification of the Housing Element.

Tables 4-7 (Vacant Sites Inventory) and 4-8 (Opportunity Sites Inventory) present a potential list of sites that could support development of or redevelopment to higher density projects in the City's mixed use zoning districts or affordable residential development in residential districts. The tables describe the site conditions, size of properties, existing zoning, potential density and number of affordable units. As the tables indicate, the City has sufficient land area to support additional (and affordable) housing to meet its RHNA numbers.

A common misconception of the law is that jurisdictions must build their regional housing needs allocation by the end of the program period. What is instead required is that jurisdictions must show that their policies and zoning can accommodate these units. The City's Draft Housing Element identifies vacant and opportunity sites where

housing could be provided to meet our RHNA of 242 units and areas that would support more density. The City cannot ensure that these sites will be developed for affordable housing or when they might be developed. However, by identifying specific sites where housing would be an appropriate use, and adopting Housing Element policies that support housing development, the City will enhance the chances that it will occur. It is anticipated that in most cases, affordable housing development would only occur through the combination of supportive policies (e.g. density bonus, inclusionary zoning, fast track processing, waiver of fees, etc.), the involvement of non-profit housing providers, housing subsidies from State or Federal sources, and the use of the City's in-lieu affordable housing fund.

Chapter 5 – Housing Constraints

This chapter analyzes the constraints to housing development, including governmental constraints (e.g. land use and development controls, building code requirements, impact fees, permit processing timelines, and improvement requirements), environmental constraints (e.g. water availability, traffic and circulation, site constraints), and non-governmental constraints (e.g. land costs, construction costs, financial costs, and insurance availability).

Chapter 6 – Review of the Previous Housing Element

Chapter 6 evaluates the status and implementation of the programs of the previous Housing Element, focusing on programs that were successful and should be continued, and those that were ineffective and should be eliminated or modified.

Emergency Shelters

HCD requires that Program K.2-1, which permits emergency shelters in the IMU and HMU districts without discretionary action, must be implemented before the current Housing Element can be certified. Program K.2-2, mentioned above as a new program to define transitional and supportive housing as a residential use subject to the same standards that apply to other housing in the same zone, must also be implemented.

As background, SB2 became effective January 1, 2008, requiring all cities and counties in California to provide at least one zoning district which allows emergency shelters without a conditional use permit or other discretionary approval. The Housing Element must identify the zoning district(s) and demonstrate that there is sufficient land capacity to accommodate the locality's need for emergency shelters and at least one year-round emergency shelter facility. In 2014, SB 745 created new definitions of "supportive housing", "target population", and "transitional housing" that are more specific to Housing Element law. These definitions are included in proposed Development Code Amendment 14-006.

Per the draft Housing Element, Program K.2-1 requires the following:

K.2-1. The City shall amend the Development Code to allow emergency shelters without a conditional use permit or other discretionary permits in appropriate locations in compliance with SB 2, the "Fair Share Zoning" law. The Development Code amendment shall include a definition for "emergency shelter." Emergency shelters are currently not allowed in commercial mixed use districts, and are allowed through the Conditional Use Permit process in the Condominium/Townhouse (MF), Apartments (MFA) and Multifamily Very High Density (MFVH) residential districts. The Development Code shall be updated to permit emergency shelters by right in at least one zone or site. Potential zones include the Industrial Mixed-Use (IMU) and Highway Mixed-Use (HMU) districts. These commercial districts have sufficient capacity to house emergency shelters with approximately 18 acres of vacant or underutilized land available. The IMU district has several large parcels totaling almost 13.5 acres with ten (10) acres that are currently used as storage and/or construction yards with small or no permanent structures. The HMU district has less potential, although there are about four acres with a couple of large vacant parcels totaling 1.64 acres.

The Development Code can include locational and operational criteria for emergency shelters such as:

- Proximity of public transit, supportive services, and commercial services;*
- Hours of operation;*
- External lighting and noise;*
- Provision of security measures for the proper operation and management of a proposed facility;*
- Measures to avoid queues of individuals outside proposed facility; and*
- Compliance with county and State health and safety requirements for food, medical, another supportive services provided onsite.*

Such criteria can act to encourage and facilitate emergency shelters and transitional housing through clear and unambiguous guidelines for the application review process, the basis for approval, and the terms and conditions of approval.

The City will solicit input from local service providers and the South San Luis Obispo County working group in the preparation and adoption of the amendment to the Development Code to ensure that development standards and permit processing will not impede the approval and/or development of emergency shelters.

Responsible agency/department: Community Development
Timeframe: Concurrently with Housing Element adoption (per Government Code Section 65583(a)(4))
Funding: General Fund
Expected Outcome: Expected outcome is compliance with SB 2 regarding emergency shelters.
Quantified Objective: n/a

K.2-2. *The City shall amend the Development Code to define transitional and supportive housing as residential uses per Section 65582 of the Government Code subject to the same standards that apply to other housing in the same zone.*

Responsible agency/department: Community Development
Timeframe: Concurrently with Housing Element adoption (per Government Code Section 65583(a)(4))
Funding: General Fund
Expected Outcome: Expected outcome is compliance with Housing Element law regarding transitional and supportive housing.
Quantified Objective: n/a

To implement Programs K.2-1 and K.2-2 and be consistent with State Housing Element Law, Development Code Amendment 14-006 is proposed that includes changes to the Municipal Code as indicated below.

1. Under Section 16.04.070 – Definitions, add:
 - “Emergency shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay (as defined by California Health and Safety Code Section 50801(e)).
 - “Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (as defined by Government Code Section 65582). Supportive housing shall be considered a residential use of property.

and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

- “Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people (as defined by Government Code Section 65582).
- “Transitional housing” means a building or buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance (as defined by Section 50675.2 of the Health and Safety Code). Transitional housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Transitional housing does not include state licensed residential care facilities.

2. Under Section 16.36.030 - Commercial and mixed use regulations, modify Table 16.36.030(A) as follows:

Table 16.36.030(A)
Uses Permitted Within Mixed Use and Commercial Districts

Allowed Land Uses and Permit Requirements – LAND USE	IMU	TMU D-2.11	VCD HCO D-2.4	VMU D-2.11 HCO D-2.4	GMU	FOMU	HMU	OMU D-2.20	RC
B. SERVICES - GENERAL									
<u>Emergency shelters</u>	<u>MUP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>MUP</u>	<u>NP</u>	<u>NP</u>

3. Under Section 16.32.040 - Use regulations for residential districts, modify Table 16.32.040(A) as follows:

Table 16.32.040(A)
Uses Permitted Within Residential Districts

USE	RE	RH	RR	RS	SF	VR D-2.4	MF	MFA	MFVH	MHP
<u>18. Supportive housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>19. Transitional housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

4. Under Chapter 16.52, Specific Use Development Standards, add a new Section 16.52.091 regarding Emergency Shelters:

16.52.091 – Emergency shelters.

A. Purpose and Intent. It is the purpose of this section to facilitate and encourage the provision of emergency shelters for homeless persons and households by allowing permanent year-round emergency shelters without a conditional use permit or other discretionary action in the Industrial Mixed Use (IMU) and Highway Mixed Use (HMU) zoning districts, subject only to the same development standards that apply to other permitted uses in these zones, except for the following requirements unique to emergency shelters, as authorized by Government Code Section 65583(a)(4).

B. Permit requirements.

1. Emergency shelter facilities shall comply with all federal and California State licensing requirements.
2. Emergency shelter facilities shall comply with all applicable Uniform Building Codes, Plumbing Codes and Fire Codes, including maximum occupancy restrictions.

C. Minimum site design and development standards. An emergency shelter is subject to all property development standards of the zoning district in which it is located except as modified by the following standards:

1. The maximum number of beds or persons to be served nightly by an emergency shelter shall be thirty-four (34).
2. Off-street parking shall include one (1) vehicle parking space per three (3) beds and one (1) space per employee on the largest shift. A covered and secured area for bicycle parking shall be provided for use by staff and clients, commensurate with demonstrated need, but no less than a minimum of eight (8) bike parking spaces.
3. Exterior lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public right-of-way, and of an intensity compatible with the neighborhood.

4. Security shall be provided for residents, visitors and employees during the hours that the emergency shelter is in operation.
5. On-site management shall be provided. The agency or organization operating the shelter shall comply with the following requirements:
 - a. Temporary shelters shall be available to residents for no more than six (6) months within a twelve (12) month period. The days of stay need not be consecutive.
 - b. Staff and services shall be provided to assist residents to obtain permanent shelter and income.
 - c. The provider shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to insure compatibility with services provided at the facility, and for training, counseling and treatment programs for residents.
6. Appropriately sized and located exterior and interior on-site waiting and intake areas shall be provided.
7. Laundry facilities or services shall be provided that are adequate for the number of residents.
8. Emergency shelter facilities shall provide a refuse storage area that is completely enclosed with masonry walls not less than five (5) feet high with a solid-gated opening that is large enough to accommodate standard-sized trash and recycling bins, or other enclosures as approved by the Director of Community Development. The refuse enclosure shall be accessible to refuse collection vehicles.
9. The facility may provide one or more of the following specific common facilities for the exclusive use of the residents and staff:
 - a. Central cooking and dining room(s).
 - b. Recreation room.
 - c. Counseling center.
 - d. Child care facilities.
 - e. Other supportive services.
10. Organized outdoor activities may only be conducted between the hours of 8:00 a.m. and 9:00 p.m. for noise abatement purposes.
11. An emergency shelter shall not be located within three hundred (300) feet of another emergency shelter, kindergarten through 12th grade curriculum school, child care center, or park as measured from the closest property line.
12. No individual or household shall be denied emergency shelter because of an inability to pay.

ADVANTAGES:

The Housing Element Update provides the necessary conditions for producing and preserving an adequate supply of affordable housing, including special needs housing (e.g. housing for the elderly, the disabled, female-headed households, large families, farmworkers, and homeless persons and families). The Housing Element includes

strategies that address the City's local housing needs, including an inventory of land adequately zoned for housing in all income categories and a commitment to assist in housing development through regulatory concessions and incentives.

State law requires jurisdictions to make a diligent effort to involve all economic segments of the community in the Housing Element Update process. The public hearing process provides an opportunity for the public to identify problems and propose solutions to housing issues facing the City. By submitting the Housing Element to HCD the City will be in compliance with the statutory procedure for adoption of an updated Housing Element. A certified housing element makes the City eligible for State and Federal funding for various housing programs.

DISADVANTAGES:

Some of the policies identified encourage increased densities for infill sites and as such could result in parking or other neighborhood issues related to future proposed projects. However, the Housing Element provides for policies to ensure there are adequate sites for housing, development of housing at maximum densities is not required and all projects are subject to California Environmental Quality Act (CEQA) review.

ENVIRONMENTAL REVIEW:

Staff has reviewed the Housing Element Update in accordance with CEQA and has prepared an Initial Study and Draft Negative Declaration (Attachment 2) for Planning Commission consideration.

PUBLIC NOTIFICATION AND COMMENTS:

A Public Notice was placed in the Tribune on Friday January 8, 2016 for the Planning Commission hearing. The Agenda was posted in front of City Hall on Thursday, January 14, 2016. The Agenda and report were posted on the City's website on Friday, January 15, 2016. No public comments were received.

Attachments:

1. Planning Commission Meeting Minutes of September 2, 2014
2. Draft Initial Study/Negative Declaration

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. 14-002 ADOPTING THE HOUSING ELEMENT UPDATE AND THE NEGATIVE DECLARATION

WHEREAS, Section 65302 of the California Government Code requires every city and county in California to adopt a Housing Element as part of its General Plan; and

WHEREAS, State law further requires that the City of Arroyo Grande's ("City") Housing Element be updated at least every five years to demonstrate that the jurisdiction is capable of accommodating its "fair share" of the region's housing needs and complies with the current requirements of State law; and

WHEREAS, cities and the unincorporated area of San Luis Obispo County were assigned new Regional Housing Needs Allocations in 2013; and

WHEREAS, the City was given a Regional Housing Needs Allocation of 242 housing units for 2014-2019, including 60 units of very low income housing, 38 units of low income housing, 43 units of moderate income housing, and 101 units of above moderate housing; and

WHEREAS, a duly noticed public workshop was held by the Planning Commission on September 2, 2014; and

WHEREAS, a duly noticed public hearing was held by the City Council on September 23, 2014, at which time all interested persons were given the opportunity to be heard; and

WHEREAS, the City submitted the adopted Housing Element Update to the State Department of Housing and Community Development (HCD) on September 30, 2014; and

WHEREAS, the City received written comments from HCD on November 25, 2014 suggesting further refinements and changes to the draft Housing Element; and

WHEREAS, duly noticed public hearings were held by the Planning Commission on January 19, 2016 and _____, at which time all interested persons were given the opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the information and public testimony presented at the public hearing and the information contained in the Housing Element Update and staff report; and

WHEREAS, the Planning Commission has reviewed this project in compliance with the California Environmental Quality Act (CEQA) and determined that a negative declaration can be adopted.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of arroyo Grande hereby recommends that the City Council approve General Plan Amendment No. 14-002, thereby adopting the Housing Element Update, incorporated herein as "Exhibit A", and Negative Declaration.

On motion by Commissioner _____, seconded by Commissioner _____, and by the following roll call vote, to wit:

AYES:
NOES:
ABSENT:

the foregoing Resolution was adopted this _____ day of _____ 2016.

ATTEST:

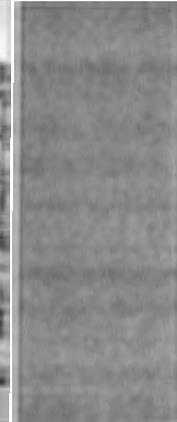
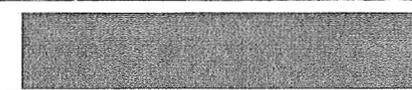
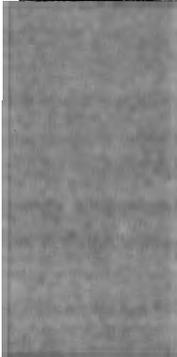
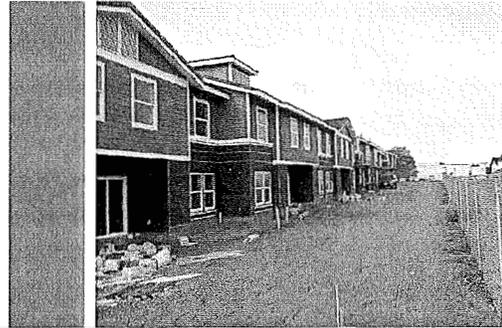
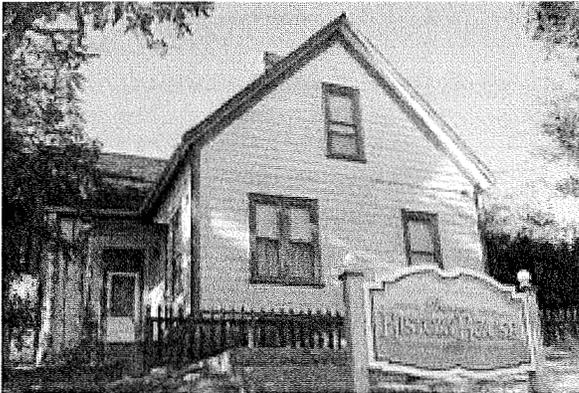
DEBBIE WEICHINGER,
SECRETARY TO THE COMMISSION

LAN GEORGE
CHAIR

AS TO CONTENT:

TERESA MCCLISH
COMMUNITY DEVELOPMENT DIRECTOR

CITY OF ARROYO GRANDE



HOUSING ELEMENT
June 30, 2014 – June 30, 2019

Public Review Draft
December 2015

Prepared by
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Planning Commission

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Department of Community Development

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CHAPTER 1 – INTRODUCTION

1.1 Purpose

The purpose of the Housing Element is to identify and provide: a) An analysis of existing and projected housing needs; b) an evaluation of housing constraints, c) a statement of goals, policies, quantified objectives and financial resources; and d) scheduled programs for the preservation, improvement, and development of housing. The State Legislature, in its adoption of planning law, has set forth the following policies toward the provision of housing:

- The availability of housing is of vital importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm workers, is a priority of the highest order.
- The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the needs of Californians of all economic levels.
- The provision of housing affordable to low and moderate-income households requires the cooperation of all levels of government.
- Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.

This document is intended to comply with Article 10.6 (as amended) of State Planning Law and to meet the Department of Housing and Community Development (HCD) guidelines for the implementation of Article 10.6. This document, upon adoption, will replace the Housing Element adopted by the City of Arroyo Grande on October 22, 2013, deemed in compliance with state law by the Department of Housing and Community Development (HCD) on December 5, 2013. The current planning period began June 30, 2014 and will last through June 30, 2019.

This Housing Element includes all of the following information as required by State law:

- Specific goals, policies, and measurable programs.
- Information about the existing housing stock, covering such items as the amount, type, cost, tenure, and structural conditions of the units. Other areas of concern include overcrowding and the needs of special subgroups of the population.
- An analysis of potential barriers to housing production, including both governmental and non-governmental constraints.
- Information about energy conservation opportunities for housing.
- A summary of the past housing efforts and an analysis of their success or failure.

1.2 Relationship to City General Plan

Housing elements are one of seven elements of the General Plan that every California city and county is required by State law to prepare. Under State law, a General Plan must function as an integrated, internally consistent and compatible statement of values. The housing, land use and circulation elements form the heart of a community strategy to promote orderly growth and provide housing for all economic segments.

State law is more specific about the content of housing elements than any other portion of the general plan. The housing element is also the only part of the general plan that is subject to mandatory deadlines for periodic updates and is the only element that is legally subject to review and "certification" by the State.

General Plan Consistency

The City's Land Use Element of the 2001 General Plan designates the sites noted in this Housing Element for residential purposes at densities consistent with the goals of providing housing affordable to a wide range of incomes. The Housing Element has been reviewed for consistency with the City's General Plan and is consistent with the policy direction the in the Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure internal consistency. Due to the passage of AB 162 relating to flood protection, the City may be required to amend the Safety and Conservation Elements of the General Plan. If amendments are needed the Housing Element will be amended to be consistent with the Safety and Conservation Elements.

1.3 Organization of Housing Element

As noted above, the intent of this Housing Element update is to meet the statutory requirements of State housing law. Chapter 1 provides a brief overview of the laws and its relationship to the General Plan. Chapter 2 is the heart of the document, setting forth all the goals, policies, programs and objectives for housing in Arroyo Grande. Chapter 3 describes relevant demographics concerning housing needs and issues in the City, while Chapter 4 discusses the regional housing needs and provides an overview of the City's land availability and public services. Chapter 5 analyzes the constraints to housing development, and Chapter 6 reviews the past housing efforts as proposed in the 2013 Housing Element.

1.4 Public Participation

Housing issues affect the entire community, including residents, employers, and the public and private sectors. The public participation requirement of the housing element law presents an opportunity to engage constituents in a discussion, defining overall housing needs and constraints, as well as problems and the creation of solutions. The inclusion of community stakeholders in the housing element public participation process helps ensure appropriate housing strategies are more efficiently and effectively developed, implemented and evaluated. [This section to be completed after Planning Commission and City Council consideration of the Public Review Draft Housing Element].

CHAPTER 2 – GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

2.1 Housing Element Goals, Policies and Programs

State law requires that the Housing Element contain a "statement of the community's goals, policies, programs and quantified objectives relative to the maintenance, improvement, and development of housing". This Chapter describes the proposed goals, policies, and programs of the Housing Element for the City of Arroyo Grande.

Goals refer to general statements of purpose, and indicate a direction the City will take with respect to the identified housing problems. *Policies* are statements of the City's intent regarding the various housing issues identified, and provide a link between the goals and the programs. *Programs* are steps to be taken to implement the policies and achieve the quantified

objectives. *Quantified Objectives* refer to the number of units that are expected or estimated to be constructed, conserved or rehabilitated during the time frame of the Housing Element, June 2014 to June 2019 (not all programs have quantified objectives).

Goal A –Housing for All Income Groups within the Community

Provide a continuing supply of affordable housing to meet the needs of existing and future Arroyo Grande residents in all income categories.

Policies:

- A.1. The City shall adopt policies, programs, and procedures to attempt to meet the present and future needs of residents of the City, and to aim at providing their fair share regional housing need allocated for each income classification, within identified governmental, market, economic and natural constraints.
- A.2. The City shall continue to utilize the following incentives for the production of affordable housing: a) allowing secondary dwelling units under specified criteria; b) allowing manufactured housing on legal parcels in all residential zones; c) allowing density bonuses for very low and low-income housing, and senior housing projects.
- A.3. The City shall give priority to processing housing projects that provide for affordable housing, and lower development impact fees shall be charged as an incentive for low, very low, and extremely low-income housing.
- A.4. The City shall establish minimum residential densities that are no lower than 75 percent of the maximum densities allowed in each multi-family residential zone, with exceptions made for properties with significant environmental constraints.
- A.5. The City shall encourage housing compatible with commercial and office uses and promote "mixed use" and "village core" zoning districts to facilitate integration of residential uses into such areas.
- A.6. Where circumstances warrant, the City will work with mobile home owners to relocate mobile homes if the City seeks to modify a portion or all of a mobile home park for economic development purposes.

- A.7. The City will continue to maintain a zoning district for mobile home and manufactured home park uses.
- A.8. The City may annex land on the urban edge to promote orderly growth and the preservation of open space.
- A.9. The City shall continue to enable and encourage multiple-family, rental apartments, senior, mobile home, and special needs housing in appropriate locations and densities. These multiple family residential alternative housing types tend to be more affordable than prevailing single-family residential low and medium density developments.
- A.10. The City shall review and revise its development regulations, standards, and procedures to encourage increased housing supply as needed.
- A.11. The City shall continue to utilize and expand the Density Bonus program to encourage affordable housing supply.
- A.12. The City shall establish a system to inventory vacant and underutilized land.
- A.13. The City shall pursue adequate water sources and conservation programs to accommodate projected residential development.
- A.14. The City shall promote infill housing opportunities through an attainable housing program.
- A.15. The City shall pursue program assistance for first-time home buyers.

Programs:

- A.1-1. The City shall establish a five-year schedule of actions to implement the goals and policies of the Housing Element.

Responsible agency/department: Community Development
Department

Timeframe: Ongoing – implemented over the life of the Housing Element

Funding: General Fund

Expected Outcome: Timeline for implementing the programs outlined in the Housing Element

Quantified Objective: n/a

A.1-2. The City shall report annually on its progress in meeting its fair share housing targets, and provide the collected information to the Department of Housing and Community Development (HCD), development community, and non-profit housing developers. HCD provides specific instructions and a template for the annual report.

Responsible agency/department: Community Development

Timeframe: Annually – due to HCD in April

Funding: General Fund

Expected Outcome: Annual assessment and reporting on progress meeting Housing Element housing targets and implementation of programs

Quantified Objective: n/a

A.1-3. The City shall amend the Development Code to revise the requirements for the Traffic Way Mixed Use District to remove the limitation of only live-work residential uses. A mix of residential use types shall be allowed consistent with all of the mixed use zoning districts (except the Industrial Mixed Use District). The Development Code shall also be amended to allow residential projects at densities up to 20 units per acre in the Traffic Way Mixed Use District.

Responsible agency/department: Community Development

Timeframe: Within 1 year of Housing Element adoption

Funding: General Fund

Expected Outcome: Development Code amendment

Quantified Objective: 10 moderate-income units, 10 above moderate-income units

A.2-1. The City shall continue to encourage and publicize on the City's website the secondary dwelling program to increase public awareness.

Responsible agency/department: Community Development

Timeframe: Ongoing

Funding: General Fund

Expected Outcome: Expected outcome is continued consistent production of secondary units as an affordable housing alternative

Quantified Objective: 5 units/year during the planning period. Total of 30 low-income units for the planning period.

A.3-1. The City shall amend the Municipal Code to provide incentives for the development of affordable housing projects, including expedited permitting, providing financial assistance through the City's In-Lieu Affordable Housing Fund, requiring lot consolidation, and providing greater flexibility in development standards.

Responsible agency/department: Community Development

Timeframe: Within 2 years of Housing Element Adoption

Funding: General Fund

Expected Outcome: Additional affordable units

Quantified Objective: 5 very low-income and 5 low-income units

A.3-2. The City shall amend the Development Code to include the definition of "Extremely Low-Income" as defined by Section 50093 of the California Health and Safety Code.

Responsible agency/department: Community Development
 Timeframe: Within 1 year of Housing Element adoption
 Funding: General Fund
 Expected Outcome: Development Code amendment
 Quantified Objective: n/a

A.3-3. The City shall amend the Development Code to provide additional incentives specific for extremely low-income housing projects. Incentives may include flexible standards for on- and off-site improvements such as reduced parking requirements, reduced curb, gutter, and sidewalk requirements; reduced or deferred water and/or sewer connection fees; development review and permit streamlining procedures; or financial incentives and assistance.

Responsible agency/department: City Manager/Administration and Community Development
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Draft program or ordinance to incentivize and/or streamline permitting and procedures for extremely low-income housing developments
 Quantified Objective: 2 extremely low-income units

A.10-1. To facilitate affordable housing, the City shall comply with State Density Bonus Law. The City shall update Development Code Chapter 16.82 to comply with AB 2280. The City will continue to update Chapter 16.82 on an ongoing basis to comply with any future updates to State Density Bonus law (Government Code Section 65915) as well as evaluate proposed Development Code amendments to assess whether they pose any constraints to developer utilization of density bonuses.

Responsible agency/department: Community Development

Timeframe: Amend Development Code Chapter 16.82 to comply with AB 2280 – Within 1 year of Housing Element adoption; Assess Development Code Amendments - Ongoing

Funding: General Fund

Expected Outcome: City-initiated Development Code Amendments

Quantified Objective: n/a

A.10-2. The City shall evaluate and amend the Planned Unit Development (PUD) Permit procedures in Development Code Section 16.16.060 to provide more predictable options for small lot infill projects in the City's Residential land use designations.

Responsible agency/department: Community Development

Timeframe: Within 2 year of Housing Element adoption

Funding: General Fund

Expected Outcome: Improve the requirements and standards for the PUD process

Quantified Objective: 10 moderate and 10 above moderate-income units

A.10-3. To encourage higher densities and reduce constraints to multi-family housing production, the City shall amend the Development Code to allow densities up to 20 du/ac in the Office Mixed Use (OMU) District for 100% multi-family housing projects with a Minor Use Permit (MUP) subject to design review through the Architectural Review Committee. Mixed-use projects will continue to have a maximum allowed density of 20 du/ac.

Responsible agency/department: Community Development

Timeframe: Within 2 years of Housing Element adoption

Funding: General Fund
 Expected Outcome: Remove barrier to construct affordable housing
 Quantified Objective: n/a

A.12-1. The City shall continue to maintain its Geographical Information System (GIS) mapping and planning database inventory of vacant and underutilized "opportunity sites".

Responsible agency/department: Community Development
 Timeframe: On going
 Funding: General Fund
 Expected Outcome: Maintain land availability inventory
 Quantified Objective: n/a

A.14-1. The City shall amend the Development Code to include a definition of the term "Attainable housing."

Responsible agency/department: Community Development
 Timeframe: Within 2 years of Housing Element adoption
 Funding: General Fund
 Expected Outcome: Development Code amendment
 Quantified Objective: n/a

A.15-1. The City shall establish a program to provide assistance to first-time home buyers.

Responsible agency/department: Community Development
 Timeframe: Within 2 years of Housing Element adoption
 Funding: General Fund; HCD Home Investments Partnerships Program (HOME)

Expected Outcome:	Development of a first-time home buyers program
Quantified Objective:	n/a

Goal B – Affordable Housing

Ensure that housing constructed in the City is affordable to all income levels.

Policies:

- B.1. All residential projects that receive additional densities or other City incentives to include affordable housing shall be placed into a City-approved program to maintain the affordability for at least 45(owner-occupied) or 55 years (rental units).Any sale or change of ownership of these affordable units prior to satisfying the year restriction shall be "rolled over" for same amount of years to protect "at risk" units. For rental housing, affordability shall be maintained through recorded agreements between a property owner and the City, its Housing Authority, or another housing provider approved by the City. For owner-occupied units, long-term affordability can be maintained through property owner agreements to maintain the designated unit as affordable for the specified period, utilizing a promissory note and deed of trust recorded on the property.
- B.2. The City shall continue monitoring affordable units to ensure ongoing compliance with the sales limits or rental rates established by agreement between the City and the developer. The City shall continue to take the necessary steps to assure compliance with the regulatory agreement, including consideration of contracting with a housing authority or joining a regional monitoring agency if one is developed.
- B.4. The City may establish parking districts, or off-site shared parking, and use of in-lieu fees where appropriate to enable additional density.
- B.5. Affordable housing shall not be concentrated into a condensed, identifiable portion of a development or subdivision but rather dispersed throughout and integrated into the development as determined acceptable considering site constraints, size and design.

- B.6. The City shall continue to regulate the use of existing residences on residentially zoned properties for vacation rentals.

Programs:

- B.1-1. The City shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 45 years for owner-occupied units and 55 years for rental units, and that any sale or change of ownership of these affordable units prior to satisfying the 45 or 55-year restriction shall be "rolled over" for another 45 or 55 years to protect "at-risk" units.

Responsible agency/department:	Community Development
Timeframe:	Ongoing – at time of change of ownership
Funding:	General Fund
Expected Outcome:	Program to monitor affordable units
Quantified Objective:	n/a

- B.2-1. The City may contract with the Housing Authority of San Luis Obispo (HASLO), local non-profit organizations, or a regional monitoring agency for the monitoring of affordable units to ensure compliance with terms of the development agreement.

Responsible agency/department:	City Manager/Administration and Community Development
Timeframe:	Ongoing
Funding:	Fees for service
Expected Outcome:	Expected outcome is consistent monitoring of affordable units.
Quantified Objective:	n/a

- B.6-1. The City shall monitor the loss of permanent workforce housing from vacation rentals and consider modifying the Development Code to adjust for this loss.

Responsible agency/department:	Community Development
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Program to monitor vacation rentals
Quantified Objective:	n/a

Goal C – Identify Funding for Extremely Low, Very Low, and Low-Income Housing

Research and identify various additional financial and other resources to provide extremely low, very low, and low-income housing for current and future residents of the City.

Policies:

- C.1. The City shall establish criterion for allocating financial resources from its In-Lieu Affordable Housing Fund to augment extremely, very low, and low-income housing development.
- C.2. The City shall consider issuance of bonds to finance extremely, very low, and low-income housing.
- C.3. The City shall pursue State and federal funds to finance extremely, very low, and low-income housing.
- C.4. The City shall consider cooperation with non-profit organizations and other developers for loan and/or grant applications to provide extremely, very-low, and low-income housing.

Programs:

- C.1-1. The City shall continue to allocate financial resources to augment extremely low, very low, and low-income housing development based on the financial projection of the In-Lieu Affordable Housing Fund.

Responsible agency/department:	City Manager/Community Development
Timeframe:	Ongoing

Funding:	Inclusionary Affordable Housing Trust Fund/Other sources, as identified
Expected Outcome:	Funding to finance affordable housing
Quantified Objective:	3 extremely low, 3 very low, and 20 low-income units

C.4-1. The City shall continue to meet with local non-profit and private developers semi-annually or more frequently if opportunities arise, to promote the extremely low, very low, and low-income housing programs outlined in the Housing Element. The City shall direct private housing developers to funding sources (such as federal and State housing grant fund programs and local housing trust funds) to promote affordable housing as outlined in the policies of Goal C.

Responsible agency/department:	Community Development
Timeframe:	Semi-annually
Funding:	General Fund
Expected Outcome:	Increased awareness of the City's desire to provide affordable housing and to accommodate affordable housing
Quantified Objective:	n/a

C.4-2. The City shall continue to participate in financial incentive programs established by the San Luis Obispo County Housing Trust Fund, such as a revolving loan program.

Responsible agency/department:	City staff person
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Leverage of financial resources to augment development of affordable housing
Quantified Objective:	Loan(s) provided for 5 very low-income units

Goal D – Encourage Diverse Housing Stock

In order to provide affordable housing, especially for extremely, very-low and low-income households, encourage apartment construction.

Policies:

- D.1. The City shall relax parking standards for apartments containing extremely, very low, low, and/or senior housing.
- D.2. For the purposes of calculating density, fees and other development standards, an apartment is defined as follows:
 - A dwelling unit equivalent equals two bedrooms, or more;
 - A one-bedroom equals 0.75 of unit and is defined as 850 square feet or less;
 - A studio equals 0.5 of a unit and is defined as 600 square feet or less.

Programs:

- D.1-1. The City shall encourage specific plans for land within its Sphere of Influence that include increased residential capacity for multiple-family development.

Responsible agency/department:	Community Development
Timeframe:	On-going, as specific plans are approved
Funding:	General Fund
Expected Outcome:	Possible increased land inventory to support affordable housing

Goal E – Regulate Condominium Conversions

Regulate residential condominium conversions to protect the City's supply of apartments and to allow more moderately priced for-sale homes.

Policies:

- E.1. Apartments can only be converted and sold as residential condominiums to families earning State-defined very low, low or moderate-income levels, to the extent allowed by law.

- E.2. The City shall set a limit on how many rental units can be converted annually.
- E.3. To the extent provided by law, the property owner shall give the current residents the first right of refusal to buy the units being converted, provided they meet the income guidelines.
- E.4. Residential condo conversion units shall remain affordable through a 45-year deed restriction.

Programs:

- E.4-1. When necessary, the City shall continue to work with property owners of deed restricted affordable units who need to sell within 45 years of initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity sharing provisions are established (as per the affordable housing agreement for the property) whereby the difference between the affordable and market value is paid to the City to eliminate any incentive to sell the converted unit at market rate. Funds generated would then be used to develop additional affordable housing within the City.

Responsible agency/department:	Community Development
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Maintaining affordability of deed restricted affordable units
Quantified Objective:	n/a

Goal F – Inclusionary Housing

Strengthen the City's inclusionary housing ordinance to require more affordable units in both residential and commercial development projects.

Policies:

- F.1. The City shall require housing projects greater than six units to meet inclusionary housing requirements by 1)payment of in-lieu fee, 2)on-site construction of affordable units, or 3)dedication of land. The City may require payment of an in-

lieu fee for housing projects containing up to six units. An inclusionary unit is defined as one that will meet the State's standards for affordable housing.

- F.2. An "affordable housing agreement" shall be required for projects subject to the Inclusionary Affordable Housing Ordinance.

Programs:

- F.1-1. The City shall evaluate and consider amending the inclusionary affordable housing requirements in the Development Code (Chapter 16.80) based on experience using the requirements in producing affordable units.

Potential changes to the requirements include: 1) consider contracting with a housing management organization to manage deed-restricted affordable units in the City; 2) consider adding incentives to encourage construction of rental units; and 3) investigate extending the income categories served by the inclusionary requirements to extremely low-income households. The City will engage the development community during the evaluation process.

Responsible agency/department:	Community Development
Timeframe:	Within 4 years of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Amendments to the inclusionary affordable housing requirements
Quantified Objective:	2 extremely low, 5 very low, 10 low, and 15 moderate-income units

- F.1-2. The City shall amend the inclusionary affordable housing requirements in the Development Code (Chapter 16.80) to eliminate inclusion of moderate-income units in the requirements.

Responsible agency/department:	Community Development
Timeframe:	Within 2 years of Housing Element adoption
Funding:	General Fund

Expected Outcome:	Amendments to the inclusionary affordable housing requirements
Quantified Objective:	n/a

F.1-3. The City shall amend the in-lieu fee as called for in the inclusionary affordable housing requirements in the Development Code (Chapter 16.80).

Responsible agency/department:	Community Development
Timeframe:	Within 2 years of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Inclusionary In-lieu Fee
Quantified Objective:	n/a

Goal G – Mitigate Governmental Constraints

Create clearer regulations and streamline the approval process for affordable housing projects.

Policies:

- G.1. The City shall review and periodically amend its Development Code and design review regulations and procedures to streamline permit processing for affordable housing projects and minimize application and development review costs.

- G.2. The City shall consider preparing a master plan or design guidelines for the East Grand Avenue Corridor with the goals of streamlining the development review process and encouraging economic development.

Programs:

- G.1-1. The City shall work with non-profit organizations to maintain a mailing list of persons interested in development projects containing affordable housing. Agendas for all City meetings related to these projects shall be mailed to persons on the mailing list. The City shall also continue to post the agendas on the City's website.

Responsible agency/department: Community Development
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Increased public awareness of affordable housing projects.
 Quantified Objective: n/a

G.1-2. The City shall encourage construction and/or rehabilitation of housing units for low, very-low, and extremely low income households by developing and implementing incentive-based programs such as fee reductions, fee waivers, flexible development standards, updating the City's second unit ordinance to reduce barriers to second units development in residential zones, and similar programs.

Responsible agency/department: Community Development
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Increased provision of affordable housing
 Quantified Objective: 2 extremely low, 2 very low, and 2 low-income units

G.1-3. The City shall amend the Development Code to allow development of up to 15 multiple-family attached units in the MF and MFA zoning districts with a Minor Use Permit (MUP) subject to design review through the Architectural Review Committee. Development of over 15 multiple-family attached units in the MF and MFA zoning districts shall require a Conditional Use Permit (CUP).

Responsible agency/department: Community Development
 Timeframe: Within 2 years of Housing Element adoption
 Funding: General Fund
 Expected Outcome: Remove barrier to construct affordable housing
 Quantified Objective: n/a

Goal H – Housing Conservation and Rehabilitation

Conserve and rehabilitate the City’s older stock, particularly to provide affordable housing.

Policies:

- H.1. The City shall encourage private and public financing of affordable housing rehabilitation.

- H.2. The City shall ensure zoning compatibility when integrating public affordable housing projects into existing residential neighborhoods. All impacts relating to neighborhood stability and quality of life issues shall also be considered.

Programs:

- H.1-1. The City shall continue to coordinate with the San Luis Obispo Housing Authority to maintain and expand Section 8 rental housing assistance to qualified households.

Responsible agency/department:	Community Development
Timeframe:	Ongoing, when eligible
Funding:	General Fund
Expected Outcome:	Continued affordable housing.
Quantified Objective:	n/a

- H.1-2. The City shall develop a program to offer housing developers an alternative to meet affordable housing requirements by contributing some "sweat equity" on projects where existing housing units will be rehabilitated or conserved as affordable as per the City's Affordable Housing Program.

Responsible agency/department:	Community Development
Timeframe:	Within 2 years of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Conservation and rehabilitation of existing housing stock

Quantified Objective: 5 low-income housing units

H.2-1. The City shall continue to consider abatement of unsafe or unsanitary structures, including buildings or rooms inappropriately used for housing, contrary to adopted health and safety codes. Where feasible, the City will encourage rehabilitation and allow reasonable notice and time to correct deficiencies. Where necessary and feasible, extremely low, very low and low-income residents displaced by abatement action shall be eligible for relocation assistance, subject to Council approval.

Responsible agency/department: Community Development
 Timeframe: Ongoing
 Funding: General Fund
 Expected Outcome: Conservation of existing housing stock
 Quantified Objective: n/a

Goal I – At Risk Unit Preservation
Preservation of at-risk units in Arroyo Grande

Policies:

- I.1. The City shall establish a notification procedure to occupants of affordable housing units of conversion to market rate units.
- I.2. The City shall assist in the preservation of affordable units at risk of conversion to market rate.

Programs:

- I.1-1. Written notice shall be required prior to the conversion of any units for low-income households to market rate units in any of the following circumstances:
 - The units were constructed with the aid of government funding
 - The units were required by an inclusionary zoning ordinance
 - The project was granted a density bonus
 - The project received other incentives

The property owner should work with the City and affordable housing developers, such as HASLO, to identify qualified buyers and/or funding prior to conversion. In cases where conversions occur, notice shall at a minimum be given to the following:

- The City of Arroyo Grande
- State Department of Housing and Community Development
- San Luis Obispo Housing Authority
- Residents of at-risk units

Responsible agency/department:	Community Development
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Preservation of existing affordable units
Quantified Objective:	n/a

I.2-1. The City shall annually monitor the status of affordable housing developments. If any property owners indicate plans to convert affordable units to market rate pricing, or if the City identifies market conditions indicating potential for "at risk" unit conversion, the City will contact qualified non-profit organizations or other agencies and explore opportunities to assist and facilitate the transfer ownership of "at risk" units.

Responsible agency/department:	Community Development
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Preservation of existing affordable units
Quantified Objective:	n/a

Special Needs

Goal J – Special Needs Housing

Meet the housing needs of special groups of Arroyo Grande residents, including seniors, persons with disabilities, persons with developmental disabilities, single parents, large families, and farmworkers.

Policies:

- J.1. The City shall encourage and shall seek funding to assist in the development of low and moderate-income senior rentals.
- J.2. The City shall permit larger group housing for seniors in appropriate multiple-family or mixed-use locations, subject to discretionary review.
- J.3. The City shall continue to allow small-scale group housing (less than seven persons) in multiple-family residential districts, in accordance with applicable State laws.
- J.4. The City shall encourage multiple-family housing projects that include a portion of the units with three or more bedrooms to accommodate larger families.
- J.5. The development of housing for farmworkers shall be encouraged.
- J.6. Co-housing and similar unconventional housing arrangements shall be considered in appropriate locations subject to review and approval on a case-by-case basis.

Programs:

- J.1-1. The City shall continue to promote housing opportunities for seniors and other special needs groups by identifying sites suitable for senior and transitional housing and considering other incentives to promote senior and transitional housing. Single-room occupancy units (SROs) shall be added to the use tables in the Development Code as allowed in all Mixed-Use zones with a conditional use permit. SROs shall be allowed in the MFVH zone district with a minor use permit.

Responsible agency/department: Community Development
 Timeframe: Identifying sites - Ongoing;
 Development Code Amendments –
 Within 1 year of Housing Element
 adoption
 Funding: General Fund
 Expected Outcome: Increased housing opportunities for
 seniors and other special needs
 groups
 Quantified Objective: 5 extremely low and 10 very low-
 income units

J.5-1. To encourage farmworker housing, the City will amend the zoning ordinance to identify farmworker housing as a residential use in the use tables. The City Zoning Ordinance will be amended to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 17021.5, which states that farmworker housing for six or fewer employees should be “deemed a single-family structure with a residential land use designation”, and 17021.6 which states that for "employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household...no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing of this employee housing that is not required of any other agricultural activity in the same zone".

Responsible agency/department: Community Development
 Timeframe: Within 1 year of Housing Element
 adoption
 Funding: General Fund
 Expected Outcome: Increased housing opportunities for
 farmworkers
 Quantified Objective: 5 very low-income units

The Homeless

Goal K– Housing for the Homeless

Reduce or minimize the incidence of homeless in the community.

Policies:

- K.1. The City shall consider joint powers development and cooperation agreements to develop homeless shelters and related services, or participate in the operations and maintenance of countywide or south county regional homeless shelter facilities.
- K.2. The City shall allow emergency shelters for overnight lodging in appropriate zoning districts as part of the Development Code Update in compliance with State law.

Programs:

- K.1-1. The City shall continue to participate in the South San Luis Obispo County working group cooperating with other cities, the county and other agencies in the development of programs aimed at providing homeless shelters and related services.

Responsible agency/department:	Community Development/City Manager
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Continued cooperation in providing homeless shelter and services
Quantified Objective:	n/a

- K.2-1. The City shall amend the Development Code to allow emergency shelters without a conditional use permit or other discretionary permits in appropriate locations in compliance with SB 2, the "Fair Share Zoning" law. The Development Code amendment shall include a definition for "emergency

shelter." Emergency shelters are currently not allowed in commercial mixed use districts, and are allowed through the Conditional Use Permit process in the Condominium/Townhouse (MF), Apartments (MFA) and Multifamily Very High Density (MFVH) residential districts. The Development Code shall be updated to permit emergency shelters by right in at least one zone or site. Potential zones include the Industrial Mixed-Use (IMU) and Highway Mixed-Use (HMU) districts. These commercial districts have sufficient capacity to house emergency shelters with approximately 18 acres of vacant or underutilized land available. The IMU district has several large parcels totaling almost 13.5 acres with ten (10) acres that are currently used as storage and/or construction yards with small or no permanent structures. The HMU district has less potential, although there are about four acres with a couple of large vacant parcels totaling 1.64 acres.

The Development Code can include locational and operational criteria for emergency shelters such as:

- Proximity of public transit, supportive services, and commercial services;
- Hours of operation;
- External lighting and noise;
- Provision of security measures for the proper operation and management of a proposed facility;
- Measures to avoid queues of individuals outside proposed facility; and
- Compliance with county and State health and safety requirements for food, medical, another supportive services provided onsite.

Such criteria can act to encourage and facilitate emergency shelters and transitional housing through clear and unambiguous guidelines for the application review process, the basis for approval, and the terms and conditions of approval.

The City will solicit input from local service providers and the South San Luis Obispo County working group in the preparation and adoption of the amendment to the Development Code to ensure that development

standards and permit processing will not impede the approval and/or development of emergency shelters.

Responsible agency/department: Community Development
 Timeframe: Concurrently with Housing Element adoption (per Government Code Section 65583(a)(4))
 Funding: General Fund
 Expected Outcome: Expected outcome is compliance with SB 2 regarding emergency shelters.
 Quantified Objective: n/a

K.2-2. [new] The City shall amend the Development Code to define transitional and supportive housing as residential uses per Section 65582 of the Government Code subject to the same standards that apply to other housing in the same zone.

Responsible agency/department: Community Development
 Timeframe: Within 1 year of Housing Element adoption
 Funding: General Fund
 Expected Outcome: Expected outcome is compliance with Housing Element law regarding transitional and supportive housing.
 Quantified Objective: n/a

K.2-3. The City may consider implementing an overnight parking program, or similar program to, for the homeless in appropriate zoning districts.

Responsible agency/department: Community Development
 Timeframe: Within 1 year of Housing Element adoption
 Funding: General Fund
 Expected Outcome: Provide approved parking locations for the homeless to sleep
 Quantified Objective: n/a

Disabled Persons

Goal L– Housing for Persons with Disabilities

Ensure that those residents with handicaps or disabilities have adequate access to housing.

Policies:

- L.1. The City shall encourage housing development that meets the special needs of disabled persons, including developmentally disabled individuals, and ensure that all new multiple family developments comply with the handicapped provisions of the California Building Code and ADA.
- L.2. The City shall ensure, through the design review process for multiple housing projects, that project design, parking locations, pedestrian walkways, and direct access to the housing units accommodates handicapped or disabled access.

Programs:

- L.1-1 The City shall explore models to encourage the creation of housing for persons with disabilities, including developmental disabilities. Such models could include coordinating with the Tri-County Regional Center and other local agencies in encouraging affordable housing projects to dedicate a percent of housing for disabled individuals; assisting in housing development; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with developmental disabilities.

Responsible agency/department:	Building Department/Community Development
Timeframe:	Establish a model program within 2 years of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Increased access to housing and housing resources for disabled persons; including information and

services available for
developmentally disabled persons
5 low income units

Quantified Objective:

L.2-1. The City shall create a policy or amend the Development Code to provide persons with disabilities seeking equal access to housing an opportunity to request reasonable accommodation in the application of City building and zoning laws.

Responsible agency/department: Building Department/Community Development

Timeframe: Within 1 year of Housing Element adoption

Funding: General Fund

Expected Outcome: Greater accessibility for disabled persons accommodated through the design review process for discretionary residential projects

Quantified Objective: n/a

L.2-2. The City will have brochures on universal design available at the Community Development Department front counter. The City will also consider updating the building code to encourage use of universal design in home design. Universal design is based on the precept that throughout life, all people experience changes in their abilities. The goal of universal design is to provide environments that are usable by all people, to the greatest extent possible, without the need for specialization in design and construction and /or facilitate change in occupancy over time.

Responsible agency/department: Community Development

Timeframe: Develop brochure(s) - within 1 year of Housing Element adoption

Funding: General Fund

Expected Outcome:	Greater accessibility for disabled persons accommodated through project design
Quantified Objective:	n/a

Energy Conservation

Goal M– Energy Conservation

Increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Arroyo Grande residents.

Policies:

- M.1. All new dwelling units shall be required to meet current State and local requirements for energy efficiency. The retrofitting of existing units shall be encouraged.
- M.2. New land use patterns shall encourage energy efficiency.
- M.3. When feasible, buildings shall be sited on a north-south axis and designed to take advantage of passive solar heating and cooling.

Programs:

- M.1-1. The City shall continue working to implement a water and electrical retrofit program for existing housing units. A plumbing retrofit program was established in 2004, and water conservation rebate programs were established in 2009. The City will continue to work with PG&E and other agencies to establish an electrical retrofit program.

Responsible agency/department:	Building Department
Timeframe:	Ongoing
Funding:	General Fund/PG&E
Expected Outcome:	Reduce usage of water and electrical resources
Quantified Objective:	n/a

- M.1-2. Consistent with Measure E-4 of the City's Climate Action Plan, the City shall establish a program to allow residential projects to receive minor exceptions if they meet 25% of items on the Tier 1 list of the California Green Building Code (Title 24) or 15% of items on the Tier 2 list of that code.

Responsible agency/department:	Building Department
Timeframe:	Establish program within 1 year of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Encourage energy efficiency in new residential buildings
Quantified Objective:	n/a

Equal Opportunity

Goal N– Equal Opportunity and Fair Housing

Assure access to sound, affordable housing for all persons, regardless of race, religion, age or sex.

Policies:

- N.1. The City declares that all persons, regardless of race, religion, age, or sex, shall have equal access to sound and affordable housing.

Programs:

- N.1-1. The City will continue to promote the enforcement of policies of the State Fair Employment and Housing Commission, and shall resolve housing discrimination complaints through assistance from HUD, and/or local, regional private fair housing organizations. The City will develop a fair housing program to implement San Luis Obispo County's Urban County Team's fair housing program, "Fair Housing Analysis of Impediments" and prepare a brochure that promotes equal housing opportunities and addresses discrimination. The brochure will be available at the Community Development Department and a link to download the brochure will be placed on the City's website. In

addition the City shall disseminate information in one or more of the following ways to ensure the public is aware of Fair Housing Law:

- Distribute materials to property owners and apartment managers twice a year.
- Make public service announcements through multiple media outlets including newspaper, radio, television, and social media to run on a regular basis.
- Conduct public presentations with different community groups once or twice a year.

Responsible agency/department:

All City Departments

Timeframe:

Ongoing

Brochure available within one year of housing element adoption, strategy to implement Urban County Team fair housing program within one year of County Fair Housing Plan adoption.

Funding:

General Fund

Expected Outcome:

Dissemination of information at the front counter of all City Departments.

Quantified Objective:

n/a

Housing Element Implementation

Goal O- Public Participation

Ensure participation of all economic segments of the community in the development of housing policy for Arroyo Grande.

Policies:

- O.1. The City shall encourage the participation of all residents of Arroyo Grande in the development of housing policies for the City.

- O.2. The City shall provide a brief summary of key information about housing-related issues to help ensure widespread notice to all residents.

Programs:

- O.1-1. Prior to any public hearing where the City is considering amending or updating its Housing Element or housing policies, the City will notify all local housing organizations, as well as social service agencies, and post notices at significant locations.

Responsible agency/department:	Community Development
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Provide information about housing programs
Quantified Objectives:	n/a

Goal P- Housing Element Consistency

Reduce governmental and infrastructure constraints to the improvement and development of housing for people of all income levels.

Policy:

- P.1. Update the Development Code and General Plan to maintain consistency and compatibility between the documents.

Program:

- P.1-1. Following amendment of the General Plan Conservation and Safety Elements to comply with AB 162 related to floodplain mapping, the City will amend the Housing Element if needed for consistency.

Responsible agency/department:	Community Development
Timeframe:	Within 1 year of updates of the General Plan Conservation and Safety Elements
Funding:	General Fund

Expected Outcome:

Consistency between General Plan elements related to floodplain mapping and associated constraints.

Quantified Objectives:

n/a

2.2 Summary of Quantified Objectives

Quantified objectives estimate the number of units that are planned to be constructed, rehabilitated, and conserved over the planning period. This information is presented in Table 2-1 below.

Table 2-1 Quantified Objectives by Income Group						
Housing Program	Quantified Objectives by Income Group					Total
	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	
Housing Production						
Program A.1-3.	0	0	0	10	10	20
Program A.2-1.	0	0	30	0	0	30
Program A.3-1.	0	5	5	0	0	10
Program A.3-3.	2	0	0	0	0	2
Program A.10-2.	0	0	0	10	10	20
Program C.1-1.	3	3	20	0	0	26
Program C.4-2.	0	5	0	0	0	5
Program F.1-1.	2	5	10	10	0	27
Program G.1-2.	2	2	2	0	0	6
Program H.1-2.	0	5	0	0	0	5
Program J.1-1.	5	10	0	0	0	15
Program J.5-1.	0	5	0	0	0	5
Program L.1-1.	0	5	0	0	0	5
Totals	14	45	67	30	20	176

Source: City of Arroyo Grande and Lisa Wise Consulting

CHAPTER 3 – BACKGROUND INFORMATION

3.1 Introduction

The City of Arroyo Grande occupies 5.45 square miles (3,388 acres) of land along Highway 101 in southwestern San Luis Obispo County, as shown on Figure 3-1. It is immediately adjacent to the west, southwest and south to urban development within the cities of Pismo Beach and Grover Beach, and the unincorporated community of Oceano, as shown on Figure 3-2. Unincorporated lands adjoin the City to the north, east and south. Residential rural and suburban developments characterize unincorporated areas to the north and southeast of the City, while agricultural uses dominate the Arroyo Grande Valley to the northeast and the Cienega Valley south of the City. Arroyo Grande Creek runs in a generally north-south direction through the eastern portion of the City. This chapter presents and analyzes demographic, population, and housing characteristics that are crucial to understanding the local housing market to accommodate for different housing types for all income levels.

Figure 3-1 Regional Location Map

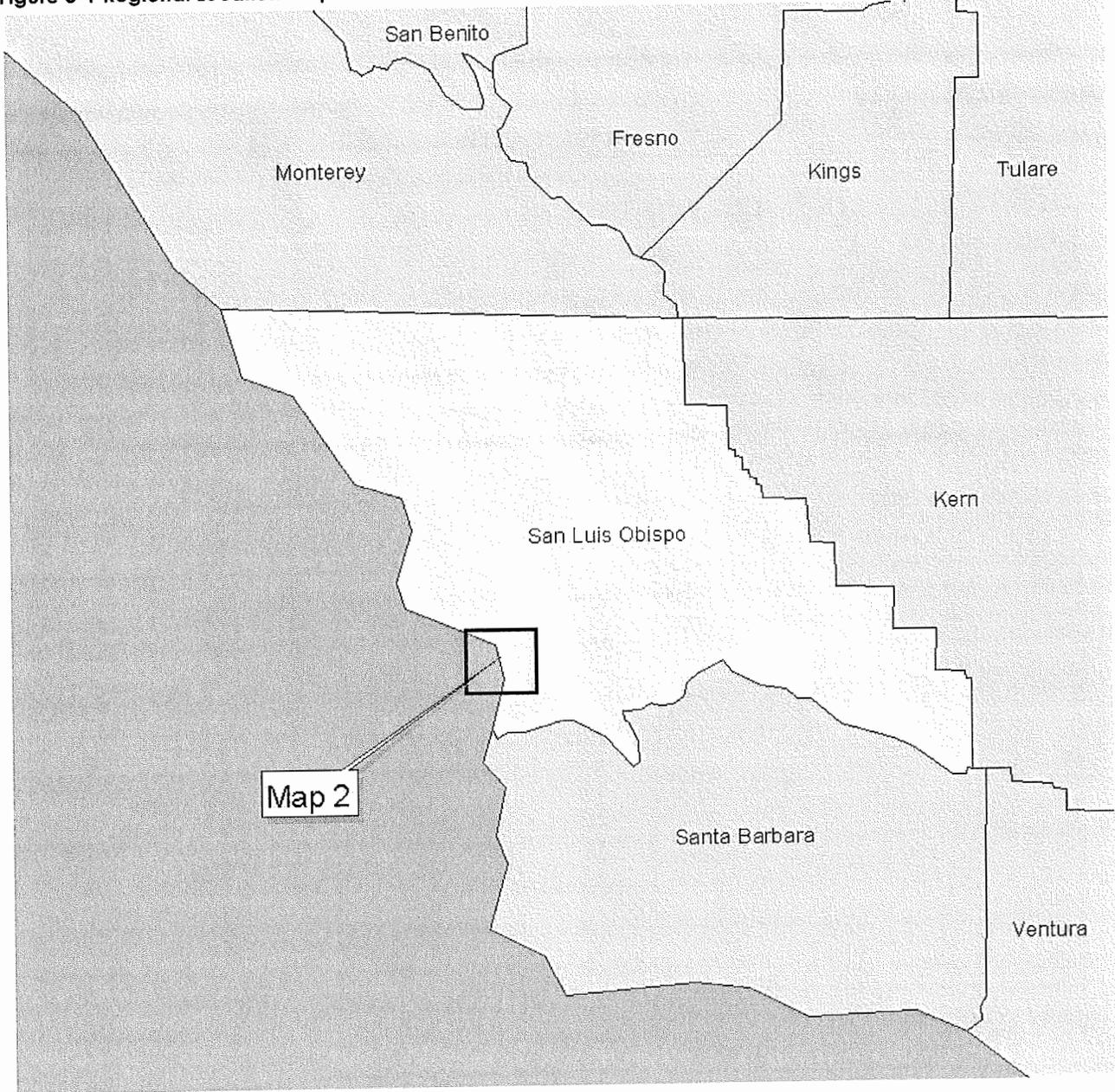
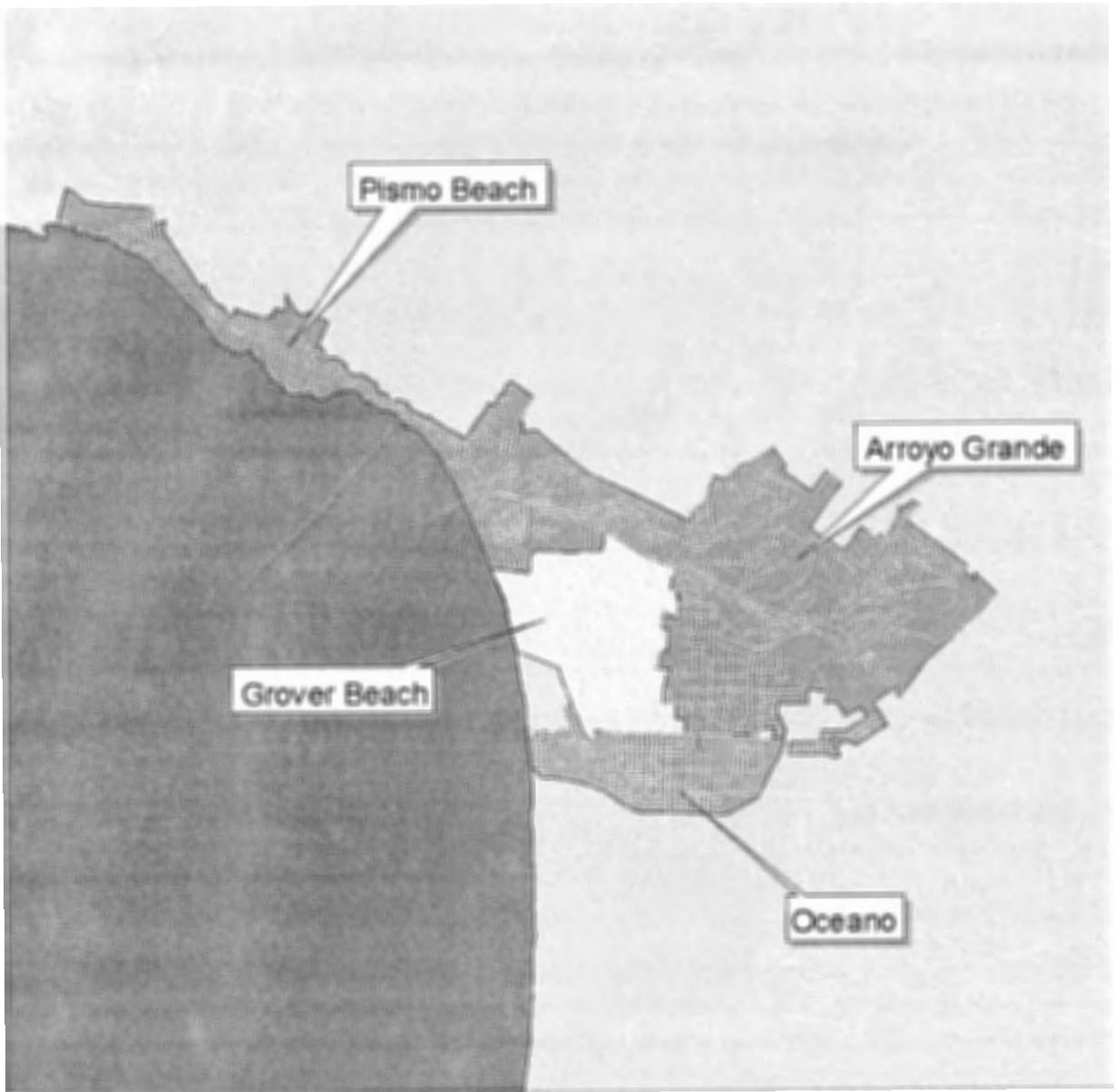


Figure 3-2 South County Location Map



3.2 Demographic Overview

This Section provides information on population trends (population growth, ethnicity, age, and sex), household data (size, tenure, and type of household), income, and employment.

Population Trends

Population Growth. The City of Arroyo Grande's population has grown from 3,291 in 1960 to 17,252 in 2010¹. Population growth during the 1960's occurred rapidly, some years exceeding 12 percent. In the 1970's, growth slowed to an average of seven percent over the decade, falling still further in the 1980's to less than two percent from 1980 to 1990. According to the Census, Arroyo Grande grew 10.2 percent between 1990 and 2000 and 8.8 percent between 2000 and 2010. Current estimates by the San Luis Obispo Council of Governments (SLOCOG) in their 2040 Regional Growth Forecast (2011) project the City's population to be approximately 20,234 residents by 2040, based upon a compound annual growth rate of 0.57 percent.

Table 3-1 compares population growth in Arroyo Grande from 2000 to 2010 to Pismo Beach, Grover Beach, the County of San Luis Obispo, and the State of California. This table indicates that the growth that occurred in Arroyo Grande from 2000 to 2010 was higher than the surrounding communities, but less than the State and County growth.

	2000		2010	
	Number	Change from 1990	Number	Change from 2000
Arroyo Grande	15,851	10.2%	17,252	8.8%
Grover Beach	13,067	12.1%	13,156	0.7%
Pismo Beach	8,551	11.5%	7,655	-10.5%
SLO County	246,681	13.6%	269,637	9.3%
California	33,871,648	13.8%	37,253,956	10.0%

Source: U.S. Census 2000 and 2010

Ethnic Composition. According to the 2010 Census, Arroyo Grande's population is 15.7 percent Hispanic and 84.3 percent non-Hispanic. Of the non-Hispanic portion, white alone makes up 76.9 percent, with the remaining population being African American, American Indian, and Asian, or Pacific Islander.

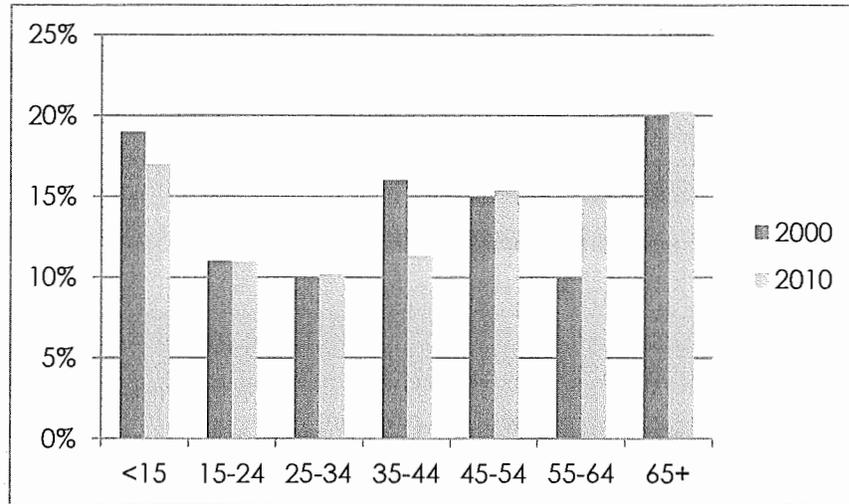
Age and Sex Distribution. Table 3-2 shows that in 2010, 28 percent of the population of Arroyo Grande was age 24 years and under, 36 percent of the population between 25 and 54 years, and 35 percent was 55 years or older. The highest percentage in one age category, 20 percent, is in the 65 and older age range, followed by the under 15 age range (17 %). The median age in years is 45. These statistics reflect an older population than the State as a whole, with a higher percentage of those considered seniors (55 or over). However, this is similar to trends in San Luis Obispo County, with the senior population increasing more rapidly than other age groups. The ratio of male to female in the total population for Arroyo Grande is 48 percent male to 52 percent female.

Table 3-2 Trends in Population Age					
Age Group	2000		2010		Percent Change
	Number of Persons	Percent of Total	Number of Persons	Percent of Total	
<15	3,067	19%	2,933	17%	-4%
15-24	1,685	11%	1,893	11%	12%
25-34	1,513	10%	1,755	10%	16%
35-44	2,468	16%	1,949	11%	-21%
45-54	2,370	15%	2,657	15%	12%
55-64	1,526	10%	2,572	15%	69%
65+	3,222	20%	3,493	20%	8%
Total	15,851	100%	17,252	100%	100%

Source: U.S. Census 2000 and 2010

Between 2000 and 2010 there was a significant increase in the 55 to 64 age range and a large decrease in the 35 to 44 age range, while all other age ranges remained similar. These trends can be seen in Figure 3-3.

Figure 3-3 Change in Population Age, 2000 to 2010



Source: U.S. Census 2000 and 2010

Household Data

Household Size. According to the 2010 Census the average household size in Arroyo Grande is 2.41, with owner-occupied units averaging 2.42 persons per household and renter-occupied units averaging 2.39 persons per household. The City's average household size did not change from 2000 to 2010. For comparison purposes, the City's average household size in 1990 was 2.48. As of 2010, the State of California has a larger household size of 2.90 persons per household, as do the unincorporated areas of the County, which have an average household size of 2.48 persons per household.

Tenure by Age of Householder. Table 3-3 shows the occupancy of housing units by age of the householder. Overall, two-thirds of households are owner-occupied, and one-third rent. The 35 to 65 age range is the largest category in both rental and owner-occupied housing units. For householders less than 35 years old, more householders rent than own. The opposite is true for householders over 65 years old.

Table 3-3 Tenure By Age of Householder						
	Owner-Occupied		Renter-Occupied		Totals	
	Number	Percent	Number	Percent	Number	Percent
Householders <35	226	5%	658	27%	884	12%
Householders 35-65	2,664	57%	1,250	52%	3,914	55%
Householders 65+ yrs	1,796	38%	493	21%	2,289	33%
Totals	4,686	66%	2,401	34%	7,087	100%

Source: U.S. Census 2010

Households by Type. According to the 2010 Census, 66 percent of Arroyo Grande's population lived in family households, a 7.33 percent increase from the year 2000. The remaining 34 percent of households in 2010 were classified as non-family households, 81 percent of which were single persons living alone. Single parent family households, including both male and female head of households, also significantly increased between 2000 and 2010 by 17.62 percent.

Table 3-4 Trends in Households					
	2000		2010		Percent Change in Households
	Number	Percent	Number	Percent	
Average Household Size	2.41		2.41		
Household Types					
Family Households	4,350	67%	4,669	66%	7.33%
<i>Married</i>	3,561	82%	3,741	80%	5.05%
<i>Married w/children</i>	1,423	40%	1,355	36%	-4.78%
<i>Single Parent household</i>	789	18%	928	20%	17.62%
Non-Family Households	2,128	33%	2,418	34%	13.63%
<i>Single Households</i>	1,766	83%	1,968	81%	11.44%
Total	6,478	100%	7,087	100%	9.40%

Source: U.S. Census 2000 and 2010

Incomes

According to 2010 Census data, the median income for Arroyo Grande households was \$58,725. This is compared to the 2000 median household income (\$48,237) in Table 3-5. The median income for the households for the State as a whole in 2010 was \$60,883. The per capita income for Arroyo Grande in 2010 was \$32,617, compared to \$24,311 in 2000. The per capita income for 2010 for the State as a whole was \$29,188. Table 3-5 shows income ranges and the number of households in each range. The largest category in Arroyo Grande in 2000 was the \$50,000 to \$74,999 range (22%). The largest category in 2010 was the \$100,000 or more range (25%).

	2000		2010		Percent Change in # of Households
	Households	Percent	Households	Percent	
Less than \$10,000	507	8%	258	4%	-49.1%
\$10,000 to \$14,999	338	5%	407	6%	20.4%
\$15,000 to \$24,999	693	11%	570	8%	-17.7%
\$25,000 to \$34,999	798	12%	713	10%	-10.7%
\$35,000 to \$49,999	1,030	16%	1026	15%	-0.4%
\$50,000 to \$74,999	1,464	22%	1334	19%	-8.9%
\$75,000 to \$99,999	698	11%	996	14%	42.7%
\$100,000 or more	950	15%	1747	25%	83.9%
Total Households	6,478	100%	7051	100%	
Median Income (All Households)	\$48,236	--	\$58,725	--	

Source: U.S. Census 2000 and 2010

Another method to evaluate income is to determine levels of poverty in a community. According to the 2000 Census, 191 families or 4.3 percent in Arroyo Grande were considered below the poverty level. According to 2010 Census data, 212 families or 4.6 percent were considered to be below the poverty level.

Employment

Table 3-6 provides a breakdown of the employed population 16 years and older by occupation for Census years 2000 and 2010. In 2010, the largest percentage category is that of management, professional, and related occupations (43%), which showed the largest increase since 2000. The second largest category in 2010 is that of sales and office occupations (26%), although there was a decrease in overall number of jobs during the same period. Between 2000 and 2010 there was also a decrease in farming, fishing, and forestry occupations and production and moving categories.

Table 3-6 Trends in Employed persons 16 years and older				
Occupation	2000		2010	
	Number	Percent	Number	Percent
Management, professional, and related occupations	2,691	38%	3,460	43%
Sales and office occupations	2,130	30%	2,089	26%
Service Occupations	1,115	16%	1,603	20%
Construction, extraction, and maintenance occupations	612	9%	475	6%
Production, transportation, and material moving occupations	599	8%	424	5%
Farming, fishing, and forestry occupations	34	1%	0	0
Total	7,181	100%	8,051	100%

Source: U.S. Census, 2000 and 2010

Using U.S. Census 2010 data, Table 3-7 shows the number of jobs within the City by industry category. The City's largest industry is the educational services and health care sector consisting of 1,970 jobs, or 24 percent. Following that is the retail sector supplying 19 percent of the jobs in the City.

Table 3-7 Industry Profile		
	Jobs	Percent
Educational services, and health care and social assistance	1,970	24.5%
Retail trade	956	11.9%
Professional, scientific, and management, and administrative and waste management services	928	11.5%
Arts, entertainment, and recreation, and accommodation and food services	763	9.5%
Public administration	673	8.4%
Construction	537	6.7%
Finance and insurance, and real estate and rental and leasing	510	6.3%
Other services, except public administration	444	5.5%
Manufacturing	361	4.5%
Transportation and warehousing, and utilities	351	4.4%
Wholesale trade	218	2.7%
Information	176	2.2%
Agriculture, forestry, fishing, and hunting, and mining	164	2.0%
Total	8,051	--

Source: U.S. Census 2010

Another issue related to employment and residency is the matter of commuting to work. Census data indicates that of the 8,051 employed persons 16 years and over, 6,837 or 85 percent drove to work. Only 37 or 0.4 percent utilized public transportation. The mean travel time to work was

18.2 minutes. This would indicate that a majority of the City's working residents are commuting to jobs outside of Arroyo Grande.

3.3 Housing Characteristics

This Section provides information on types of housing, vacancy rates, overcrowding, age of units, and housing conditions.

Types of Housing

Table 3-8 provides a breakdown of the total housing units by type of structure for 2000 and 2010. In 2010, it was estimated that there were 7,769 housing units in the City, an increase of 963 housing units from 2000, which was a 29% increase in the number of housing units added from 1990 to 2000 (747 unit increase). As indicated, the vast majority of the units (76%) in Arroyo Grande are single-family units. From 2007 to 2011, 268 dwelling units have been constructed or approved.

Table 3-8 Trends in Housing Type				
	2000		2010	
	Number	Percent	Number	Percent
Total Housing Units	6,806	100%	7,769	100%
Units in Structure				
1-unit, detached	4,516	66%	5,296	68%
1-unit, attached	590	9%	639	8%
Multiple-Family 2-4 Units	493	7%	367	5%
Multiple-Family 5 + Units	654	10%	861	11%
Mobile home	544	8%	597	8%
Boat, RV, van, etc.	9	0.1%	9	0.1%

Source: U.S. Census 2000 and 2010

Vacancy Rates

The Census reported 541 vacant units, which is seven percent of the total housing units in the City. The number of vacant units in the City nearly doubled from the 272 vacant units reported in 2000. As shown in Table 3-9, slightly less than half of the vacant units are for seasonal, recreational or occasional use. Table 3-9 shows that 18 percent of the vacant units are for rent.

Table 3-9 Vacant Units by Type, 2010		
	Number	Percent
For rent	100	18%
For sale only	90	17%
Rented, not occupied	14	3%
Sold, not occupied	21	4%
For seasonal, recreational, or occasional use	226	42%
Other vacant	90	17%
Total Vacant Units	541	100%

Source: U.S. Census 2010

Vacancy rates are commonly used as an indicator of housing market activity in a given area. The individual vacancy rate for a community theoretically measures the health of the local housing market. The vacancy rate is a percentage of the total housing stock that is vacant and/or available for sale or rent at any one time. Generally, a two percent vacancy rate in units available for owner-occupancy and a six percent rate for rental units are considered desirable to keep prices down and to ensure that units are available to new and relocating residents.

Vacancy rates for 2000 and 2010 are shown in Table 3-10. For Arroyo Grande, it was reported that there was a 1.9 percent vacancy rate for owner-occupied units and a 4.0 percent vacancy rate for rental units. In 2000 the vacancy rate was 0.8 percent for owner-occupied units and 2.9 percent vacancy rate for rental units. The 2010 vacancy rate for owner-occupied units is close to the optimal rate described above. However, the vacancy rate for rental units is less than the optimal rate and indicates a shortage of rental housing units in the City. However, this is not an uncommon statistic in the south San Luis Obispo County area. Grover Beach has an overall total unit vacancy rate of 11 percent and San Luis Obispo, seven percent, while Pismo Beach has an extremely high overall vacancy rate of 31 percent.

Table 3-10 Vacancy Rates			
	2000	2010	Optimal Vacancy Rates
Owner-occupied	0.8%	1.9%	2.0%
Rental Units	2.9%	4.0%	6.0%
Overall Total Unit Vacancy	4.0%	7.0%	

Source: U.S. Census 2000 and 2010

Overcrowded Units

A common method of measuring overcrowding is to compare the number of persons to the number of rooms in the unit. The Census defines an overcrowded household as one that has more than 1.01 persons per room (not including kitchens and bathrooms), while units with more than 1.5 persons per room are considered severely overcrowded. In Arroyo Grande, the data collected from the 2010 Census shows that 2.1 percent of all occupied units were overcrowded. As shown in Table 3-11 Census data indicates 41 units or 0.5 percent of the total occupied housing units had been between 1.01 and 1.50 occupants per room, and 23 units or 0.3 percent of all units were severely overcrowded at 1.51 occupants or more per room.

Table 3.11 Overcrowding by Tenure						
Occupants Per Room	Owner-Occupied		Renter Occupied		Total	
	Number of Households	Percent	Number of Households	Percent	Number of Households	Percent
1.00 or less	4,901	99.4%	2,086	98.5%	6,987	99.1%
1.01 – 1.50	20	0.4%	21	1.0%	41	0.6%
1.51 or more	12	0.2%	11	0.5%	23	0.3%
Total	4,933	100.0%	2,118	100.0%	7,051	100%

Source: U.S. Census 2010

The rate of overcrowding in the City is lower than San Luis Obispo County as a whole, which has a 3.1 percent overcrowding rate (more than 1.01 persons per room), and less than half that of the overcrowding rate for the State of California at 8.0 percent.

While the rate may in comparison be lower than many other communities, the incidence of overcrowding should still be considered (64 units).The problem of overcrowding for large families can be addressed by the construction of more affordable larger units. However, overcrowding goes beyond family size to affordability issues. Even single individuals and small families may be affected by overcrowding. Due to limited incomes and high housing costs and rents, they may be forced to double up with extended family members or non-relatives in similar circumstances. Overcrowding will be addressed by promotion and production of more affordable units in the City and regional cooperation on housing issues.

Age of Housing Units

The age of housing is an important characteristic of its relative condition as older units tend to be in greater need of repair. Many federal and State programs use age of housing to determine potential housing rehabilitation needs. Typically, the useful life of major components of an

average quality housing structure ranges from 20 to 30 years for items such as roofing, plumbing, landscaping, paving and electrical. When a housing unit is over 30 years old, the replacement or refurbishing of major components is an important factor in the ability of a community to provide safe, decent and sanitary housing.

Table 3-12 provides a breakdown of the age of housing units in Arroyo Grande as of the year 2010. In reviewing this table, the largest percentage of the housing units was constructed between 1970 and 1979 (25.4%), followed by units built from 1980 to 1989 (18.8%). This suggests that 74 percent of the housing stock is 20 years or older, while 51 percent is 30 years or older. The table indicates that 293 units were built prior to 1940. However, according to a survey of the housing stock most of the City's housing is in sound condition (see next section).

Table 3-12 Year Structure Built		
Year Structure Built	Number	Percent
2005 or later	358	4.6%
2000 to 2004	776	10.0%
1990 to 1999	886	11.4%
1980 to 1989	1,457	18.8%
1970 to 1979	1,974	25.4%
1960 to 1969	843	10.9%
1950 to 1959	898	11.6%
1940 to 1949	284	3.7%
1939 or earlier	293	3.8%

Source: U.S. Census 2010

Condition of Units

One of the issues required by State housing element law for discussion and analysis is the condition of the community's housing stock. The purpose for this is to provide a basis for determining which units are in need of rehabilitation and which units may be beyond feasible repair and determined to be in need of demolition and replacement. One of the guidelines set by the State is that units constructed before 1960 may be eligible for repair and/or rehabilitation to keep those units in the existing housing stock. In order to maintain the historical nature of the community, many older communities like Arroyo Grande have already repaired and/or rehabilitated many of their older units.

Based upon the review of Table 3-12, 1,475 or 19 percent of the total housing units in the City were built prior to 1960. While these numbers could represent an estimate of the number of housing units that could be analyzed for rehabilitation need, the 1993 Housing Element survey

was conducted to determine the structural condition of housing in Arroyo Grande. The structural condition of housing units was reported as "sound", in need of "minor rehabilitation", "moderate rehabilitation", "substantial rehabilitation", or "dilapidated". The survey utilized a point system to evaluate the housing units in the City. The results of this survey was that 99.3 percent of the 1993 housing units were in "sound" condition, 0.4 percent or 26 units were in need of "minor rehabilitation", 0.3 percent or 13 units were in need of "moderate rehabilitation" and one unit was in need of "substantial rehabilitation". No units were determined to be dilapidated. The survey concluded that virtually all housing units were in sound condition and the overall appearance of the City is of well-maintained homes. To update the findings of the 1993 housing survey, City staff conducted a windshield survey of housing units in the older neighborhoods where housing conditions may be an issue. The survey located less than ten units that appear in need of substantial rehabilitation or removal. 16 units that were deemed to be in dilapidated condition were demolished during the period of June 30, 2003 and June 30, 2007. The City has not identified any additional units in need of demolition.

3.4 Housing Affordability

One of the key issues facing the provision of housing in the state is affordability. Even with the downturn in the housing market, the ability to acquire safe and sound housing is a major social and economic issue. It is affecting decisions regarding business retention and expansion, commuting distances for employees, as well as the overall quality of life. The housing affordability issue is further complicated by the lack of financial and other resources available to mitigate the current housing situation.

The primary issue of housing affordability on the Central Coast is the relationship between household income and the cost of housing. This Section covers housing prices, rental rates, affordability thresholds, overpayment, and long-term affordability issues.

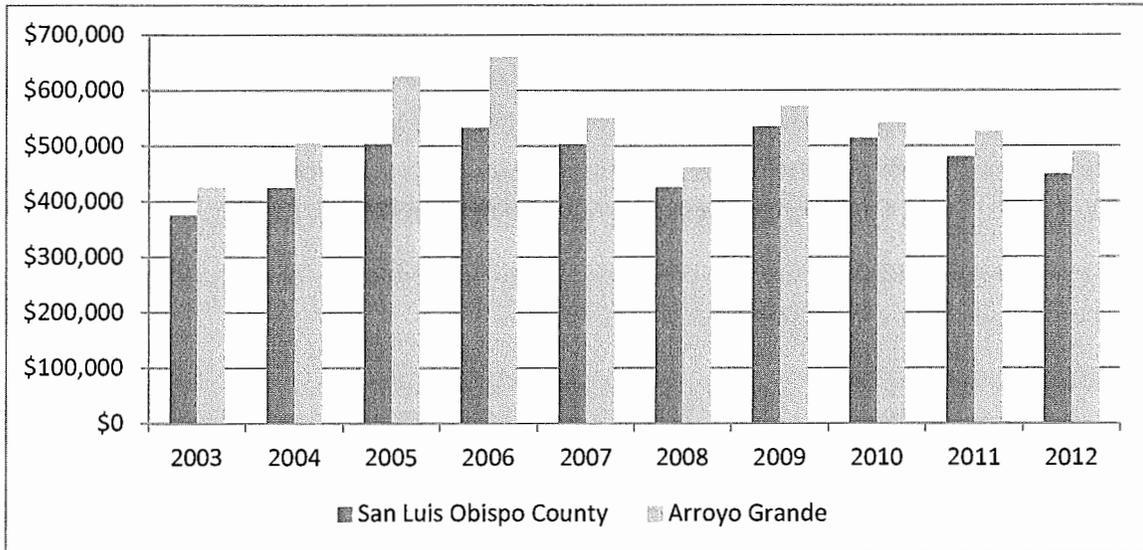
Housing Prices

According to the 2010 Census, the median value of a home in San Luis Obispo County was \$513,900 and \$541,100 for Arroyo Grande. Median means a point where 50 percent of housing prices, are below the listed number and 50 percent are above.

While these statistics reflect housing prices in 2010, housing prices in San Luis Obispo County and Arroyo Grande have decreased since 2009 (see Figure 3-4). A review of housing prices was

conducted for the City and County using median home values through 2012 from the California Association of Realtors (CAR) and the U.S Census. Figure 3-4 shows that between 2003 and 2006 median home prices for Arroyo Grande increased by a little over 50 percent, but by 2008 decreased nearly to 2003 prices. In 2009 a small increase in prices occurred and since then there has been a slow decline in price trend.

Figure 3-4 Median Home Prices Trend, Arroyo Grande



Source: U.S. Census and California Association of Realtors (CAR), 2009

Rental Unit Rates

According to the 2008-2012 US Census ACD estimates, the median rent in Arroyo Grande was \$1,178 per month.

Market rental rates were gathered using Craigslist, an online classifieds website, from June 25 to June 25, 2014. Table 3-13 shows the average market rental rates for each type of unit.

	Average	Median	Lowest	Highest
Studio	\$ 1,191	\$ 1,300	\$ 675	\$ 1,600
1 BR - Apartment	\$ 1,051	\$ 1,012	\$ 895	\$ 1,200
2 BR - Apartment	\$ 1,481	\$ 1,450	\$ 1,200	\$ 1,895
Single Family				
1-2 Bedrooms	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
3-5 Bedrooms	\$ 2,199	\$ 2,122	\$ 1,650	\$ 3,150

Source: Craigslist, retrieved July 27, 2011

While the above rental analysis involves a limited number of housing units that are available for rent (the number of units listed in each category ranges from two to eight), the data does give a perspective on rents being asked in Arroyo Grande. Market rental rates varied for apartments and single-family residences. The lowest rent found for an apartment was \$675, while the highest was \$1,895. For apartments, the average asking rent for a studio (including lofts and artist space) was \$1,191, for a one-bedroom \$1,051, and \$1,481 for a two-bedroom. For homes being rented, the average asking rent for a one to two-bedroom unit was \$1,200. For a three to five-bedroom unit, the average was \$2,199.

Affordability Thresholds

Affordable rental and sales prices for housing were calculated by the County of San Luis Obispo Planning and Building Department using HCD's 2014 income limits and are summarized in Table 3-14.

The median home price in Arroyo Grande in 2010 was reported as \$541,100. As can be seen in Table 3-14, not even a moderate-income household could afford this price. Even though median home prices have declined significantly over the last several years, they still are not affordable for the households who are in the moderate or below moderate-income categories. While they may be able to afford some rental housing, large households, low-income households, and extremely low-income households may still have a difficult time finding decent housing.

Table 3-14 San Luis Obispo County Housing Affordability					
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Maximum Affordable Rent*:					
Extremely Low-	\$404	\$462	\$520	\$578	\$624
Very Low-	\$674	\$770	\$866	\$963	\$1,039
Low-Income	\$809	\$924	\$1,040	\$1,155	\$1,247
Moderate	\$1,482	\$1,694	\$1,906	\$2,118	\$2,287
Maximum Affordable Sales Price**:					
Extremely Low	\$38,000	\$47,000	\$56,000	\$64,000	\$71,000
Very Low	\$79,000	\$93,000	\$108,000	\$122,000	\$134,000
Low	\$119,000	\$140,000	\$160,000	\$180,000	\$196,000
Moderate	\$238,000	\$275,000	\$312,000	\$349,000	\$379,000

***Notes on Maximum Rent Figures:**

1. These rent limits include allowances for utilities as determined by the Housing Authority of the City of San Luis Obispo
2. Rent limits are updated when the State issues its annual update to median incomes, generally in April of each year.

**** Notes on Maximum Sales Prices:**

1. Homeowner association (HOA) dues are assumed at \$150/month
2. Mortgage financing assumed at a fixed rate for 30 years (per HSH Associates) is 4.35%
3. Prices shown are preliminary estimates and may be revised. Round to the nearest 1000th.
4. Actual sales price limits will be determined by the County on a case-by-case basis.

Source: County of San Luis Obispo Planning and Building, 2014

Overpayment

Another measure of housing affordability is the percentage of income paid for housing. State housing guidelines consider 30 percent of gross income paid for housing including utilities as the standard affordable level and those households paying 30 percent or more as overpayment. According to the 2010 Census, 1,321 households or 27 percent of the owner-occupied units were paying monthly housing costs of 30 percent or more of their income as shown in Table 3-15. For renter-occupied housing units, 1,038 households or 46 percent paid 30 percent or more for rent compared to household income.

Table 3-15 Households Overpaying for Housing						
Household Income (under \$75,000)	Owners		Renters		Total	
	Households Overpaying	Percent	Households Overpaying	Percent	Households Overpaying	Percent
Less than \$20,000	277	21%	328	32%	605	26%
\$20,000 - \$34,999	240	18%	367	35%	607	26%
\$35,000 - \$49,999	382	29%	115	11%	497	21%
\$50,000 - \$74,999	422	32%	228	22%	650	28%
Total	1,321	100%	1,038	100%	2,359	100%

Source: U.S. Census 2010

Long-Term Affordability

Affordable housing provided by City incentives is required to be maintained as affordable for at least a period of 45 (owner-occupied) or 55 years (rental units). This issue of long-term affordability is a subject of a number of existing programs that ensure that affordable units maintain their status.

Affordability terms are secured by a promissory note and deed of trust, recorded on the property prior to or concurrent with the initial occupancy (for rental units) or sale of property. The promissory note is based on the monetary difference between the initial purchase and the initial appraised value as an "affordability loan" or "silent second" payable to the City. The loan

accrues interest at a rate set by the City when the note is executed, amortized over 45 years. Monthly payments (principal plus interest) on the affordability loan are typically waived as long as eligible residents continue to own and reside in the property. The City of Arroyo Grande does not have an equity-sharing program established. The City's established priority has been to maintain units as affordable. Therefore, they are only allowed to be sold at market value if the seller is unable to sell to an eligible buyer within a specified time period. In such cases, equity sharing provisions are established within the affordable housing agreement whereby the difference between the affordable and market value is paid to the City to eliminate incentives for conversion to market rate units.

It is apparent, based on this data regarding the supply of housing units, including the lack of supply of rental units, and with the projected needs, that the households that appear to be in the greatest need of housing assistance are those of low and very low-income.

3.5 Special Housing Needs Groups

This Section reviews the characteristics of households with special housing needs, including elderly or senior households, families with female heads of households, large family households, farmworker households, disabled persons/households, homeless people, and attainable housing.

Elderly/Senior Households

An analysis of the needs of elderly or senior households or persons is important for four reasons: 1) many elderly have fixed, limited incomes; 2) many elderly persons are "over-housed" (living alone or with two people in a three or four bedroom house); 3) some elderly have mobility and health problems that can create special housing needs; and 4) recent projections indicate an increase in the elderly population in the planning period, both those currently living in the area or those that will be relocating to the area (in addition to data showing an increase in seniors during the previous planning period).

According to the 2010 Census, there are a total of 4,686 owner-occupied housing units and 2,401 renter-occupied housing units of which 2,289 are senior households. Table 3-16 represents householders by tenure and age in the City of Arroyo Grande.

Table 3-16 Senior Households						
	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Total 65 and older	1,796	38%	493	21%	2,289	32%
Total 64 and under	2,890	62%	1,908	79%	4,798	68%
Total (all ages)	4,686	100%	2,401	100%	7,087	100%

Source: U.S. Census 2010

Families with Female Heads of Households

The 2010 Census reported that of the total 7,087 households in the City, there were 653 female-headed households with children and no husband present. This represents 9.2 percent of the total households. Of these households, 388, or 51.8 percent had children less than 18 years of age. Based upon the Census data for incomes in 2010, 101 families with a female householder, no husband present and with related children less than 18 years were reported to be under the poverty level.

Table 3-17 Housing Problems for Female head of Households		
	2010	
	Number	Percent
Total households	7087	100%
Total female householders	1930	27%
Female non-family householder	1277	18%
Female family householder, no husband present	653	9%
w/ children under 18	330	5%

Source: U.S. Census 2010

Large Families/Households

Large families can have special housing needs if they cannot find affordable, large housing units then and living conditions may become overcrowded. Table 3-17 shows the total occupied housing units by the number of persons living within each unit. This information is shown for owner-occupied and rental housing.

For owner-occupied units, the highest percentage is for a two-person unit (42%). Less than five percent of the owner-occupied households are occupied by five or more persons. For renter-occupied units, the highest percentage is a one-person household (36%). Less than seven percent of the renter-occupied units are occupied by five or more persons. These numbers are generally low compared to the State as a whole, as well as many cities and counties.

Table 3-18 Tenure by Household Size				
	Owner-Occupied Housing Units		Renter-Occupied Housing Units	
	Number	Percent	Number	Percent
1-person household	1,097	23%	871	36%
2-person household	1,989	42%	626	26%
3-person household	643	14%	358	15%
4-person household	621	13%	311	13%
5-person household	223	5%	161	7%
6-person household	66	1%	52	2%
7-or-more person household	47	1%	22	1%
Total	4,686	100%	2,401	100%

Source: U.S. Census 2010

Low and Extremely Low-Income Households

Lower income households (earning 80 percent or less of median household income) generally have higher incidence of housing problems and overpayment (paying 30 percent or more of income for housing costs). Table 3-18 below shows the percentage of low-, very low-, and extremely low-income households with housing problems including overpayment for housing.

Extremely low-income households earn 30 percent or less of the median household income. As of 2010, approximately 18 percent of Arroyo Grande households (775 households) had extremely low incomes. Fifty-seven percent of extremely low-income households had housing problems and were overpaying for housing. Of these households, the number of renter and owners was nearly equivalent, at 28 percent and 29 percent respectively.

Table 3-19 Housing Problems for Lower Income Households						
	Renters		Owners		Total	
	Total	Percent	Total	Percent	Total	Percent
Household Income <= 30 % HAMFI (Extremely Low-Income)	405	29%	370	13%	775	18%
Any Housing Problems	220	54%	225	61%	445	10%
Cost Burden > 30%	215	53%	210	57%	425	10%
Cost Burden > 50%	190	47%	160	43%	350	8%
Household Income > 30% to <= 50% HAMFI (Very Low-Income)	420	30%	195	7%	615	14%
Any Housing Problems	390	93%	130	67%	520	12%
Cost Burden > 30%	265	63%	120	62%	385	9%
Cost Burden > 50%	155	37%	75	38%	230	5%

Table 3-19 Housing Problems for Lower Income Households						
	Renters		Owners		Total	
	Total	Percent	Total	Percent	Total	Percent
Household Income > 50% to <= 80% HAMFI (Low-Income)	360	25%	730	25%	1090	25%
Any Housing Problems	330	92%	275	38%	605	14%
Cost Burden > 30%	300	83%	435	60%	735	17%
Cost Burden > 50%	60	17%	295	40%	355	8%
Household Income > 80% to <= 100% HAMFI (Moderate Income)	200	14%	375	13%	575	13%
Cost Burden > 30%	200	100%	250	67%	450	10%
Cost Burden > 50%	0	0%	125	33%	125	3%
Household Income > 100% HAMFI (Above Moderate Income)	30	2%	1,290	44%	1,320	30%
Cost Burden > 30%	30	100%	1,075	83%	1,105	25%
Cost Burden > 50%	0	0%	215	17%	215	5%
TOTAL	1415	100%	2,960	100%	4,375	100%

Source: CHAS Databook, 2006 – 2010 ACS

Between January 1, 2014 and June 30, 2019 the RHNA estimate for very low-income housing need in Arroyo Grande is 60 housing units. Based on HCD standards, 50 percent of these should be planned for extremely low-income households. Therefore, it is projected that an additional 30 extremely low-income households will be added to the City.

Farmworker Households

According to the 2010 Census, ACS estimates, there are 164 residents of Arroyo Grande employed in farming, forestry, fishing and hunting or mining operations. Given the location and environment of Arroyo Grande, it is assumed that a majority of those employed in these professions are in the agricultural community.

Several studies that have been completed over the past 10 years found that most farmworkers live in seriously substandard conditions. A majority of current farmworkers have families and thus are residents versus migrant workers who reside or work for a period of time in the City but live elsewhere. The actual percent of resident versus migrant workers in this area is unknown. The major issue for resident farmworkers is that they are generally low-income and thus have to compete for housing with other lower income residents. The issue for many migrant workers is that farm employers are not required to provide housing, so the migrants may have to find their own housing, which sometimes is living in their car or in illegal units. The greatest need for migrant

workers is temporary seasonal housing. This could be in the form of bunk houses on the property where the workers are employed. In summary, farmworkers generally earn low-incomes, live in overcrowded units, and pay a disproportionate share of income for housing. The City is in compliance with Health and Safety Code Sections 17021.5 and 17021.6.

Persons with Disabilities

The 2012 Census recorded the disability status of the civilian non-institutional population of City residents. Approximately 12 percent of these residents in the City reported as having a disability. The age breakdown can be seen in Table 3-19, showing that the largest percentage (57 %) of the disabled population are 65 years of age or older. Only 3 percent of persons with disabilities reported being under the age of 18.

Table 3-20 Persons With Disabilities by Age		
	Number	Percent
Under 18 years	70	3%
18 to 64 years	1,340	64%
65 years and over	1,184	57%
Total Civilian Non-institutionalized Population with disabilities	2,082	100%

Source: U.S. Census 2012

There are two major problems facing persons with a disability: the need for housing that meets particular physical needs (wheelchair accessible, etc.) and monetary needs. Because of limited job opportunities, many persons with disabilities have incomes below the median.

Persons with disabilities living in Arroyo Grande may have varying housing needs depending on the nature and severity of their disability. Persons with physical disabilities generally require modifications to housing units such as wheelchair ramps, elevators, wide doorways, accessible cabinetry, modified fixtures and appliances. If the disability prevents the person from operating a vehicle, then proximity to services and access to public transportation are important.

If the physical disability prevents the person from working or limits their income, then the cost of housing and needed modifications can be significant. Because physical handicaps vary, this group rarely gravitates toward a single service organization. This makes estimating the number of persons and specific needs difficult. The physical modification of housing is not necessary to accommodate persons with mental disabilities, but they will generally require special services and monetary support. Since jobs and income are often limited, affordable housing is important. Issues related to those with a mental disability would suggest that there is a need for apartment

or other housing complexes that are reserved or designed to accommodate persons requiring extra assistance. If the person is unable to drive, access to public transportation is very important.

Although the City has not adopted a reasonable accommodation policy or ordinance for persons with disabilities, the City has mechanisms, which allow for the modification of standards and retrofitting to increase the suitability of homes to accommodate persons living with special needs, including those with disabilities. In addition, the City proposes Program L.2-1 to create a reasonable accommodation policy for the City.

Developmentally Disabled

According to Section 4512 of the Welfare and Institutions Code a "developmental disability" is defined as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment; however, more severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) provided community-based services to about 279,000 persons in 2014 with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Tri-County Regional Center (TCRC) is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities in Ventura, Santa Barbara, and San Luis Obispo Counties. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. In 2012, TCRC provided services to

approximately 11,600 persons in the Tri-County area. Table 3-20 shows the number of individuals served by TCRC in the 93420 zip code. While this is the primary zip code for the City, the 93420 zip code includes unincorporated areas within the County.

Table 3-20 Developmentally Disabled Persons						
Location	0-14 years	15-22 years	23-54 years	55-65 years	65+ years	Total
93420	44	41	82	24	3	194
Arroyo Grande	44	41	82	24	3	194

Source: Tri-County Regional Center, 2014

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, and HUD housing. Similar to the needs of disabled residents and households mentioned above, the design of housing-accessibility modifications, the proximity to services and transit, the availability of group living opportunities, and consideration of the affordability of housing for people with disabilities living on a fixed income represent some of the types of considerations that are important in serving this need group. Incorporating 'barrier-free' design in all, new multifamily housing (as required by State and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents.

There are local and county programs and services which provide housing and living assistance for disabled residents. Locally the Housing Authority of San Luis Obispo administers the Housing Choice Voucher program, commonly known as Section 8, which provides long-term rental assistance for families with children, elderly and disabled individuals, as well as families with members who are disabled. Additionally, Transitions-Mental Health Association (TMHA), a nonprofit organization serving San Luis Obispo County, provides housing assistance to disabled individuals. HASLO and TMHA have partnered over the years to provide case management services to homeless/disabled individuals.

In order to assist in the housing needs for persons with disabilities the City will continue to implement program L.1-1 to encourage creation of housing for persons with disabilities. Suggested models include coordinating housing activities and outreach with the Tri-County Regional Center and other local agencies, encouraging housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons

with developmental disabilities, and assisting individuals in locating and maintaining suitable housing.

Homeless

The 2013 San Luis Obispo County Homeless Census and Survey provided a "point-in-time" survey of the homeless population in South San Luis Obispo County, which includes the cities and communities of Pismo Beach, Grover Beach, Oceano, Arroyo Grande, and Nipomo. The homeless population in South County represents 38 percent of the total homeless population in the County, which was reported at 2,186 people. Of the total homeless population in San Luis Obispo County, 88 percent were over the age of 18. Past studies have indicated that the majority of homeless persons are found within the City of San Luis Obispo, probably as a result of the fact that most services for the homeless are centered there. Observations from service providers and law enforcement indicate that a large share of the homeless in South County reside in the beach towns.

Since 1989, the Community Action Partnership of San Luis Obispo County's (CAPSLO) Homeless Services program has been working to meet the needs of the homeless in the County, offering emergency housing, on-site information, referral services and assistance in finding permanent housing. This organization operates the Maxine Lewis Memorial shelter in San Luis Obispo, which provides 50 beds nightly year-round. An additional 25 to 35 beds are added through the Interfaith Coalition for the Homeless, bringing the overflow total to more than 25,000 shelter nights provided per year. There are several other organizations in the County that provide services and housing for the homeless, including several churches.

The City provides many services for the homeless that includes mental health services, drug and alcohol services and student services. These resources are provided by the City as well as by the support of the Homeless Services Oversight Council of San Luis Obispo County. San Luis Obispo County has also incorporated a 10-year Plan to End Homelessness that was completed in 2008. This plan includes goals in housing attainability, ongoing services for the homeless and prevention action to divert individuals from becoming part of the cycle of homelessness.

Attainable Housing

Housing has become out of reach for most workers in San Luis Obispo County and the City of Arroyo Grande. This has made it very difficult for the employers of many industries to recruit and retain employees. It has also caused the situation that many employees must commute from

varying locations, causing traffic congestion and related air quality impacts. Additionally, housing is out of reach for many others in lower income categories including seniors, single mothers, those with special needs and others as discussed earlier in this chapter.

The City of Arroyo Grande has identified the provision of housing to those unable to afford market-rate housing prices as a priority and a policy and program are included in this Housing Element to establish an "Attainable Housing" program in the City. Defining "Attainable Housing" will be part of this effort. The City envisions assessing whether proposed projects include "Attainable Housing" as applications are submitted.

Elements considered part of "Attainable Housing" are anticipated to include but will not be limited to:

- Projects with a high percentage of rental units
- Projects including single-room occupancy units (see also Program J.1-1)
- Projects in mixed-use districts
- Projects that include universal design elements (see also Program L.2-2)
- Infill projects, and
- Projects that include elements that exceed the mandatory California Green Building Code Standards in Title 24

Incentives available for "Attainable Housing" projects are anticipated to include but will not be limited to:

- Reduced parking standards
- Setback reductions
- Impact fee reductions or waivers

3.6 At Risk Housing Units

Existing affordable housing units in the City, including those available to low and very low-income families that were created through government subsidies, may be eligible to convert to market rate units. Such conversions may jeopardize a significant amount of the existing affordable housing stock. Housing elements are required to:

- 1) identify those low-income units that may convert to market rate units within 10 years;
- 2) analyze the costs of preservation of these "at-risk" units versus replacing them;
- 3) identify resources for preservation; 4) set objectives for preserving at risk-risk units; and
- 5) incorporate programs to try to preserve the units as affordable housing.

During this reporting period, three of the twenty-nine units restricted to the moderate-income level and two of the six units restricted to the low income level through the City's inclusionary housing program have also been lost. This loss is largely due to the formula used to determine the maximum allowable sales price. Under the program, when interest rates go down, the maximum affordable sales price goes up. Hence, in recent years, the decrease in the interest rate has created a maximum affordable sales price that exceeds the market rate. Other losses have been due to foreclosures. However, this situation is expected to stabilize as the housing market recovers and interest rates are normalized. To the extent that subsidized housing units are established in the City in the future, policies and programs shall be identified to ensure that these affordable units may remain available for lower income families. Programs I.1-1 and I.1-2 address situations where affordable units are at risk of converting to market rate.

CHAPTER 4 - Housing Resources

This Chapter evaluates the availability of land and public services in Arroyo Grande to support future residential development. The Chapter also summarizes financial resources available for affordable housing and energy conservation opportunities.

4.1 Regional Housing Needs Determinations

State law requires councils of government to prepare Regional Housing Needs Plans (RHNP) for all cities and counties within their jurisdiction. The RHNP for San Luis Obispo County, including the City of Arroyo Grande was prepared by the San Luis Obispo Council of Governments (SLOCOG). The RHNP was adopted by SLOCOG in August 2013 and was subsequently accepted by HCD. The RHNP is intended to assure that adequate sites and zoning exist to address anticipated housing demand during the planning period (June 30, 2014 through June 30, 2019). The RHNP sets targets to ensure the availability of sites to accommodate the housing needs of a wide range of socioeconomic segments of a community.

To develop estimates of future housing needs by jurisdiction, SLOCOG evaluated past construction trends, the relationship between job and housing opportunities, public service availability, as well as housing needs provided by the State. SLOCOG, in its preparation of the RHNP, considered the following factors in its distribution of the housing needs to the individual jurisdictions:

- SLOCOG goal to increase the housing supply and the mix of housing types, tenure, and affordability in all jurisdictions within the region in an equitable manner in accordance with SLOCOG's Regional Transportation Plan and as envisioned under SB375.
- Concentration of new growth in each jurisdiction's Target Development Areas.
- Each jurisdiction's employment base and population growth in relation to regional employment and population growth;
- The extent to which a jurisdiction's current income distribution differs from that of the regional average;
- The HCD determined regional housing needs; and
- The capacity of the presently zoned land in the unincorporated County for residential development in the above moderate-income category.

State law requires that RHNP's divide the specified housing allocation into four income groups. The groups are defined as percentages of County median income. Table 4-1 displays the criteria for the four income groups.

Table 4-1 Income Group	
Very Low	Household income is less than 50% of the county median income.
Low	Household income is between 50% and 80% of the county median income.
Moderate	Household income is between 80% and 120% of the county median income.
Above Moderate	Household income is greater than 120% of the county median income.

Source: HCD Income Definitions

4.2 2014-2019 Regional Housing Needs Allocation

The total number of dwelling units that needs to be accommodated during the planning period for Arroyo Grande is 242 housing units, as outlined in Table 4-2. The very low and low-income categories make up 40 percent of the housing allocation.

Table 4-2 Housing Need Allocation by Income Category		
	Number	Percent Share
Very Low	60	24.9%
Low	38	15.6%
Moderate	43	17.6%
Above Moderate	101	41.8%
Total	242	100%

Source: Regional Housing Needs Plan 2013, San Luis Obispo Council of Governments

According to HCD, based upon federal income standards, in 2014 the median household income for a family of four in San Luis Obispo County was \$77,000. Table 4-3 indicates the income levels for 2014.

Number of Persons in HH	1	2	3	4	5	6	7	8
Extremely low-income	\$15,850	\$18,100	\$20,350	\$22,600	\$24,450	\$26,250	\$28,050	\$29,850
Very low-income	\$26,400	\$30,200	\$33,950	\$37,700	\$40,750	\$43,750	\$46,750	\$49,800
Low-income	\$42,250	\$48,250	\$54,300	\$60,300	\$65,150	\$69,950	\$74,800	\$79,600
Median Income	\$53,900	\$61,600	\$69,300	\$77,000	\$83,150	\$89,300	\$9,500	\$101,650
Moderate Income	\$64,700	\$73,900	\$83,150	\$92,400	\$99,800	\$107,200	\$114,600	\$121,950

Source: State Department of Housing and Community Development, 2014

Over the period from January 2014 to June 2014, 20 primary units, 1 secondary unit, and a 69 unit assisted living facility were constructed or permitted in Arroyo Grande. Table 4-4, below, details the income categories of the approved projects. A total of eight single family residences and one second unit were constructed. The single-family residences are assumed above moderate. The 1 secondary unit was assumed to be low-income based on affordability in the City, current rents, and second unit regulations (See also Tables 3-13 and 3-14). The average market rate for apartments ranges from about \$1,051 per month for a one-bedroom apartment to \$1,481 per month for a two-bedroom with the lowest priced units ranging from \$895 per month to about \$1,200 per month. The monthly rent that low-income households can afford ranges from \$924 to \$1,040, placing many market-rate one-bedroom, two-bedroom and second units in the affordable range for low-income households. In addition, pursuant to Arroyo Grande Municipal Code Section 16.52.150, size limits are placed on second units depending on the zoning district they are in. Given that the 1 constructed secondary units is a one bedroom and less than 850 square feet in size, it is likely rented for less than \$1,000 or provided to family members for no rent.

The 81 units approved during the planning period included one assisted living project, a new 69-unit assisted living facility (see Table 4-4). These units are not income-restricted and provide food and care; therefore, they are classified as "above moderate". In addition to the 69-unit assisted living facility, the remaining approved units have been in the above moderate-income category.

Table 4-4 Approved Projects January 2014- June 2014						
ID#	Address	Very Low	Low	Moderate	Above Moderate	Total (added across)
	880 Oak Park Blvd.	0	0	0	77	77
	228 Le Point Street	0	0	0	1	1
	308 Stillwell Drive	0	0	0	1	1
	324 Stillwell Drive	0	0	0	1	1
	328 Stillwell Drive	0	0	0	1	1
Totals		0	0	0	81	81

Source: City of Arroyo Grande, 2014

Due to the elimination of redevelopment agencies by the State as of December 2011, the City will use funds from the City's Affordable Housing in-Lieu Fee Program when feasible to finance future affordable housing projects. The City strives to make funding available to local affordable housing non-profit organizations to assist with housing projects when possible. However, the level of funding the City can provide is not sufficient to address direct and associated costs of providing this level of housing without increased State financial assistance.

After accounting for permit and construction activity in the period from January 2014 to June 2014, the City has a remaining RHNA of 152 units, 97 of those are very low and low-income (see Table 4-5).

Table 4-6 shows the remaining RHNA for the planning period and the vacant land and opportunity sites available for residential development. It is important to note that the City is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market can build units affordable to very low, low, moderate, and above moderate households to meet the City's allocation. This includes the creation, adoption, and implementation of General Plan policies, development standards, and/or economic incentives to encourage the construction of various types of units.

Table 4-5 City Share of Regional Housing Need 2014-2019					
	Very Low	Low	Moderate	Above Moderate	Total (added across)
2014-2019 RHNA	60	38	43	101	242
Units Constructed/Approved	0	0	0	89	89
Second Units Constructed/Approved	0	1	0	0	1
Remaining 2014-2019 RHNA	60	37	43	12	152

Source: Regional Housing Needs Plan 2013, San Luis Obispo Council of Governments, City of Arroyo Grande

Table 4-6 Remaining RHNA, 2014-2019					
	Very Low	Low	Moderate	Above Moderate	Total (added across)
Subtotal remaining RHNA	60	37	43	12	152
Vacant Land Inventory ¹	129		90		219
Total Remaining RHNA	0		0		0
Additional Sites					
Second Unit Potential	0	12	12	0	24
Opportunity Sites ²	139	127	0	51	317
Total Additional Sites	139	139	12	51	341

Notes:

1: Details about these sites are found in Table 4-7

2: Details about these sites are found in Table 4-8

Source: Regional Housing Needs Plan 2013, San Luis Obispo Council of Governments, City of Arroyo Grande

As Table 4-6 shows, the City can meet all of its remaining RHNA with available vacant sites. The City has vacant land available to accommodate 219 units. Of these, 129 units are located on higher density sites and can be developed to accommodate the very low and low-income allocation. Additionally, the City has identified opportunity sites and second unit development potential, which provide alternative options and development flexibility and could accommodate over 300 units. Vacant land, underutilized land opportunities, and second unit potential are discussed in Section 4.3 below.

4.3 Land Availability

State housing law requires that the housing element provide an inventory of land suitable and available for residential development, including vacant sites and sites having potential for intensification and/or redevelopment. The purpose of this requirement is to identify sites that could accommodate residential development as set forth by the RHNP. This analysis is not a construction quota or an anticipated list of projects that will be constructed, given that the law

recognizes that there may be limitations that would affect residential development, as well as the fact that private development and market forces affect the level of housing construction.

Following are two tables (Tables 4-7 and 4-8) that provide listings of vacant and opportunity (underutilized) sites available for housing construction, as well as Table 4-9 providing the sites where projects have received entitlements. Figure 4-1 presents a housing opportunity inventory map with locations for the sites discussed in Tables 4-7 through 4-9.

The City's Land Use Element includes a "Mixed Use" land use category that encompasses approximately 85 percent (254 acres) of all the commercially zoned land within the City. The Development Code was updated in 2007 to implement the changes in the Land Use Element. New development standards for the Village Core Downtown (VCD) and Village Mixed Use (VMU) districts have been established including allowable densities of up to 15 dwelling units per acre (densities were not previously established in the superseded Village Commercial district). The City also rezoned properties within the General Commercial (GC) district to Gateway Mixed-Use (GMU), Fair Oaks Mixed-Use (FOMU), and Traffic Way Mixed-Use (TMU) depending on location. Properties in the Office, Industrial and Highway zoning districts have been rezoned to Office Mixed-Use (OMU), Industrial Mixed-Use (IMU), and Highway Mixed-Use (HMU), respectively. New development standards for these mixed-use districts have been established with maximum densities ranging from 15 to 25 dwelling units per acre, and minimum densities set at 75 percent of maximum for certain districts.

Consequently, most of the land (the exception is the Regional Commercial zoning district) within the City is zoned for some level of residential development with minimum densities. This is a significant change from what was allowed and analyzed in the City's 2003 Housing Element. The City recognizes that the State requires land zoned at a minimum of 20 units per acre to meet the very low and low income housing allocation. With the flexible density for mixed-use zoned areas the City is able to exceed the 20 units per acre, and in some areas only 10 percent of the site is required to be commercial, allowing the remaining site to be developed as residential.

Recent high-density residential projects in the mixed-use zone include the Pike and Elm project (22 du/ac) which was considered mixed-use due to its location adjacent to a commercial use although the site is fully residential, and a People Self Help Housing (PSHH) project currently under construction on East Grand Avenue built to 22 units per acre providing 36 low and very low-income units and is located in the Gateway Mixed-Use Zone. The City has demonstrated

that it is flexible in approving higher density residential projects. With the increase of allowable densities as well as the increase of land suitable for residential development, the City has expanded its capacity to develop affordable housing.

Vacant Land

The vacant land inventory identifies the realistic potential for 219 units. While many of the vacant parcels are expected to accommodate moderate- and above moderate-income households, there are several sites that are appropriate for high-density housing units for very low- and low-income households, accommodating approximately 129 very low- and low-income units. The number of very low- and low-income units is based on conservative estimates and allocating a portion of the site for non-residential development. For sites located in a PED zone, residential uses are not permitted on the ground floor facing the street and, therefore, it is assumed a minimum of 10 percent of the site would be dedicated to commercial and retail uses. Site number 10 (discussed in Table 4-7) can accommodate all but three of the very low and low-income housing need. This site is subject to PED regulation and therefore must be developed as a mixed-use property. As this site is located adjacent to very-high density multifamily residential land use and a multifamily apartment zone, it is anticipated this site will be built to maximum density capacity as compatible with surrounding residential uses. The remaining three units can be accommodated by the other vacant high density sites, which are not subject to the PED regulation.

Second Units

A review of City planning permit records indicated that five second units are constructed, on average, every year. Using this historic average, it is assumed that 25 second units will be permitted between now and June 2019, with one already constructed. Based on affordability calculations (See Table 3-14) and current rental rates it is expected that the second units will be affordable to low-income and moderate income households. However, the vacant land inventory and opportunity sites have sufficient capacity to meet the RHNA target without relying on second units.

Underutilized Sites

While the vacant sites identified in Table 4-7 are able to accommodate the remaining RHNA, the City has also identified opportunity sites with some existing development that are zoned for residential development (see Table 4-8). These sites are suitable for infill and redevelopment to provide alternate opportunities for new housing development and affordable units. The

opportunity sites provide the possibility for an additional 317 units total including 139 very low-income and 127 low-income units. The City's General Plan Land Use Element identifies numerous policies to promote a variety of housing types and affordability diversification.

In addition to the sites in Tables 4-7 and 4-8, the City recently annexed a 48.74-acre site located south of the City limits at the southeast terminus of Castillo Del Mar. The property was approved for a 16 lot subdivision (VTM 1789) by the San Luis Obispo County Planning Commission in 2008. The applicant revised the project to include six additional lots (VTM 3048, "Heights at Vista Del Mar"), which the County approved in December 2013. A Memorandum of Understanding (MOU) for the project established a strategy to provide water to Tract 3048 by utilizing a portion of water conservation offsets paid by the developer. Water availability is therefore from conservation rather than a new water supply. The applicant is in the process of installing required public improvements for the project. The 22 units are above the moderate-income level.

Table 4-7 Vacant Sites Inventory									
ID #	APN	Address	Site Size (acres)	GP Land Use	Zoning	Density	*Number of Dwelling Units	Notes	Site Constraints
Low Density Sites									
1	007-011-048, 047	100 Rodeo Dr.	2.9	CF	PD 1.3	4.5/ac	13 Mod/AM	Grace Church Property	
2	007-011-040	Rodeo Dr.	6.9	MFR & SFR	MF/RS	9/ac (MF) 2.5/ac (RS)	20 Mod/AM	County Property (mixed zoning)	
3	Portion of 007-011-044	PF & SF Old Ranch Rd.	5.0	CF & SFR	PF/SF	4.5/ac	4 Mod/AM	City Property – (South County Regional Center; mixed zoning)	
4	077-051-052, 053; portion of 077-061-016	Hillcrest Dr.	1.88	MU	MF	9/ac	14 Mod/AM	Mankins/ City Project Pending	
5	Portion of 077-055-061	Hillcrest Dr.	1.12	MU	MF	9/ac	10 Mod/AM	Mankins	
6	007-031-038; 007-791-034	251 Corbett Canyon	5.08	C/OS & SFR	PF/RS	2.5/ac	8 Mod/AM		creek setback area
7	007-011-041	Grace Lane and Rodeo Dr.	7.43	SFR	PD 1.3	2.5/ac	11 Mod/AM		steep slopes
8	077-163-001	Cedar & Aspen Streets	0.6	SFR	SF	4.5/ac	3 Mod/AM	SF Infill	
9	006-095-024	Castillo Del Mar	11.0	SFR LD	RH	.67/ac	7 Mod/AM		
High Density Sites									
10	077-111-072	143 & 147 Brisco Rd.	4.2	MU	GMU/ **PED	15/ac (25/ac for mixed use)	94 VL/Low	RV Storage 10% commercial 90% residential	
11	077-011-010	700 Oak Park Blvd.	0.73	MU	OMU	15/ac (20/ac for mixed use)	7 VL/Low	50% of site due to mixed-use zoning	
12	077-012- 013	1650 Chilton St.	1.88	MU	OMU	15/ac (20/ac for mixed use)	18 VL/Low	50% of site due to mixed-use zoning	

Table 4.7 Vacant Sites Inventory									
ID #	APN	Address	Site Size (acres)	GP Land Use	Zoning	Density	*Number of Dwelling Units	Notes	Site Constraints
13	077-223-064	142 S. Halcyon Rd.	0.8	MU	OMU	15/ac (20-ac for mixed use)	10 VL/Low		One parcel is completely surrounded by the other parcel. Two separate owners
	077-223-068			MU	FOMU	15/ac (25/ac for mixed use)			
Totals							90 Mod/AM 129 VL/Low	219 total units	
<p>Legend: AM – Above-Moderate Income Mod – Moderate Income Low – Low Income VL – Very Low Income</p> <p>Notes: *The estimated number of dwelling units for high density zones is conservative. Sites zoned FOMU or GMU can yield up to 25 du/ac. Sites zoned OMU are assumed to include 50% commercial development, which is not a requirement. **PED = Residential not permitted in pedestrian oriented storefront locations on ground floor facing E. Grand Avenue, East/West Branch Street or prime real estate space within shopping centers.</p>									

Source: City of Arroyo Grande, 2014

Table 4-8 Opportunity Sites Inventory									
ID #	APN	Address	Site Size (acres)	GP Land Use	Existing Zoning	Density	Existing (no. dwelling units)	Add'l (no. dwelling units)	Existing Uses, Surrounding Uses, Other Information
High Density Sites									
14	007-531-002, 005	980 & 1010 Huasna Rd.	1.86	AG	AG	n/a (AG) 9/ac (MF)	2	14 (VL)	Possible Farm Worker Housing: Farm worker housing is allowed on this site. Density of farm worker housing is determined through discretionary review. Another option is to rezone to MF (9 du/ac). Surrounding uses include a mobile home park and agricultural uses. Owners are Dunn Douglass Family Trust and Charles Cabassi.
15	077-204-014, 026, 031, 036, 037	370 - 382 So. Halcyon Rd.	1.8	MU	OMU	15/ac (20/ac mixed use)	5	11 (VL) 11 (Low)	Existing use is single family residential development (older, small homes), site is underutilized. Surrounding uses include Arroyo Grande Hospital, Harloe Elementary School, and multi-family development. Owners are Barbara Finn and Jones Family Trust.
16	077-201-012	910 Dodson Way, 224 & 230 Halcyon Rd.	0.7	MU	OMU	15/ac (20/ac mixed use)	3	3 (VL) 4 (Low)	Existing use is single family residential development (older, small homes), site is underutilized. Surrounding uses include commercial and residential development. Owner is Tierra Pacific Development, LLC.

Table 4-8 Opportunity Sites Inventory									
ID #	APN	Address	Site Size (acres)	GP Land Use	Existing Zoning	Density	Existing (no. dwelling units)	Add'l (no. dwelling units)	Existing Uses, Surrounding Uses, Other Information
17	077-111-009, 011, 012, 014, 057; 077-112-001 to 006; 077-113-015, 016 077-211-010, 015, 018, 022 to 024, 035 to 037, 077-221-002, 003, 026, 027, 028, 031, 036, 037	1070-1150 E. Grand Ave., 1013-1167 E. Grand Ave.	Total area = 11.92 acres. Assume 1/3 avail. for infill, or about 4 acres.	MU	FOMU	15/ac (25/ac mixed use)	Existing commercial buildings, parking, couple of residences.	30 (VL) 30 (Low)	Assume back lot and infill development. Multiple parcels along Grand Avenue. Existing use is strip mall development. Surrounding uses are primarily other similar commercial uses. The subject properties are under multiple ownerships.
18	077-203-009, 019	265 & 279 Alder	0.4	VHD (Very High Density)	SF ¹	25/ac	2	13 (VL) 13 (Low)	Existing use is single-family residential. The two parcels are adjacent to and owned by Tose Family Trust, which operates a senior assisted living facility (Alder House). Surrounding uses include single- and multi-family residential and office development.
19	077-241-013, 035, 062	406 S. Elm; 1210, 1212 & 1220 Farroll Ave.	9.84 (Estimated 25% of property developed at maximum density)	MFR/CF/MU	MFA/PF/OMU	15-25/ac	1 SFR, Church & care facility	30 (VL) 30 (Low)	Special needs or high density. Current uses include single family residence, residential care facility (Arroyo Grande Care Center owned by Compass Health, Inc.) and Coastal Christian School (grades K-12). Property owners are Mathias Family Trust, McMullen Juanita Living Trust, and Landmark Missionary Baptist Church.

Table 4-8 Opportunity Sites Inventory									
ID #	APN	Address	Site Size (acres)	GP Land Use	Existing Zoning	Density	Existing (no. dwelling units)	Add'l (no. dwelling units)	Existing Uses, Surrounding Uses, Other Information
20	077-204-028	280 Halcyon Road	0.8	MU	OMU	15/ac (20/ac mixed use)	1	5 (VL) 6 (Low)	MF Infill. The property is developed with a small single-family residence and therefore underutilized. Surrounding uses include commercial and high density residential development. Owner is George Gay.
21	077-141-018, 027, 028	1203-1243 E. Grand Ave.	7.5	MU	GMU/MF	15/ac (50% of site) (25/ac mixed use)	0	28 (VL) 28 (Low)	Existing commercial buildings. Tri-W/ RDA (identified redevelopment area of existing shopping center)
22	077-011-011	1587 El Camino Real	1.11	MU	OMU	15/ac (50% of site) (20/ac mixed use)	0	5 (VL) 5 (Low)	Existing office building. Surrounding uses include, office, residential and vacant. Owner is Dechance Living Trust. Constraints include mature oak trees.
Low Density Sites									
23	007-571-all except 606	Lierly Ln. & E. Cherry Ave.	12.77	SFR Med. Density with NP Overlay	RR	4.5/ac	12	25 (AM)	This site is subject to Neighborhood Plan requirements to coordinate infrastructure improvements and circulation. Existing use is low density single-family development under multiple ownerships. Surrounding uses include single-family residences and active agricultural land. Site constraints include creek setback and agricultural buffer.

Table 4-8 Opportunity Sites Inventory									
ID #	APN	Address	Site Size (acres)	GP Land Use	Existing Zoning	Density	Existing (no. dwelling units)	Add'l (no. dwelling units)	Existing Uses, Surrounding Uses, Other Information
24	007-861-018, 070; 007-751-004	1041 Huasna Rd. 1075 Huasna Rd.	6.62	SFR Low Medium Density	RS	2.5/ac	3	13 (AM)	Existing are 3 single-family residences on 2 parcels. One of the properties is vacant. Owners include Beck Family Trust and Nancy Kelley. Surrounding land uses include low density single family residential development and agriculture. The properties are somewhat constrained by slope.
25	077-192-026, 031	1029 Ash Street	1.3	CF/SF	SF	4.5/ac	2	4 (AM)	SF Infill. Existing use is low-density single-family residential. Surrounding the property is single-family residential development. Owner of the property is Edmondson Living Trust. The land use designation of CF should be changed to SFR consistent with the zoning.
26	007-501-012	513 Ide Street	1.63	C/OS SFR	PF/SF	4.5/ac	1	5 (AM)	SFR Infill. Existing use is one single-family residence. Surrounding the site is single-family residential development. Property owner is Wilks Trust. Site constraint is creek setback.
27	006-095-025	Valley Road	7.32	SFR LD	RH	.67/ac	1	4 (AM)	Owned by Judith Haddox
Totals								51 AM 0 Mod 127 Low 139 VL	317 total units

Legend:
 AM – Above-Moderate Income
 Mod – Moderate Income
 Low – Low Income
 VL – Very Low Income

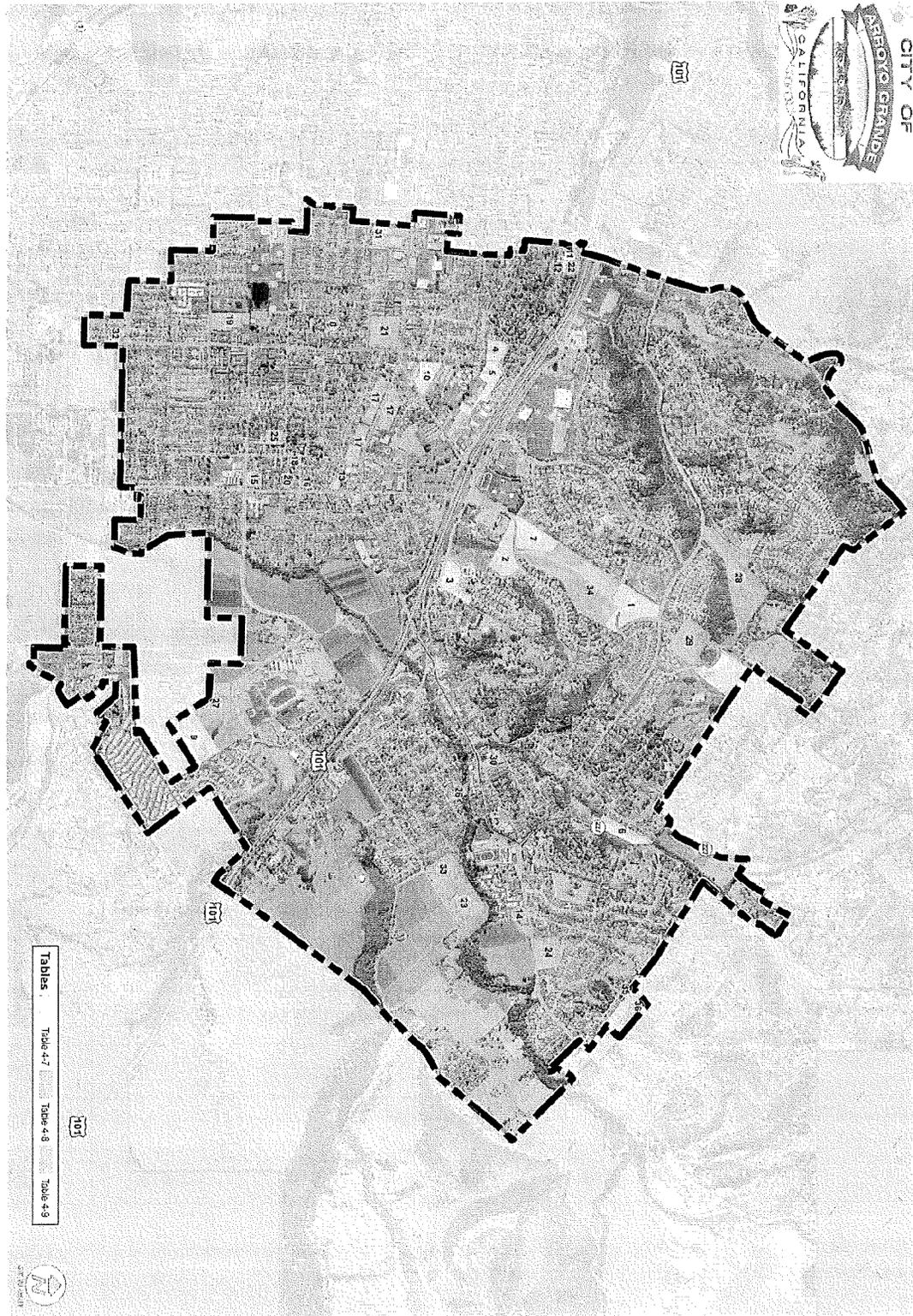
Note 1: Current zoning is not in compliance with the land use. A proposal to expand Alder House was recently submitted. The zoning will be brought into compliance through this project proposal.

Source: City of Arroyo Grande, 2014

Table 4-9 Approved Projects 2007-2014							
ID#	Address	Very Low	Low	Moderate	Above Moderate	Total (added across)	Status
28	Rancho Grande (VTTM 01-001)	0	0	0	15	15	0 units constructed
29	451 Hidden Oak Rd. (Nester)	0	0	0	10	10	0 units constructed
30	415 E. Branch St. (Creekside)	0	0	2	22	24	0 units constructed
31	Southwest corner of E. Grand Ave. and S. Courtland St. (PSHH)	18	18	0	0	36	36 units constructed and occupied (October 2014)
32	The Pike and S. Elm St.	0	0	0	28	28	Under construction
33	Myrtle St. & E. Cherry Ave. (Cherry Creek)	0	0	0	28	28	19 units constructed
34	Grace Lane	0	0	4	15	19	17 units constructed
35	Pearwood Ave. (Zogata)	0	0	0	2	2	0 units constructed
36	Pearwood Ave. (City)	0	0	0	4	4	0 units constructed
n/a	Heights at Vista Del Mar	0	0	0	22	22	0 units constructed
Totals		18	18	6	146	188	72 units constructed

Source: City of Arroyo Grande, 2011

Figure 4-1 Housing Opportunity Sites Inventory Map



**2011 Housing Element Update:
Housing Opportunity Sites Inventory Index**

4.4 Infrastructure Resources

This section examines the availability and capacity of public facilities and services within the City that are essential to residential development. These include water, sewer, public safety, and schools.

Water

The City receives water from both groundwater and treated surface water. Groundwater is extracted from two separate basins: the Santa Maria Groundwater Basin and the Pismo Formation. The Santa Maria Basin is adjudicated, and the City currently has a right to 1,323 acre feet per year (AFY). The Pismo Formation is not adjudicated and the City has established 160 AFY of appropriative rights. The most significant portion of the City's water supply is from Lopez Lake. The City is in contract with the San Luis Obispo County Water Conservation and Flood Control District Zone III for an entitlement of 2,290 AFY of treated surface water. The current total supply available to the City is 3,873 AFY.

In calendar year 2013 the City used 3,111 acre feet of water, which calculates to a per capita rate of 164 gallons per day. If the per capita water consumption remains the same, the City's buildout population of 20,000 would require an annual supply of 3,674 acre feet, which can be met with the current water supply. Table 4-10 shows the current and projected water supply through 2030.

Table 4-10 Current and Projected Water Supply – Acre feet per year (AFY)					
Water Supply Sources	2010	2015	2020	2025	2030
Groundwater – Santa Maria Groundwater Basin	1,323	1,323	1,323	1,323	1,323
Groundwater – Pismo Formation ¹	80	200	200	200	200
County of San Luis Obispo Lopez Reservoir Project	2,290	2,290	2,290	2,290	2,290
Oceano Community Services District ²	100				
TOTAL	3,793	3,813	3,813	3,813	3,813
Notes:					
1. Assumes 80 AFY of groundwater from Well No. 9, 80 AFY from Well No. 10, and 40 AFY from Well No. 11 will be available as a reliable source of supply from 2015 through 2030.					
2. Assumes that the remaining three years of the five year contract of 100 AFY with OCSD will be utilized in 2012,2013 and 2014.					

The projected water supply in 2015 is 3,813 AFY when considering the loss of 100 AFY from the OCSD and the addition of 40 AFY with Well No. 11, a net loss of 60 AFY. Additional water supply opportunities include options of purchasing State Water or recycled water.

The 2010 Urban Water Management Plan Update proposes that water use be reduced to 149 gallons per capita per day (gpcd) to be in compliance with the California Water Code and Senate Bill X7-7 (SB7). SB7 requires urban water suppliers using more than 3,000 acre feet per year or serving more than 3,000 connections to reduce per capita water use by 20% by the year 2020. Strategies from the City's Water Conservation Plan and mandatory water conservation measures will be utilized to achieve the required reduction.

Sewer

The City maintains a sewer collection system of approximately 65 miles of sewer main and five sewer lift stations. The collection system is managed under the guidance of the Sewer System Management Plan and discharge permit from the State Water Resources Control Board.

The system capacity is currently being modeled with the preparation of the Wastewater System Master Plan Update. The Master Plan will detail all system requirements including main replacements and upgrades. The collection system conveys the sewage to the South San Luis Obispo County Sanitation District. The District provides collection, treatment and disposal services for the City. The treatment plant is located in Oceano and also treats sewage from the Oceano Community Services District and the City of Grover Beach. The plant is designed to treat an average daily flow of 4.2 million gallons per day. The current average flow is 2.9 million gallons per day. The plant has been estimated to provide ample service until at least 2025.

Public Safety

The City of Arroyo Grande Police Department is responsible for law enforcement, investigations and crime prevention programs within the City limits. The Five Cities Fire Authority was established in July 2010 by a joint Powers Agreement between the Cities of Arroyo Grande, Grover Beach and Oceano Community Services District and is responsible for providing fire protection and medical response. The City historically has low levels of major crime or fire loss despite below average police and fire department staffing. There are no uniform standards regarding appropriate or adequate numbers of officers per number of residents. Average response time within the City limits is between 4 to 6 minutes, which for some of the areas of the City is consistent with a recognized standard of 5 minutes.

It is generally expected that police and fire resources will improve with additional development that generates increased tax revenues. However, with the recent shifts of local tax revenues to the State, and decreasing State revenues being provided to local governments, additional development may cause a decrease in public safety for the community.

Schools

School facilities for Arroyo Grande are provided by the Lucia Mar Unified School District, which provides educational services in the South County Area, which includes Grover beach, Pismo Beach, Oceano, Nipomo and the remaining unincorporated county. The District operates and maintains 11 elementary schools, three middle schools, and three high schools. With the exception of Nipomo High, recent studies have indicated that most of the schools, with the exception of Nipomo High, were built in the 1950's and 1960's and thus may be subject to needed renovation. Information provided in the Arroyo Grande General Plan EIR adopted in 1991 indicated that many of the schools were operating at an over capacity level. With the opening of Nipomo High in 2002, the high school level capacity has been resolved.

According to the 2014 San Luis Obispo County Annual Education Report, enrollment is projected to slightly decline due to the number of graduating seniors exceeding the amount of students entering kindergarten. This can be attributed to a recent studies report in the San Luis Obispo *Tribune* newspaper indicate that the population in the area will be shifting from families to a more senior population, mainly because of the cost of housing. Recent State budget cuts are also affecting the operation ability of the school district to provide education services.

4.5 Financial Resources

Many State programs exist to provide cities, communities, and counties financial assistance in the development, preservation, and rehabilitation of units for workforce housing. The Department of Housing and Community Development identifies and provides detailed information on the grants and loans available for affordable and workforce housing, which are listed below. A couple of Federal programs are included as well.

Affordable Housing Innovation Program: This program provides grants or loans to fund the development or preservation of workforce housing.

Golden State Acquisition Fund (GSAF) Affordable Housing Innovation Program: This program provides quick acquisition financing for the development or preservation of workforce housing. Provides loans for developers through a nonprofit fund manager.

<http://www.hcd.ca.gov/fa/ahif/ahif-l.html>

Local Housing Trust Fund Program: Matching grants (dollar-for-dollar) to local housing trust funds dedicated to the creation or preservation of affordable housing that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs.

<http://www.hcd.ca.gov/fa/ahif/lhtf.html>

American Recovery and Reinvestment Act – CDBG Recovery Program (CDBG-R): This is an economic development grant program and includes goals of modernizing infrastructure, improving energy efficiency, expanding educational activities, and access to healthcare. The program disburses housing-related grants for single- and multi-family housing to rehabilitate housing, acquire rental units, homeownership assistance, and activities complementing new construction.

<http://www.hcd.ca.gov/fa/ahif/cdbgr.html>

CalHome Program: Provides grants to local agencies and nonprofit developers to assist very-low income homeowners through deferred payment loans as well as direct, forgivable loans to assist development projects.

www.hcd.ca.gov/fa/calhome

Emergency Solutions Grant (ESG): Provides grants to fund projects that serve homeless individuals and families with supportive services, emergency shelter/transitional housing, assisting persons at risk of becoming homeless with homelessness prevention assistance, and providing permanent housing to the homeless population.

<http://www.hcd.ca.gov/fa/esg/index.html>

Enterprise Zone Program: Provides incentives such as sales tax credits and operation deductions for business investment.

<http://www.hcd.ca.gov/fa/ez/EZoverview.html>

Governor's Homeless Initiative: Provides loans and grants for the development of permanent supportive housing for chronically homeless residents who suffer from severe mental illness.

www.hcd.ca.gov/fa/ghi

HOME Investment Partnerships Program: Provides cities, counties, and nonprofit organizations with grants and low-interest loans to create and retain affordable housing.

www.hud.gov/offices/cpd/affordablehousing/programs/home/

Infill Infrastructure Grant Program: Provides grants to assist in the creation and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in places designated for infill.

<http://www.hcd.ca.gov/fa/iig/>

Mobilehome Park Resident Ownership Program (MPROP): Provides loans to finance the preservation of affordable mobilehome parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.

<http://www.hcd.ca.gov/fa/mprop/>

Multifamily Housing Program (MHP): Provide deferred payment loans to fund the construction, rehabilitation, and preservation of permanent and transitional rental units for supportive housing. This includes housing for low-income residents with disabilities, or those who are at risk of homelessness.

www.hcd.ca.gov/fa/mhp

Office of Migrant Services: Provides grants to local government agencies that contract with HCD to operate OMS centers in California. OMS centers provide safe and affordable seasonal rental housing and support services for migrant farmworker families.

www.hcd.ca.gov/fa/oms

Predevelopment Loan Program: Provides short-term loans for financing low-income housing projects.

www.hcd.ca.gov/fa/pdlp

State CDBG Program Economic Development Allocation: Provides grants for planning and technical assistance and the creation or maintenance of jobs for rural low-income workers.

<http://www.hcd.ca.gov/fa/cdbg/EconDevelopment.html>

State CDBG Program Community Development Allocation: Provides grants to fund housing, public improvement, community facilities, public services, and planning and technical assistance that benefit lower-income residents in rural communities.

<http://www.hcd.ca.gov/fa/cdbg/CommunityDevelopment.html>

Local Housing Funds

The City has an inclusionary housing ordinance. Fees collected under the ordinance are kept in the In-Lieu Affordable Housing Trust Fund. Funding from this source can be directed to affordable housing projects in the City and/or used to leverage State and federal housing funds.

As of June 30, 2014, the In-Lieu Affordable Housing Trust Fund had funds in the amount of \$81,000 devoted to affordable housing. To date, the City has allocated funds from this source for two affordable senior housing projects. This fund will increase during the housing period as additional projects are developed. The City also another fund used for affordable housing, the Successor RDA Housing Function. The Successor RDA fund currently has a negative balance, as the City recently paid HASLO for an affordable housing project at 224 S. Halcyon in June, 2014.

Another source of local housing funding is through the San Luis Obispo County Housing Trust Fund (SLOCHTF), which is a private nonprofit corporation created to increase the supply of affordable housing in San Luis Obispo County for very low, low and moderate income households. SLOCHTF provides financing and technical assistance to help private developers, nonprofit corporations and government agencies produce and preserve homes that working families, seniors on fixed incomes and persons with disabilities can afford to rent or buy. More information on SLOCHTF can be found at www.slochtf.org.

Chapter 5 Housing Constraints

The price of a home is based upon several basic costs: land, materials, labor, financing rates and insurance, government requirements and fees, as well as environmental constraints. The first two sections of this Chapter discuss governmental constraints and environmental and public service constraints.

The cost of land, materials, and labor are determined by the free market economy. Financing rates and insurance costs are set by the capital markets and State and federal regulations. These items are discussed in the last Section under nongovernmental requirements.

5.1 Governmental Constraints

The intent of this sub-section is to analyze governmental constraints that affect housing development, as well as to identify those that may be modified to reduce barriers to the maintenance, improvement or development of housing for all income levels.

The California Legislature has delegated to local governments specific responsibilities and a certain amount of discretionary control over the development and use of land. Through land use controls, development review procedures, and fees, cities influence the location, density, type, size, quality and appearance of housing. These requirements significantly affect the cost and availability of housing.

Many of these controls are required by local government in response to State and federal mandates to protect public health and safety, and others are adopted to achieve the desired quality of life and objectives of the local community.

Land Use and Development Controls

The primary policy tool for promoting a balanced use of land and resources is through the City's General Plan. The 2001 General Plan establishes an overall framework for development and conservation of land in the City, primarily through the Land Use Element. State law divides the required content of a general plan into seven distinct elements, and requires that the General Plan be designed as a balanced, integrated document that is internally consistent. Housing is one of seven elements and has a number of issues the City must address.

The primary means to implement the General Plan is the Development Code, which establishes development standards, intensity of development, and minimum site standards. Various residential and mixed-use zones are established which are intended to implement the densities set by the General Plan. Other requirements in the Development Code are setbacks, lot coverage, parking, open space and other related property development standards. Table 5-1 provides a comparison of the land use designations from the General Plan Land Use Element (including 2003 amendments) to the zones implemented by the Development Code. Table 5-1 also shows the maximum density per land use designation.

The Development Code was recently updated to include regulations that increased the allowable height to enable higher densities. This issue was addressed through implementation of Program B-4.1 in the 2003 Housing Element and resulting Development Code amendments. Mixed use districts located along the East Grand Avenue corridor and South Halcyon Road allow building heights up to 35 feet and three stories with the ability to go up to 40 feet in some districts depending on the building size and proximity to residential development. The Industrial Mixed Use (IMU) district along El Camino Real allows heights to 30 feet and three stories. All Multiple-Family zoning districts remain at 30 feet or two stories. Minor Exceptions can allow up to 33 feet in these districts. Housing types permitted by residential and mixed use zoning districts are provided in Tables 5-2 and 5-3. Residential zone development standards are shown in Table 5-4, Multi-family and other zones development standards are shown in Table 5-5, and Mixed-Use development standards are shown in Table 5-6.

Multi-family projects of 2 to 4 units are permitted subject to a Minor Use Permit (MUP), which is an administrative process. With these projects, the Architectural Review Committee (ARC) makes a recommendation to the Community Development Director. Multi-family projects greater than 4 units require a Conditional Use Permit (CUP), which is a discretionary review process. The ARC considers all CUPs associated with development projects and makes a recommendation to the City Council, Planning Commission and/or Community Development Director. Design Review (DR) permits are limited to residential subdivisions approved with specific design guidelines. The ARC reviews DR applications for consistency with the approved design guidelines and makes a recommendation to the Community Development Director. Chapter 2.19 of the Municipal Code outlines the functions, duties, procedures, and guiding purposes in reviewing projects for the ARC. The function of the ARC is to make recommendations to decision makers regarding the administration of the provisions of Title 16 (Development Code), whenever applicable, in a manner that will:

1. Be consistent with the requirements of the General Plan and of Title 16;

2. Develop and maintain a pleasant and harmonious environment;
3. Promote and enhance real property values;
4. Conserve the City's natural beauty;
5. Preserve and enhance its distinctive visual character;
6. Ensure orderly and harmonious development of the City; and
7. Preserve historic structures and neighborhoods.

The ARC meets twice per month.

Development applications are subject, in many cases, to the California Environmental Quality Act (CEQA). CEQA requires that development applications be subject to an environmental review of the impacts that would result from implementation of a project.

The City, as part of its 2001 General Plan, prepared a program environmental impact report (EIR) to address the impacts of development proposed by the Plan. The anticipated residential development evaluated in the Plan is similar to that required by the Regional Housing Needs established for the City. The Program EIR concluded that there were several significant environmental impacts that could not be mitigated to less than significant levels. Required findings and statements of overriding considerations also required mitigation measures that will influence future residential development and may require project EIRs that will increase the cost of the development. These costs are unavoidable given the State mandated requirements of CEQA.

Table 5-1 Urban Land Use Element and Development Code			
Classification	General Plan DU Max. Density	Development Code Consistency	
		Consistent Zoning	Min Lot Size
Agriculture (Ag)	1 du/10 ac.	General, Agricultural Preserve or Agricultural Preservation Overlay	20 ac. (currently 10 ac. In City)
Conservation/ Open Space(C/OS)	1 du/20 ac. 1 du/10 ac. 1 du/5 ac.	OS & PF	5 ac, 10 ac, & 20 ac.
County Residential Rural (RR)	1 du/5 ac	RR 1.0 du/acre	
County Residential Suburban (RS)	1 du/2½ ac.	RS	12,000 sf
Single Family Residential			
Very Low Density (VLD)	1 du/2 ½ ac.	RE	2½ ac.
Low Density (LD)	1 du/1½ ac 1 du/1 ac	RH RR	1½ ac. (cluster) 1 ac.
Low Medium Density (LM)	2.5 du/1 ac.	RS	17,000 sf
Medium Density (MD)	4.5 du/ac	SF/VR	9,680 sf

Table 5-1 Urban Land Use Element and Development Code			
Classification	General Plan DU Max. Density	Development Code Consistency	
		Consistent Zoning	Min Lot Size
Multi-Family Residential			
Multi-Family Residential (MFR) Medium High Density (MHD) Townhouse/Condo	9.0 du/ac	MF	10,000 sf
Mobile Home Park (MHP)	12.0 du/ac	MHP	5 ac.
High Density (HD) Apartments	14 du/ac	MFA	10,000 sf
Very High Density (VHD)	25 du/ac	MFVH	20,000 sf
Mixed Use (MU) Village Core (VC) Office (O) PD, SP and CF	25 du/ac	See Table 5-4	

Source: City of Arroyo Grande General Plan and Development Code

Table 5-2 Housing Types Permitted by Zoning District – Residential Zones										
Residential Uses/Housing Type	RE	RH	RR	RS	SF	VR	MF	MFA	MFVH	MHP
Single-family detached	P	P	P	P	P	MUP	P	P	NP	NP
Small lot single-family detached	NP	PUD	PUD	PUD	PUD	PUD	PUD	NP	NP	NP
Single-family attached (twin home, triplex, fourplex)	NP	PUD	NP	NP	PUD	NP	PUD	PUD	NP	NP
Condominium (air space)	NP	NP	NP	NP	NP	NP	C	C	C	NP
Multiple-family attached (2 - 4 units)	NP	NP	NP	NP	NP	NP	MUP	MUP	P	NP
Multiple-family attached (5 or more units)	NP	NP	NP	NP	NP	NP	C	C	MUP	NP
Mobilehome subdivisions	C	C	C	C	C	C	C	C	C	C
Mobilehome parks	C	C	C	C	C	C	C	C	C	C
Boarding/rooming houses	NP	NP	NP	NP	NP	NP	C	C	C	NP
Senior independent living uses	NP	NP	NP	NP	NP	NP	C	C	C	NP
Congregate care, assisted living	NP	NP	NP	NP	NP	NP	C	C	C	NP
Convalescent care	NP	NP	NP	NP	NP	NP	C	C	C	NP
Residential care facility (6 or fewer persons)	P	P	P	P	P	P	P	P	P	P
Second residential dwelling unit	P	P	P	P	P	P	P	P	P	P
Small family day care (6 or fewer children)	P	P	P	P	P	P	P	P	P	P
Large family day care (7 or more children)	P	P	P	P	P	P	NP	NP	NP	NP
Homeless shelters within religious or social organization buildings	NP	NP	NP	NP	NP	NP	C	C	C	NP
Home occupations	P	P	P	P	P	P	P	P	P	P
Accessory use: guest quarters	P	C	C	C	C	C	NP	NP	NP	NP
Legend										
P = Permitted					C = Permitted subject to issuance of a Conditional Use Permit					
MUP = Minor Use Permit					NP = Not Permitted					
PUD = Permitted subject to issuance of a Planned Unit Development Permit					Source: City of Arroyo Grande Development Code					

Table 5-3 Housing Types Permitted by Zoning District – Mixed Use Zones										
Residential Uses	IMU	TMU D-2.11	VCD HCO D-2.4	VMU D-2.11 HCO D-2.4	GMU	FOMU	HMU	OMU D-2.20	RC	Specific Use Standards
Assisted Living	NP	NP	CUP	CUP	CUP/PED	CUP/PED	NP	CUP	NP	
Home occupation	NP	MUP	P	P	P	P	MUP	P	NP	16.16.090
Multi-family housing not located within a mixed use project	NP	NP	NP	CUP	CUP/PED	CUP/PED	CUP (on lots >20,000 square feet)	CUP (on lots >20,000 square feet)	NP	Minimum density (75% of total density allowed by district) required by Housing Element is not required on lots fronting E. Grand Ave., E. Branch Street or in HMU or IMU districts.
Multi-family housing in a mixed use project	NP	NP	MUP/PED	MUP	CUP/PED	CUP/PED	CUP	CUP	NP	Minimum density (75% of total density allowed by district) required by Housing Element is not required on lots fronting E. Grand Ave., E. Branch Street or in HMU or IMU districts.
Residential care facility, 6 or less clients	NP	NP	MUP/PED	MUP	MUP/PED	MUP	NP	MUP	NP	
Residential care facility, 7 or more clients	NP	NP	CUP/PED	CUP	CUP/PED	CUP/PED	NP	CUP	NP	
Single family residential within a mixed use project	NP	NP	NP	MUP	NP	NP	NP	NP	NP	
Legend										
IMU = Industrial Mixed Use District (El Camino)					FOMU = Fair Oaks Mixed Use District					
TMU = Traffic Way Mixed Use District					HMU= Highway Mixed Use District					
VCD = Village Core Downtown District					OMU =Office Mixed Use District					
VMU = Village Mixed Use District					RC = Regional Commercial District					
GMU = Gateway Mixed Use District					HCO = Historic Character Overlay District (Design Overlay District 2.4)					
P = Permitted Use					MUP = Minor Use Permit					
CUP = Conditional Use Permit					PED = Residential not permitted in pedestrian oriented storefront locations on ground floor facing E. Grand Avenue, East/West Branch Street or prime real estate space within shopping centers					
NP = Not Permitted					Source: City of Arroyo Grande Development Code					

Table 5-4 Residential Site Development Standards Single-Family Zones						
	RE	RH	RR	RS	SF	VR
Maximum density (DU's per gross acre)	0.4	0.67	1.0	2.5	4.5	4.5
Minimum building site ¹ (Net area in sq. ft.)	92,500 ²	49,000	40,000	12,000(reduced minimum building site area allowed with provision to permanently preserve sensitive habitat and/or open space corridors and/or to avoid development of steep slopes and ridgelines)	7,200	6,750
Minimum lot width ³	200 ft.	130 ft.	120 ft.	80 ft.	70 ft.	50 ft.
Minimum lot depth	250 ft.	200 ft.	200 ft.	100 ft.	100 ft.	100 ft.
Minimum front yard	50 ft.	35 ft.	35 ft.	25 ft.	20 ft.	15 ft.
Minimum interior side yard setback	30 ft.	10% of lot width	10% of lot width	5 ft. one side, 10 ft. other side	5 ft. one side, 10 ft. other side	5 ft.
Minimum street side yard setback	30 ft.	15% of lot width	15% of lot width	15 ft.	15 ft.	10 ft.
Minimum rear yard setback	50 ft.	40 ft.	25 ft.	20 ft. (For lots <12,000 sq. ft use SF)	10 ft. (1-story) 15 ft. (2-story)	10 ft. (1-story) 15 ft. (2-story)
Maximum lot coverage ⁴	35%	35%	35%	30% (For lots < 10,000 sq. ft. use SF)	40%	40%
Maximum height for buildings and structures	30 ft. or 2 stories, whichever is less, 14 ft. for accessory buildings					
Minimum distance between buildings (including main dwellings and accessory structures) ⁵	20 ft.	20 ft.	6 ft.	10 ft.	10 ft.	10 ft.

Source: City of Arroyo Grande Development Code

Table 5-5 Residential Site Development Standards Multiple Family and Other Zones				
	MF	MFA	MFVH	MHP
Maximum density (DU's per gross acre)	9.0	14.0 ¹	25.0	12.0
Minimum building site (Net area in sq. ft.)	10,000	10,000	20,000	5 acres
Minimum lot width	80 ft.	80 ft.	80 ft.	60 ft. ⁶
Minimum lot depth	100 ft.	100 ft.	100 ft.	100 ft. ⁶
Minimum front yard setback	20 ft.	20 ft.	20 ft.	20 ft.
Minimum interior side yard setback	10 ft.	10 ft.	10 ft.	5 ft.
Minimum street side yard setback	10 ft.	10 ft.	10 ft.	15 ft.
Minimum rear yard setback	Average 15 ft. ⁷	Average 15 ft. ⁷	Average 15 ft. ⁷	5 ft.
Maximum lot coverage	40%	45%	60% ⁶	50%
Maximum height for buildings and structures	30 ft. or 2 stories, whichever is less, 14 ft. for accessory buildings	30 ft. or 2 stories, whichever is less, 14 ft. for accessory buildings	30 ft. or 2 stories, whichever is less, 14 ft. for accessory buildings	30 ft. or 2 stories, whichever is less, 14 ft. for accessory buildings
Minimum distance between buildings (including main dwellings and accessory structures)	10 ft.	10 ft.	10 ft.	5 ft.

Source: City of Arroyo Grande Development Code

Table 5-6 Residential Site Development Standards Mixed Use Zones								
	IMU	TMU	VCD	VMU	GMU	FOMU	HMU	OMU
Maximum density – Mixed Use (DU's per gross acre)	8	8	15	15	25 ¹⁶	25 ¹⁶	20 ¹⁶	20 ¹⁶
Maximum density – Multi-family housing (DU's per gross acre)	n/a	n/a	n/a	n/a	15	15	20	15
Minimum density ¹⁷	n/a	n/a	n/a	n/a	75% of max. density ¹⁶	75% of max. density ¹⁶	n/a	75% of max. density ¹⁶
Minimum Lot Size	18,000 sf (gross)	10,000 sf (gross)	2,500 sf	5,000 sf	20,000 sf (gross)	15,000 sf (gross)	20,000 sf (gross)	20,000 sf
Minimum lot width	100 ft.	80 ft.	25 ft.	40 ft.	100 ft.	80 ft.	80 ft.	100 ft.
Front Yard Setback	10 ft.	0-15 ft. ²⁵	0-15 ft. ²⁶	0-15 ft.	0-10 ft. ²¹⁸	0-10 ft. ¹⁸	0-15 ft.	0-10 ft.
Rear Yard setback	0-15 ft. ⁹	0-15 ft. ¹⁰	0-15 ft.	0-15 ft. ¹⁴	0-15 ft.	0-15 ft.	0-15 ft. ¹⁰	0-15 ft.
Side yard setback	0-15 ft. ²³	0 ft. ¹⁰	0 ft.	0 ft. ¹⁵	0-5 ft. ¹⁹	0-5 ft. ¹⁹	0 ft. ¹⁰	0-5 ft.
Street side yard setback	20 ft. ²⁴	0-15 ft. ²⁵	0-15 ft.	0-15 ft.	0-15 ft.	0-15 ft.	0-15 ft.	0-15 ft.

Maximum height	30 ft. or 2 stories	30 ft. or 3 stories ¹¹	30 ft. or 3 stories ¹³	30 ft. or 3 stories ¹³	35 ft. or 3 stories ²⁰	35 ft. or 3 stories ²⁰	30 ft. or 3 stories ¹¹	35 ft. or 3 stories ²¹
Maximum building size	102,500 sf	50,000 sf ¹²	20,000 sf	10,000 sf	102,500 sf	50,000 sf	50,000 sf ¹²	50,000 sf ²²
Site Coverage	50%	75%	100%	100%	75%	70%	75%	70%
Floor Area Ratio	0.45	0.75	2.0	1.0	1.5	1.0	0.75	1.00
Off-street parking and loading	Reference Section 16.56.020	Reference Standards D-2.11 and Section 16.56.020 Exceptions allowed by Section 16.16.120	Reference Parking and Business Improvement District Plan in Section 16.56.020	Reference Parking VMU and HCO in Section 16.56.020 (C)	28	30	31	Reference Section 16.56.020
Site design and signs	Reference Chapter 16.60	Reference Standards D-2.11 and Chapter 16.60	Reference Standards for Historic Districts and Chapter 16.60	Reference Standards for Historic Districts and Chapter 16.60	27	29	Reference Standards D-2.11 and Chapter 16.60	32

Source: City of Arroyo Grande Development Code

Notes (Tables 5-4, 5-5, and 5-6)

1. See Table 16.32.050-A for minimum lot sizes for parcels with slope greater than seven percent.
2. Area shall be increased to five acres for slope conditions exceeding twenty (20) percent.
3. Width measurements for cul-de-sac or otherwise odd-shaped lots shall be determined on the basis of the average horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.
4. The following floor area ratios shall be adhered to in all zoning districts in addition to lot coverage requirements:

Lot Size			Floor Area Ratio (FAR)
0	—	4000 square feet net	0.35
4001	—	7199 square feet net	0.40
7200	—	11999 square feet net	0.50
12000	—	39999 square feet net	0.45
		40000 + square feet net	

The above FAR's shall not apply to condominium or PUD projects where the proposed lot consists of a building footprint.

5. Within a planned unit development, building separations may be reduced to zero feet, provided that fire walls are provided per UBC standards.
6. The minimum parcel size within the mobile home district may be reduced to three thousand six hundred (3,600) square feet with a minimum average width of forty (40) feet and a minimum frontage of not less than thirty (30) feet if common open space areas and recreational facilities are provided as part of the subdivision and if the open space areas and recreational facilities are reserved for the exclusive use of residents of the subdivision. Standards for the provision of common open space required to permit a reduction in lot size are as follows:
 - (1) A minimum of five hundred (500) square feet of common open space and recreational area shall be provided for each residential lot in the subdivision.
 - (2) The combined square footage of common open space, recreational area, and residential lot area, not including public and private streets and common parking areas shall average not less than six thousand (6,000) square feet per lot within the subdivision.

- (3) Open space and recreational areas shall be designated on the subdivision map, and shall be located entirely within the subdivision.
7. For two-story buildings average rear yard setback shall be twenty (20) feet. Average includes all buildings along rear property line and is subject to city approval.
 8. New residential limited to live-work units in conjunction with allowed uses. Density determined by discretionary action.
 9. 50 feet if adjacent to a residential district.
 10. Wherever a lot in any commercial or mixed use district abuts a residential use or a lot in any residential use district, a minimum building setback of twenty (20) feet measured from the property line shall be required for proposed commercial use.
 11. 30 ft. or three stories whichever is less; a maximum of 36 feet is allowable through the CUP process for visitor serving uses.
 12. A greater size may be allowed through the CUP process.
 13. Maximum height is 30 feet or three stories, whichever is less; a maximum of 36 feet is allowable through the MUP process.
 14. If project is mixed use and/or abuts a residential district then 10 feet required.
 15. If a project is mixed use and/or abuts a residential district, then 5 feet is required for single story structures and 110 feet is required, on one side, for a multiple stories.
 16. Based on gross project area.
 17. Projects that do not front E. Grand Avenue; densities do not include density bonus. See Chapter 16.80.
 18. Exceptions for larger setbacks may include entrance courtyards, areas for outdoor dining, or for projects facing a residential district as determined through discretionary review.
 19. For projects abutting a residential district, corresponding residential setback shall apply.
 20. Maximum height is 35 feet or three stories whichever is less; a maximum of up to 40 feet for mixed use projects by discretionary action on lots larger than 20,000 square feet and where the building is not adjacent to a residential district.
 21. Maximum height for mixed residential/commercial use is 35 feet or three stories whichever is less.
 22. A greater size may be allowed through the CUP process.
 23. Except as otherwise permitted, required rear and interior side building setback areas shall be used only for landscaping, pedestrian walkways, driveways, off-street parking or loading, recreational activities or facilities, and similar accessory activities.
 24. Except as otherwise permitted, a street side building setback area shall be used only for landscaping, pedestrian walkways, driveways or off-street parking.
 25. Exceptions may include areas for outdoor sales determined through discretionary action.
 26. Structures typically built at back of sidewalk. Exceptions include entrance courtyards and areas for outdoor dining determined through discretionary review.
 27. Commercial and mixed use projects larger than 20,000 sf.: 200 sf. of public accessible open spaces is required for every 5,000 sf. of office or commercial spaces exclusive of areas for parking and driveways. See General Commercial and Mixed Use Design Guidelines and Standards. General Plan Policies LU5-11. For mixed use projects, refer to Section 16.48.065. Additional sign standards also in Chapter 16.60.
 28. See Design Guidelines and Standards. Parking is to be located behind buildings or to the side. Driveways along E. Grande Avenue shall be minimized by combining driveways, using alleys or designing development so that access is provided from local streets. See Section 16.56.020.
 29. See Design Guidelines and Standards. Please note General Plan Policies LU5-11. For mixed use projects refer to Section 16.48.065. Additional sign standards are found in Chapter 16.60.
 30. See Design Guidelines and Standards. Parking is to be located behind buildings or to the side. Driveways along E. Grande Avenue shall be minimized when possible by combining driveways, using alleys or designing development so that access is provided from local streets. See Section 16.56.020.
 31. See Design Guidelines and Standards D-2.11 Exhibit 'A' for shared parking locations. See also Section 16.56.020. Exceptions allowed by Section 16.16.120.
 32. See OMU-D-2.20. Please note General Plan Policies LU5-11. For mixed use projects, refer to Section 16.48.065. Additional sign standards also in Chapter 16.60.

Building Code Requirements

The Arroyo Grande building requirements are based upon the latest version of the California Building Code, which is a version of the International Building Code adopted by the State. The City adopted Ordinance No. 657 on October 8, 2013 entitled: An Ordinance of the City Council of the City of Arroyo Grande amending Arroyo Grande Municipal Code Chapter 8.04 and 8.08 related to the adoption of the California Fire Code and International Fire Code; and amending Chapter 15.04 related to the adoption of the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Code, California existing Building Code, California Energy Code, California Historical Building Code and the International Property Maintenance Code. No local amendments to the State Building Code have been adopted. Code enforcement is complaint-based. If an infraction is found the enforcement officer provides a list of potential resources to the homeowner. The degree and type of enforcement is described in this Ordinance. The Code ensures safe housing and is not considered a significant constraint to housing production.

Inclusionary Housing

In 2000 (last amended in 2007), the City adopted an Inclusionary Housing Ordinance (Development Code Chapter 16.80 Inclusionary Affordable Housing Requirements). Its implementation resulted in the construction of 163 affordable housing units during the previous planning periods.

According to the ordinance, any residential development of two units or more is required to build a certain percentage of the units as affordable, pay an in-lieu fee, or donate a suitable amount of land. The required percentages are as follows:

- At least five percent very low-income units; or
- At least 10 percent lower-income units; or
- At least 15 percent moderate-income units where the proposed project is planned for rental units or units that are not developed as a common interest development pursuant to Civil Code Section 1351; or
- An equivalent combination as determined by the Community Development Director.

The inclusionary units can be owner-occupied or rental units and restrictions must be put in place to maintain their affordability for at least 45 years for owner-occupied units and 55 years for rental units. The determination whether an applicant constructs units, pays an in-lieu fee, or donates land is made by the City Council on a project-by-project basis.

Allowances and incentives are available for projects with inclusionary units including density bonuses, fee waivers or reductions, modification of development standards, and technical assistance from the City on applying for financial subsidy programs. Establishment of these regulations has increased the supply of affordable housing in Arroyo Grande. Increased flexibility during the review process and with project review costs are intended to offset increased costs and time required to meet the requirements of this inclusionary section of the Development Code. Program F.3-1 is proposed to evaluate the effectiveness of these regulations to date and amend Chapter 16.80 Inclusionary Affordable Housing Requirements, as deemed helpful to increase production of affordable units.

Density Bonus Standards

The City's density bonus program (Development Code Chapter 16.82) implements the State's Density Bonus Law and supports inclusionary housing. The purpose of the density bonus requirements is to increase the production of affordable housing for very low, low and moderate-income households as well as senior housing and mobile home developments.

Developer concessions or incentives are granted for a residential project that meets the criteria for a density bonus projects. Incentives granted by the City include, but are not limited to:

- Flexibility in development standards;
- Approval of mixed-use zoning in conjunction with the housing project; or
- Leniency on parking ratios set forth in Government Code Section 65915
- Other regulatory incentives or concessions proposed by the City or developer.

AB 2280 became effective in September 2008. AB 2280 institutes various changes to the density bonus law, most notably the bill amends the timing for density bonus requests, clarifies density bonus requirements for senior housing, and institutes a 10% across the board increase in the percentage of affordable units that must be included in a housing development project to qualify for incentives.

The City updated their density bonus program in 2007 to be consistent with SB 1818, however amendments are required to bring regulations into compliance with the changes made from AB 2280. Therefore, Program A.10-1 is proposed to bring the City into complete compliance with current State density bonus law.

Emergency Shelters and Transitional Housing

State legislation SB 2 requires jurisdictions to permit emergency shelters without a Conditional Use Permit (CUP) or other discretionary permits, and transitional housing and supportive housing must be considered residential uses and must only be subject to the same restrictions that apply to the same housing types in the same zone. Programs K.2-1 and K.2-2 are proposed to amend the Development Code to allow emergency shelters without any discretionary review (by right) in at least one zone and to define transitional and supportive housing as required per SB2.

Secondary Dwelling Units

To encourage establishment of secondary dwelling units on existing developed lots, State law requires cities to either adopt an ordinance based on standards set out in the law authorizing creation of second units in residentially zoned areas, or where no ordinance has been adopted, to allow second units if they meet standards set out in the State law. State law requires ministerial consideration of second unit applications in zones where single-family dwellings are permitted. Local governments are precluded from totally prohibiting second units in residentially zoned areas unless they make specific findings (Government Code §65852.2). Second units can be an important source of affordable housing since they are smaller than primary units and they do not have direct land costs. Second units can also provide supplemental income to the homeowner, thus allowing the elderly to remain in their homes or moderate-income families to afford housing.

In the City's Development Code secondary dwelling units are referred to as a "second residential dwellings". A second residential dwelling is either a detached or attached dwelling unit that provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residence.

Table 5-5 sets out the primary standards for second residential dwellings in the City. The City's standards do not conflict with State law governing second units. However, having a minimum parcel size requirement for a second residential dwelling can often be a constraint to developing secondary units.

Table 5-5 Second Residential Dwellings Development Standards	
Standards	Second Residential Dwelling
Development Standards	<p>Shall comply with all zoning regulations and property development standards of the district in which it is located.</p> <p>Any proposed deviation from standards of Development Code Section 16.52.150 (Second residential dwellings) shall be processed through a conditional use permit or minor use permit application as determined by the Community Development Director.</p>
Minimum Lot Size	6,750 sf
Maximum Size	50% of square footage of primary residence ¹
Rental of Unit	Shall be occupied on month-to-month basis or longer. Either primary residence or second residential dwelling must be occupied by owner of property
Building Separation	Detached second residential dwelling - located a minimum distance equal to twice the applicable side yard setback from primary residence.
Average Slope	20% max.
Parking	1 space/bedroom (max. 2 spaces)

Source: City of Arroyo Grande Development Code

Development Processing and Development Impact Fees

Like most cities in California, Arroyo Grande charges planning, building, and impact fees for residential developments. Table 5-6 summarizes the planning fees charged by the Community Development Department for processing residential applications. These fees are established by the City Council to cover the staff and other costs associated with processing a housing development application. These fees are comparable to other area jurisdictions and not considered excessive.

The fees charged at the time of the issuance of a building permit for residential development include standard building permit plan check and inspection fees as well as impact fees set by the City. Building fees are set by the Building Code and represent the costs for plan review and inspection of the project construction. Given the nature of these fees, they are not considered excessive in that they are essential to ensure the health and safety of the project construction.

Impact fees cover the costs of infrastructure and public services. Given the current tax structure the City must operate under, there are not adequate general funds to provide the services and infrastructure necessary for new residential development, thus development impact fees must be charged to cover the costs of the services or infrastructure requirements.

School impact fees that have been imposed by the local school district help cover their costs to provide additional building construction needed to support additional school population associated with additional residential development. Development impact fees increase the cost of housing, and proportionally affordable housing.

As an incentive to produce more affordable housing, the City eliminated or reduced development impact fees for very low and low-income housing developments, including second units. Water and sewer fees still apply.

Table 5-6 Schedule of Typical Fees for Residential Development	
APPLICATION TYPE	BASE FEES
Appeals	
From Community Development Director to Planning Commission	\$ 263
From Planning Commission decision to City Council	\$ 263
Certificate of Compliance	\$ 788
Conditional Use Permit (CUP)	
Multi Building	\$ 7,352
Routine (Determined by Director)	\$ 3,623
Amendment	\$ 945
Design Review	\$ 630
Development Agreement	\$3,151
Development Code Amendment	
Major (Determined by Director)	\$ 4,201
Minor (Determined by Director)	\$ 2,100
EIR/Environmental Studies	
5% of EIR or Environmental Doc. Contract and cost of document preparation by consultant or staff (time and materials)	
General Plan Amendment	
Major (Determined by Director)	\$ 7,352
Minor (Determined by Director)	\$ 1,785
Minor Use Permit	
Architectural Review	\$ 315
Minor Exception	\$ 424
Plot Plan Review	\$ 420
Specific Plan	
Major (Determined by Director)	\$ 7,352

Table 5.6 Schedule of Typical Fees for Residential Development	
APPLICATION TYPE	BASE FEES
Planned Unit Development	
Major (Determined by Director)	\$ 7,352
Minor (Determined by Director)	\$ 3,623
Pre-Application Review	
Staff Advisory Committee (per meeting)	\$ 263
Architectural Review Committee (per meeting)	\$ 263
Planning Commission (per meeting)	\$ 263
City Council (per meeting)	\$ 263
Second Dwelling Unit (see CUP)	
Tentative Parcel Map (<5 lots)	
Base Fee	\$ 1,349
Vesting	\$ 402
Amendment	\$756
Tentative Tract Map (>4 lots)	
Base Fee	\$ 3,954
Vesting	\$ 1,043
Amendment	\$1,996

Source: City of Arroyo Grande. Community Development Department Application Fees, September 2011.

The total fees charged at Building Permit issuance for the average single family is approximately \$25,000 per unit, which includes building fees and impact fees. For condominium projects, the estimated building and impact fees are estimated at between \$18,000 and \$20,000 per unit, while the same fees for an apartment are estimated at \$18,000 per unit. These fees are one of the substantial costs of housing, but as noted above, these fees are either required by the building code, are needed to finance infrastructure or services, or serve as mitigation for the project impacts.

Total fees comprise approximately 5.4 percent of the home purchase price (see Table 5-7). Given the prices of housing in the City and fees in other jurisdictions, fees charged for residential development are not a significant factor contributing to the high housing costs in the City.

Table 5-7 Proportion of Fee in Overall Development Cost for a Typical Residential Development		
Development Cost for a Typical Unit	Single Family	Multiple Family
Total estimated fees per unit ¹	\$25,000	\$20,000
Median sale price per unit ²	\$460,000	\$339,000 ³
Estimated proportion of fee cost to overall development cost per unit	5.4%	5.8%

Notes

- 1. Source: City of Arroyo Grande, 2014.
- 2. Source: SLO County Homes, 20014
- 3. Median price for condominium in 2014

Permit Processing Timelines

Permit processing times in Arroyo Grande are comparable to other cities in the county. Most of the processing times are a result of State mandated reviews and hearings, including the time required for preparation of the required environmental documents. Projects requiring an EIR can be processed in a year. Those not requiring an EIR may be processed in six months or less. While application and permit processing times may seem excessive by some, they are generally prescribed by law.

It should be noted that timelines can also change depending on if a proposed project is in a Planned Development Area. Any project within a Planned Development requires City Council approval. The 2001 General Plan Land Use Map eliminated reference to already developed Planned Development (PD) areas, but retained vacant areas. The Development Code and Zoning Map were updated to rezone commercial properties located in Planned Development areas from PD 1.1 and PD 1.2 to Regional Commercial (RC). This change results in shorter permit processing timelines for commercial projects in developed PD areas.

The goal of the City of Arroyo Grande Community Development Department is to issue a decision within the time periods listed in Table 5-8. These time periods begin when a complete application is submitted and are extended when additional information is requested by the City. To assist applicants, the City provides the timeframes below for “target issuance date”—when an applicant can expect a decision on their application, and an “initial comments due” date—when they can expect to receive initial review comments from us.

Table 5-8 Permit Processing Timeline		
Permit Type	Initial Comments Due:	Target Issuance Date:
Minor Use Permit (administrative) (Formerly Viewshed, Plot Plan, Architectural Review, and Minor Exception permits)	14 days	21 days
Temporary Use Permit (administrative)	7 days	14 days
Administrative Sign Permit (administrative)	7 days	14 days
Conditional Use Permit (discretionary)	30 days	120 days
Lot Line Adjustment (discretionary)	30 days	90 days
Tentative Parcel Map (discretionary)	30 days	90 days
Tentative Tract Map (discretionary)	30 days	120 days
Development Code Amendment (discretionary)	30 days	120 days
General Plan Amendment (discretionary)	30 days	120 days
Specific Plan (discretionary)	30 days	180 days
Variance (discretionary)	30 days	90 days

Source: City of Arroyo Grande

On and Off-Site Improvement Requirements

Typical on and off-site improvement requirements for residential subdivisions and/or mixed-use projects are imposed as part of the approval process for a subdivision and/or conditional use permit application. Current improvement standards include submittal of the following improvement plans: grading and drainage; erosion control; street improvements; curb, gutter and sidewalk; public utilities; water and sewer; landscaping and irrigation. These improvement plan requirements are generally based on health, safety and to a lesser extent, aesthetic issues. As with land costs, several variables affect the amount of site improvement costs including site topography and proximity to established roads and utilities.

The City requires that curbs, gutters and sidewalks be placed along the frontage of every lot on which new construction is done. Many of these improvements, especially sidewalks, generally are required to provide pedestrian access and access for the handicapped. These costs have been estimated at \$45 per linear foot for curb, gutter, and sidewalk for a standard single-family housing subdivision. While these costs contribute to the cost of a housing unit, the improvements required by the City are typical of all cities in the State and do not impose a significant constraint on the development of housing in the City. City regulations are intended to generally encourage high-quality private development and new construction.

Improvement requirements also include off-street parking standards. Table 5-9 lists applicable parking space requirements for residential developments. In certain situations, parking

requirements may be reduced or waived. This includes some alternative parking arrangement options such as common parking facilities and density bonus parking reduction concessions. The Development Code does not require bicycle parking for residential uses, however the City does encourage bicycle parking to reduce traffic congestion and air pollution problems.

Off-street disabled/handicapped parking is required in compliance with the California Building Code and California Code of Regulations Title 24.

Table 5-9 Residential Parking Standards	
RESIDENTIAL USE	PARKING STANDARD
Single-family homes	
Conventional size lot	2 spaces per unit within an enclosed garage
Small lot (PUD)	2 spaces per unit within an enclosed garage and 0.5 space/unit for visitor parking
Duplexes	2 space per unit within an enclosed garage and 1 uncovered space per unit
Second residential units	1 uncovered space per unit
Townhouse and condominiums (Attached ownership units)	
RESIDENT and VISITOR PARKING:	
Studio	1 space per unit within an enclosed garage
1 bedroom	1 space per unit within an enclosed garage and .5 uncovered spaces per unit for developments over four units.
2+ bedrooms	2 spaces per unit within an enclosed garage and 0.5 uncovered space per unit for developments over four units.
Apartments and multifamily dwellings (rental units)	
RESIDENT PARKING:	
Studio	1 covered space per unit
1 bedroom	1 covered space per unit and 0.5 uncovered space per unit for developments over four units
2+ bedrooms	2 covered spaces per unit and 0.5 uncovered space per unit for developments over four units.
Senior housing - independent living	
RESIDENT PARKING:	
Studio	1 covered space per unit
1 bedroom	1 covered space per unit
2+ bedrooms	1 covered space per unit and 0.5 uncovered space per unit
Senior housing - assisted living	1 uncovered space per 3 beds and 1 space per employee on the largest work shift
Mobile home parks	2.5 uncovered spaces per unit
Large family day care facilities	1 uncovered space per staff person other than the homeowner in addition to the required parking for the residential building

Source: City of Arroyo Grande Development Code

Constraints on Housing for Disabled Persons

As part of the governmental constraints analysis, State law calls for the analysis of potential and actual constraints to the development, maintenance and improvement of housing for persons with disabilities. Table 5-10 reviews the Development Code, land use policies, permitting practices, and building codes to ensure compliance with State and federal fair housing laws. Where necessary, the City proposes new policies or programs to remove constraints.

Arroyo Grande has not specifically adopted a reasonable accommodation policy or ordinance to accommodate housing or access considerations for persons with disabilities. However, the City does follow California's handicap and accessibility laws through the implementation of the 2013 California Building Code, which includes the 2012 International Building Code. Program L.2-2 is proposed to provide information about Universal Design to the development community and to consider updating the building code to include Universal Design criteria.

Table 5-10 Constraints on Housing for Persons with Disabilities	
Overarching and General	
Does the City have a process for persons with disabilities to make requests for reasonable accommodation?	Arroyo Grande has not adopted a reasonable accommodation policy or ordinance for persons with disabilities in the enforcement of development and building codes and the issuance of building permits. However, the City allows retrofitting to increase suitability of homes for people with disabilities. Program L.2-1 is proposed to create a reasonable accommodation policy for the City.
Has the City made efforts to remove constraints on housing for persons with disabilities?	Group homes (residential care facility) of six persons or less are permitted by right in all residential zones in the City. Group homes of seven or more are permitted with a CUP in the VCD, VMU, GMU, FOMU, and OMU mixed-use zones.
Does the City assist in meeting identified needs?	Program L.2-2 is proposed to provide information about Universal Design to the development community and to consider updating the building code to include Universal Design criteria.
Zoning and Land Use	
Has the City reviewed all its zoning laws, policies, and practices for compliance with fair housing law?	Yes, the City has reviewed the land use regulations and practices and is in compliance with fair housing laws.
Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	Section 16.56.070 of the Development Code (Design and paving standards for off-street parking facilities) mandates the provision of disabled parking spaces in accordance with California Building Code (part 2 of Title 24) Chapter 11. In certain situations, parking requirements may be reduced or waived. This includes some alternative parking arrangement options such as common parking facilities and density bonus parking reduction concessions
Does the locality restrict the siting of group homes?	No. Group homes for less than six people are permitted by right in all residential zones.
What zones allow group homes other than those allowed by State law? Are group home over six persons allowed?	Group homes (referred to as Residential Care Facilities in the Development Code) of six or less individuals are allowed by right in all residential districts. They are allowed in the Village Core Downtown (VCD), Village Mixed Use (VMU), Historic Character Overlay (HCO), Gateway Mixed

Table 5-10 Constraints on Housing for Persons with Disabilities	
	Use (GMU), Fair Oaks Mixed Use (FOMU), and Office Mixed Use (OMU) districts with a Minor Use Permit. Facilities with more than 7 residents are allowed in the VCD, VMU, HCO, GMU, FOMU, and OMU districts with a Conditional Use Permit.
Does the City have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	No
Does the land use element regulate the siting of special needs housing in relationship to one another?	No. There is no minimum distance required between two or more special needs housing.
Permits and Processing	
How does the City process a request to retrofit homes for accessibility?	Arroyo Grande allows residential retrofitting to increase the suitability of homes for people with disabilities in compliance with ADA requirements, as permitted in the California Code.
Does the City allow groups homes with six or fewer persons by right in single-family zones?	Yes
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	Group homes with greater than six persons are allowed by Conditional Use Permit in the VCD, VMU, HCO, GMU, FOMU, and OMU districts. They are subject to review by the architectural review committee and are required to be in compliance with the same parking and site coverage requirements as multi-family uses. The City does not have a set of conditions of approval for these facilities.
What kind of community input does the City allow for the approval of group homes?	Group homes (or Residential Care Facilities) of six or less individuals are allowed by right in all residential districts. They require no other planning approval other than to ensure that the development conforms to the standards of the Development Code. The facilities with more than 7 residents are allowed in VCD, VMU, HCO, GMU, FOMU, and OMU districts with a Conditional Use Permit. The Conditional Use Permit provides the public with an opportunity to review the project and express their concerns in a public hearing.
Does the City have particular conditions for group homes that will be providing services on site?	No, the City does not have special standards or conditions of approval for group homes regarding services or operation.
Building Codes	
Has the locality adopted the Uniform Building Code?	Arroyo Grande has adopted the 2013 California Building Code, which incorporated the 2012 International Building Code. No amendments have been made that affect the ability to accommodate persons with disabilities.
Has the City adopted any universal design element into the code?	With the recommendation of Program L.2-2, the City will encourage the incorporation of universal design in new construction.
Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	Arroyo Grande allows for reasonable accommodation for persons with disabilities in the enforcement of building codes and issuance of building permits. Program L.2-1 is proposed to create a reasonable accommodation policy for the City.

Source: City of Arroyo Grande

5.2 Environmental Constraints and Energy Conservation

Environmental Constraints

The City adopted a General Plan Update in 2001. As part of the process of adopting the update, a program EIR was prepared to address the environmental issues attributed to the growth proposed. It is important to note that the General Plan Update evaluated residential growth that is very similar to that included in the Regional Housing Needs Assessment adopted for the City of Arroyo Grande, except that the General Plan assumes a longer planning period than the Needs Assessment. The General Plan Update EIR concluded that there were three major environmental impacts that were significant and could not be feasibly mitigated to less than significant: water availability, traffic, and air quality. Thus findings and statements of over-riding consideration were adopted. These critical issues are considered constraints on residential development as discussed below.

Water Availability

According to the 2010 Urban Water Management Plan, the City used approximately 78 percent of its available average annual water resources in 2010. This equates to 156 gallons per capita per day. In March 2014, the San Luis Obispo County Board of Supervisors declared a countywide drought emergency. These water shortfalls highlight the need for continued use of a tiered water rate structure as well as water conservation measures. The implementation of a citywide Water Conservation Program consists of plumbing retrofit, irrigation system assessment, enforcement of City water conservation regulations, washing machine rebates, public information and education programs, and irrigation system improvements or landscape modifications. If the City's water conservation programs continue to be successful, it is anticipated that current water resources will be sufficient to serve the increased population proposed by the General Plan, and thus, adequate to serve the projected population proposed by the Regional Housing Needs Assessment.

Traffic/Circulation

The General Plan Program EIR evaluated traffic impacts, both from proposed City development as well as regional impacts of growth. The EIR concluded that many local streets and Highway 101 will be significantly impacted. It is difficult to estimate how significant Highway 101 impacts will be during the timeframe of the General Plan in that the improvements required to serve much of the undeveloped land in the southeast and south portions of the City are not yet planned and likely will not be implemented until after the Housing Element planning period. However, there has been planning progress for Highway 101 interchange improvements in the vicinity of Brisco Road. Despite this, additional development will cumulatively impact area

roadways and thus is another constraint to continued regional residential development, including within the City.

Air Quality

Like traffic/circulation, air quality has been determined in the General Plan Program EIR to be a significant impact that cannot be mitigated to less than significant. This is a cumulative impact attributed to additional growth, thus is considered a significant constraint to continued residential regional development, including within the City.

Flooding

Arroyo Grande is located in a Mediterranean climate with a rainy season lasting from approximately November to March. While rain is possible during other times of the year, these are months where the most substantial rainfall occurs in the City. The waterways with potential for 0.1 percent (100 year) flood events include Canyon/Meadow Creek, Corbett Canyon, Tally Ho, Arroyo Grande, and Los Berros creeks. One of the greatest challenges for the City is managing flood risks that begin upstream and outside City limits. One solution that has been implemented by the San Luis Obispo County Resource Conservation District (RCD) is the creation of a special zone. This RCD zone 1/1A provides funding for flood control projects. Severe flooding events in 2003 indicated that additional flood control measures are required to reduce the long-term risk.

Earthquakes and Ground-Shaking

There are two faults within the City limits – the Pismo Fault and the Wilmar Avenue Fault. The Pismo Fault is an inactive fault, and presents a low risk to Arroyo Grande. The Wilmar Avenue fault is a potentially active fault that runs through the City and follows Highway 101. California defines potentially active as a fault that has experienced surface rupture within the last 1.6 million years. According to the City's Local Hazard Mitigation Plan, the Wilmar Avenue Fault presents a moderate risk to the City.

The greatest risk to Arroyo Grande for ground-shaking is from the San Andreas Fault and the Hosgri Fault. The San Andreas Fault historically has caused earthquakes greater than 8.0 in magnitude and will likely cause future earthquakes of this magnitude. In December 2003, a 6.5 magnitude earthquake from the Hosgri Fault struck northern San Luis Obispo County. This earthquake resulted in two deaths and damage to 40 buildings.

There are 26 buildings identified under the Unreinforced Masonry Building Law in Arroyo Grande. The existence of these buildings led to the City establishing a mandatory strengthening program to reduce risk from these buildings. As of 2006, all 26 buildings are in compliance with the local strengthening program.

Landslides

A majority of Arroyo Grande is at low risk for landslides. The areas at greatest risk are hillsides where steeper slopes are located. The potential for slope stability hazards in valley areas is low to very low. The areas at greatest risk for landslide are just north of Highway 101 in the hillsides and in the eastern sections of Arroyo Grande.

Energy Conservation

Planning and design to maximize energy efficiency and the incorporation of energy conservation and green building features, contributes to reduced housing costs as well as reduced greenhouse gas emissions. Energy efficient design community design can reduce dependence on automobiles.

Residential water heating and heating/cooling are major sources of energy consumption. With the application of energy efficient design and the use of solar power systems, home heating and cooling can be operated on a more efficient and sustainable level.

By encouraging solar energy technology for residential heating/cooling in both retrofits and new construction the City can play a major role in energy conservation. There are two distinct approaches to solar heating: active and passive. The best method to encourage use of solar systems for heating and cooling is to not restrict their use in the zoning and building ordinances and to require subdivision layouts that facilitate solar use.

Active Systems use mechanical equipment to collect and transport heat, such as a roof plate collector system used in solar water and space heaters.

Passive Systems use certain types of building materials to absorb solar energy and can transmit that energy later, without mechanization.

Residential water heating can be made more energy efficient through the application of solar water heating technologies. Solar water heating uses the sun to heat water, which is then stored for later use, a conventional water heater is needed only as a backup. Solar water heating systems can lower energy bills and reduce green house gas emissions.

In response to legislation on global climate change, local governments are required to implement measures that cut greenhouse gas emissions attributable to land use decisions. Executive Order S-E-05 initiated the first steps in establishing greenhouse gas emission reduction targets in California. This was followed by the California Global Warming Solutions Act (AB 32), which required the California Air Resources Board (CARB) to establish reduction measures.

In November 2011, the City adopted a Climate Action Plan (CAP). In conjunction with other SLO County jurisdictions, the City secured a \$102,940 grant through the California Strategic Growth Council for the "Central Coast Collaborative CAP Implementation and Monitoring Program".

The collaborative implementation and monitoring program is an innovative strategy which will help the region achieve significant GHG reductions and allow them to track these reductions and determine overall progress toward achieving state goals. The program will provide a user-friendly tool to record data associated with CAPs and other GHG-reducing activities, which will result in tangible data regarding the effectiveness of GHG reduction strategies. Therefore, if strategies are not performing as well as initially expected, corrective action can be taken immediately to focus efforts on achieving the largest GHG reductions at the lowest cost. This work program will also include best practices for implementation of one of the GHG reduction strategies; an energy audit and retrofit program. The tools and best practices developed as part of this work program will provide valuable resources which can be implemented in other local and regional jurisdictions across the state

In addition to implanting GHG reduction programs as part of the CAP, there are several areas where programs for energy conservation in new and existing housing units are supported by the City:

- Through application of State residential building standards that establish energy performance criteria for new residential buildings (Title 24 of the California Administrative Code and California Energy Commission requirements). These regulations establish insulation, window glazing, air conditioning and water heating system requirements.
- Through appropriate land use policies and development standards that reduce energy consumption, such as promoting more compact, walkable neighborhoods, with housing close to jobs, community facilities and shopping; planning and zoning for mixed-use and higher density development; and permitting second units.

The following opportunities for energy conservation are available to the City, homeowners, and developers:

- Pacific Gas and Electric (PG&E) provides a variety of energy conservation services for residents and provides several other energy assistance programs for lower income households. These programs include their Energy Watch Partnerships and the Charitable Contributions Program.
 - The Energy Watch Partnerships help residents lower their energy bills and promote cleaner energy production. Through this program, PG&E has extended the reach of effectiveness of energy efficiency programs, and provided information about demand responses programs, renewable energy and self-generations opportunities.
 - The Charitable Contributions Program gives millions of dollars each year to non-profit organizations to support environmental and energy sustainability. Projects include residential and community solar energy distribution projects, public education projects, and energy efficiency programs. The goal is to ensure that 75 percent of the funding assist underserved communities, which includes low-income households, people with disabilities, and seniors.
- PG&E also offers rebates for energy efficient home appliances and remodeling. Rebates are available for cooling and heating equipment, lighting, seasonal appliances and remodeling (cool roofs, insulation, water heaters). These opportunities are available to all income levels and housing types.
- The Solar Water Heating and Efficiency Act of 2007 (AB 1470) created a \$250 million, ten-year program to provide consumer rebates for solar water heating systems.
- Green Building Executive Order, S-20-04 (CA 2004), the Green Building Initiative set a goal of reducing energy use in public and private buildings by 20 percent by the year 2015, as compared with 2003 levels. The initiative encourages residential development projects to increase energy efficiency percentage beyond Title 24 requirements. In addition projects could implement other green building design (i.e., natural day lighting and on-site renewable, electricity generation). The City could also consider adopting standards that encourage or require specific LEED standards for green building.
- The California Solar Initiative required installation of 1 million solar roofs or an equivalent 3,000 MW by 2017 on homes and businesses, increased use of solar thermal systems to

offset the increasing demand for natural gas, use of advanced metering in solar applications, and creation of a funding source that can provide rebates over 10 years through a declining incentive schedule. The City should access the incentives that will be made available and provide information to developers, to encourage the installation of solar roofs on new residential development.

Program M.1-1 has been included to incorporate newly adopted state energy efficiency standards and to encourage alternative energy efficient technologies.

5.3 Non-Governmental Constraints

This Section provides information related to constraints to producing housing, specifically affordable housing, that result not from governmental regulation, but from other forces affecting the housing market. Primarily, this examines the economic factors that contribute to the price of housing in Arroyo Grande. Other factors that have an effect on housing costs that are not addressed are sales and marketing costs, property taxes, and developer profits.

Land Costs

Land costs vary substantially based upon a number of factors. The main influences on land value are location and zoning, and to a degree available supply of land. Land that is conveniently located in a desirable area that is zoned for residential uses will likely be more valuable, and thus more expensive.

Based on local real estate sources it is estimated that the median cost per acre if unimproved residential zoned land in the City is \$332,000, ranging between \$48,000 per acre and \$1,200,000 per acre. Currently, some of these vacant lots are located in more rural areas and are encouraged to be subdivided, potentially reducing the cost per acre. Improved lots can be even more costly. The price varies due to the site zoning, with higher density zoned land being more expensive per acre (but less per unit). Land costs present a significant constraint to the production of affordable housing in the City.

Construction Costs

Construction costs are those incurred in actually constructing a dwelling unit. These costs can vary depending on the location or style of development. Important determinants of construction costs include the amenities built into the unit, materials used, the prevailing labor rate (a significant issue with subsidized affordable housing given recent legislation), and the difficulty of

building on the site. In Arroyo Grande, expansive soils may necessitate more extensive foundations for housing units. According to the National Association of Home Builders 2013 Construction Cost Survey, the construction costs for a typical single-family home were estimated at \$246,500, approximately \$95 per square foot.

Availability of Financing

The availability of financing affects the ability to purchase or improve homes. In the Arroyo Grande area, 474 loan applications for home purchase or improvements were received in 2012, of which 349 were conventional loans. Of the 349 conventional loan applications, 314 were for home purchase and 35 were for home improvements. Only 4.9 percent of the 349 conventional loans were denied, 11.7 percent were withdrawn or not accepted by applicant, and 54.2 percent were approved and accepted.

There were 125 applications for government assisted home purchase or improvement loans (VA, FHA, FSA/RHS) in 2012. Of these, 52, or 41.6 percent of government assisted loans were approved and accepted by the applicant. Table 5-11 shows the breakdown of loan applications by type, purpose and outcome.

Table 5-11 Applications for Loans		
	Number	Percent
Type of Loan		
Total	474	173.6%
Conventional	349	73.6%
Government assisted	125	26.4%
<i>FHA-insured</i>	96	76.8%
<i>VA-guaranteed</i>	29	23.2%
Loan purpose		
Conventional	349	100.0%
<i>Home Purchase</i>	314	90.0%
<i>Home Improvement</i>	35	10.0%
Government assisted	125	100.0%
<i>Home Purchase</i>	124	99.2%
<i>Home Improvement</i>	1	0.8%
Loan Outcome		
Conventional	349	100.0%
<i>Approved and accepted</i>	189	54.2%
<i>Denied</i>	17	4.9%
<i>Withdrawn or not accepted</i>	41	11.7%
<i>Closed/Incomplete</i>	7	2.0%
<i>Purchased by Institution</i>	95	27.2%

Table 5.11 Applications for Loans		
Government assisted	125	100.0%
<i>Approved and accepted</i>	52	41.6%
<i>Denied</i>	11	8.8%
<i>Withdrawn or not accepted</i>	14	11.2%
<i>Closed/Incomplete</i>	1	0.8%
<i>Purchased by Institution</i>	47	37.6%

Source: Consumer Financial Protection Bureau 2012

Most (85.6 percent) applicants for government assisted loans had an annual income equivalent to or greater than the County median income of \$60,264 in 2012. Similarly, over 85.6 percent of conventional loan applicants earned greater than the County median income. Of all originated loans, 16.2 percent were awarded and accepted by applicants with less than median household income.

Insurance Availability

One of the significant issues identified by the City as reported by local developers is the cost and/or availability of workers compensation and liability insurance. These types of insurance have become very costly or are not available at all. This is having a negative effect on the likelihood of construction of multi-family units such as condominiums and apartments as well as a substantial cost per unit. This situation has escalated to a point that only single-family residential development appears profitable. This has and continues to be a constraint to multi-family and condominium development, which are the types of housing most feasible for affordable housing. This is a situation that needs to be addressed at the State level in that it is generally out of the control of the City.

Chapter 6 Review of the Previous Housing Element

This Chapter evaluates and reports on the status and implementation of the programs of the 2007-2014 Housing Element. The main purpose is to evaluate which programs were successful and should be continued, and which programs were ineffective and should be eliminated or modified.

Table 6-1 summarizes the City's previous RHNA for the period from January 2007 through December 2013 and the number of housing units built or approved during that planning period. The City needed to account for 362 units during the 2007-2014 period. From January 2007 through December 31, 2013, the City constructed or approved 363 units and 19 second units. The City met the above moderate income housing needs for the 2007-2014 planning period.

Table 6-1 Progress Toward Meeting Goals 2007-2014					
	Very Low	Low	Moderate	Above Moderate	Total (added across)
2007-2014 RHNA	84	59	67	152	362
Units Constructed/Approved	23	25	51	264	363
Second Units Constructed/Approved	0	19	0	0	19
Remaining 2007-2014 RHNA	61	15	16	0	92

Source: Regional Housing Needs Plan 2013, San Luis Obispo Council of Governments, City of Arroyo Grande

6.1 Evaluation of 2007-2014 Housing Element Programs

Below are the programs identified in the 2007-2014 Housing Element followed by a brief evaluation or status comment.

A.1-1. The City shall establish a five-year schedule of actions to implement the goals and policies of the Housing Element.

Response: An implementation schedule of goals and policies are outlined in the Housing Element but many of the programs associated with these goals and policies have not yet been implemented.

This program will continue to be implemented.

A.1-2. Report annually on the City's progress in meeting its fair share housing targets. Provide the collected information to the Department of Housing and Community Development

(HCD), development community, and non-profit housing developers. HCD provides specific instructions and a template for the annual report.

Response: The program is on-going.

This program will be continued.

A.1-3. The City shall amend the Development Code to revise the requirements for the Traffic Way Mixed Use District to remove the limitation to only live-work residential uses. A mix of residential use types shall be allowed as allowed in all of the mixed use zoning districts (except the Industrial Mixed Use District). The Development Code shall also be amended to allow residential projects at densities up to 20 units per acre in the Traffic Way Mixed Use District.

Response: The City has not amended the Development Code has not yet been amended regarding the limitations on uses nor the density in the Traffic Way Mixed Use District.

This program will continue to be implemented.

A.2-1. The City shall continue to encourage and publicize on the City's website the secondary dwelling program to increase public awareness.

Response: Currently the City provides information about secondary dwelling units on the City's website, including development standards, procedures, and fees.

This program will be continued.

A.3-1. The City shall amend the Municipal Code to provide incentives for the development of affordable housing projects, including expedited permitting, providing financial assistance through the City's Inclusionary Housing Trust Fund, requiring lot consolidation, and providing greater flexibility in development standards.

Response: The Municipal Code has not yet been amended to include incentives for affordable housing projects.

This program has not successfully implemented and will be continued.

A.3-2. The City shall amend the Development Code to include the definition of "Extremely Low-Income" as defined by Section 50093 of the California Health and Safety Code.

Response: The definition of "Extremely Low-income" has not yet been included in the Development Code. Extremely low-income households earn 30 percent or less of the median household income.

This program will be continued.

A.3-3. The City shall amend the Development Code to provide additional incentives specific for extremely low-income housing projects. Incentives may include flexible standards for on- and off-site improvements such as reduced parking requirements, reduced curb, gutter, and sidewalk requirements; reduced or deferred water and/or sewer connection fees; permit streamlining procedures and development review; or financial incentives and assistance.

Response: The City has not yet amended the Development Code, regarding additional incentives for extremely low-income housing projects.

This program will be continued.

A.10-1. To facilitate affordable housing, the City shall comply with State Density Bonus Law. The City shall update Development Code Chapter 16.82 to comply with AB 2280. The City will continue to update Chapter 16.82 on an ongoing basis to comply with any future updates to State Density Bonus law (Government Code Section 65915) as well as evaluate proposed Development Code amendments to assess whether they pose any constraints to developer utilization of density bonuses.

Response: The City has not completed the Development Code amendment to comply with recent changes to State Density Bonus Law.

This program will be continued.

A.10-2. The City shall evaluate and amend the Planned Unit Development (PUD) Permit procedures in the Development Code (Section 16.16.060) to provide more predictable options for small lot infill projects in the City's Residential land use designations.

Response: The Development Code has not been amended regarding the PUD permit procedures.

This program will be continued.

A.12-1. The City shall continue to maintain its Geographical Information System (GIS) mapping and planning database inventory of vacant and underutilized "opportunity sites".

Response: The City maintains a GIS database inventory of vacant and underutilized "opportunity sites".

This program has been successfully implemented and will be continued.

A.14-1. The City shall amend the Development Code to include a definition of the term "Attainable housing."

Response: The Development Code has not yet been amended to include the definition of "Attainable housing". This effort will be achieved through an "Affordable Housing" program. The City envisions assessing whether proposed projects include "Attainable Housing" as applications are submitted.

This program will be continued.

B.1-1. The City shall continue tracking all residential projects that include affordable housing to ensure that the affordability is maintained for at least 45 years for owner-occupied units and 55 years for rental units, and that any sale or change of ownership of these affordable units prior to satisfying the 45 or 55-year restriction shall be "rolled over" for another 45 or 55 years to protect "at-risk" units.

Response: The City tracks all affordable projects through a database, inputting any updates regarding ownership or affordability when they occur.

This program will be continued.

B.2-1. The City shall continue to contract with the Housing Authority of San Luis Obispo (HASLO) for the monitoring of affordable units to ensure compliance.

Response: The City has an Agreement with the Housing Authority of San Luis Obispo (HASLO) for affordable housing eligibility verification and compliance. The City is also a member of the San Luis Obispo Housing Trust Fund (SLOCHTF), which provides ongoing technical assistance.

This program will be continued.

C.1-1. The City shall continue to allocate financial resources to augment extremely low, very low and low-income housing development based on the financial projection of the Inclusionary Affordable Housing Trust Fund.

Response: The Inclusionary Affordable Housing Trust Fund will continue to devote funds to affordable housing projects for people of extremely low, very low and low income.

This program will be continued.

C.4-1. The City shall continue to meet with local non-profit and private developers semi-annually, or more frequently if opportunities arise, to promote the extremely low, very low, and low-income housing programs outlined in the Housing Element. The City shall direct private housing developers to funding sources (such as federal and State housing grant fund programs and local housing trust funds) to promote affordable housing as outlined in the policies of Goal C.

Response: The City will continue to promote the development of affordable housing opportunities for people of extremely low, very low and low income.

This program will be continued.

C.4-2. The City shall continue to participate in financial incentive programs established by the San Luis Obispo County Housing Trust Fund (SLOCHTF), such as a revolving loan program.

Response: The City continues to receive local housing funding through the SLOCHTF.

This program will be continued.

D.1-1. The City shall encourage specific plans for land within its Sphere of Influence that include increased residential capacity for multiple-family development.

Response: Multiple family developments will continue to be encouraged through specific plans.

This program will continue to be implemented.

E.4-1. When necessary, the City shall continue to work with property owners of deed restricted affordable units who need to sell within 45 years of initial sale. When the seller is unable to sell to an eligible buyer within a specified time period, equity sharing provisions are established (as per the affordable housing agreement for the property) whereby the difference between the affordable and market value is paid to the City to eliminate any incentive to sell the converted unit at market rate. Funds generated would then be used to develop additional affordable housing within the City.

Response: The City will continue to support the affordable housing agreement of properties, working with property owners, as needed, who need to sell of deed restricted affordable units.

This program will be continued.

F.1-1. The City shall evaluate and amend the inclusionary affordable housing requirements in the Development Code (Chapter 16.80) based on experience using the requirements in producing affordable units.

Potential changes to the requirements include: (1) consider contracting with a housing management organization to manage deed-restricted affordable units in the City; (2) consider adding incentives to encourage construction of rental units; and (3) investigate extending the income categories served by the inclusionary requirements to extremely low income households. The City will engage the development community during the evaluation process.

Response: The City has not amended the Development Code regarding the inclusionary affordable housing requirements.

This program will be continued.

F.1-2. The City shall amend the inclusionary affordable housing requirements in the Development Code (Chapter 16.80) to eliminate inclusion of moderate-income units in the requirements.

Response: The City has not amended the Development Code, eliminating the inclusion of moderate-income units in the inclusionary affordable housing requirements.

This program will be continued.

F.1-3. The City shall amend the in-lieu fee as called for in the inclusionary affordable housing requirements in the Development Code (Chapter 16.80).

Response: The City has not amended the Development Code.

This program will be continued.

G.1-1. The City shall continue to contract with the Housing Authority of San Luis Obispo (HASLO) to maintain a mailing list of persons interested in development projects containing affordable housing. Agendas for all City meetings related to these projects shall be mailed to persons on the mailing list. The City shall also continue to post the agendas on the City's website.

Response: *This program will be continued.*

G.1-2. The City shall encourage construction and/or rehabilitation of housing units for low, very-low, and extremely low income households by developing and implementing incentive-based programs such as fee reductions, fee waivers, flexible development standards, updating the City's second unit ordinance to reduce barriers to second units development in residential zones, and similar programs.

Response: *This program will be continued.*

H.1-1. The City shall continue to contract and coordinate with the San Luis Obispo Housing Authority to maintain and expand Section 8 rental housing assistance to qualified households.

Response: The City coordinates with HASLO regarding Section 8 housing assistance when needed.

This program will continue to be implemented.

H.1-2. The City shall develop a program to offer housing developers an alternative to meet affordable housing requirements by contributing some "sweat equity" on projects where existing housing units will be rehabilitated or conserved and where appropriate, deed-restricted as affordable as per the City's Affordable Housing Program.

Response: *This program will be continued.*

H.2-1. The City shall continue to consider abatement of unsafe or unsanitary structures, including buildings or rooms inappropriately used for housing, contrary to adopted health and safety codes. Where feasible, the City will encourage rehabilitation and allow reasonable notice and time to correct deficiencies. Where necessary and feasible, extremely low, very low and low-income residents displaced by abatement action shall be eligible for relocation assistance, subject to Council approval.

Response: *This program will be continued.*

I.1-1. Written notice shall be required prior to the conversion of any units for low-income households to market rate units in any of the following circumstances:

- The units were constructed with the aid of government funding
- The units were required by an inclusionary zoning ordinance
- The project was granted a density bonus
- The project received other incentives

The property owner should work with the City and affordable housing developers, such as HASLO, to identify qualified buyers and/or funding prior to conversion. In cases where conversions occur, notice shall at a minimum be given to the following:

- The City of Arroyo Grande
- State Department of Housing and Community Development
- San Luis Obispo Housing Authority
- Residents of at-risk units

Response: *This program will be continued.*

I.2-1. The City shall annually monitor the status of affordable housing developments. If any property owners indicate plans to convert affordable units to market rate pricing, or if the City identifies market conditions indicating potential for "at risk" unit conversion, the City will contact qualified non-profit organizations or other agencies and explore opportunities to assist and facilitate the transfer ownership of "at risk" units.

Response: The City monitors the development of affordable housing, classifying the development of new units based on income brackets of very low, low, moderate and above moderate. The City will continue to ensure the availability of affordable housing units for people of very low and low income.

This program will be continued.

J.1-1. The City shall continue to promote housing opportunities for seniors and other special needs groups by identifying sites suitable for senior and transitional housing and considering other incentives to promote senior and transitional housing. Single-room occupancy units (SROs) shall be added to the use tables in the Development Code allowed in all Mixed-Use zones with a conditional use permit. SROs shall be allowed in the MFVH zone district with a minor use permit.

Response: Within the planning period, one project included the expansion of an existing assisted living facility by 17 units ("Alder House"). Recently, a 69 unit assisted living facility was approved.

This program will be continued.

K.1-1. The City shall continue to participate in the South San Luis Obispo County working group cooperating with other cities, the county and other agencies in the development of programs aimed at providing homeless shelters and related services.

Response: The City continues to work the county and other relevant agencies in providing homeless shelters and related services.

This program will be continued.

K.2-1. The City shall amend the Development Code to allow emergency shelters without a conditional use permit or other discretionary permits in appropriate locations in compliance with SB 2, the "Fair Share Zoning" law. The Development Code amendment shall include a definition for "emergency shelter." Emergency shelters are currently not allowed in commercial mixed-use districts, and are allowed through the Conditional Use Permit process in the Condominium/Townhouse (MF), Apartments (MFA) and Multifamily Very High Density (MFVH) residential districts. The Development Code shall be updated to require administrative approval only for emergency shelters in the Industrial Mixed-Use (IMU) and Highway Mixed-Use (HMU) districts. These commercial districts have sufficient capacity to house emergency shelters with approximately 18 acres of vacant or underutilized land available. The IMU district has several large parcels totaling almost 13.5 acres with ten (10) acres that are currently used as storage and/or construction yards with small or no permanent structures. The HMU district has less potential, although there are about four acres with a couple of large vacant parcels totaling 1.64 acres. About 6.36 of the 18 acres have some type of permanent structure on the individual parcels, but could be redeveloped to accommodate transitional housing. Transitional and supportive housing shall be defined as residential uses subject to the same standards that apply to other housing.

The Development Code can include locational and operational criteria for emergency shelters such as:

- Proximity of public transit, supportive services, and commercial services;
- Hours of operation;
- External lighting and noise;
- Provision of security measures for the proper operation and management of a proposed facility;
- Measures to avoid queues of individuals outside proposed facility; and
- Compliance with county and State health and safety requirements for food, medical, and other supportive services provided onsite.

Such criteria can act to encourage and facilitate emergency shelters and transitional housing through clear and unambiguous guidelines for the application review process, the basis for approval, and the terms and conditions of approval.

The City will solicit input from local service providers and the South San Luis Obispo County working group in the preparation and adoption of the amendment to the Development Code

to ensure that development standards and permit processing will not impede the approval and/or development of emergency and transitional housing.

Response: The Development Code has been amended to establish emergency shelters without a conditional use permit and to define transitional and supportive housing as a residential use subject to the same restrictions of a residential use in the same zone.

This program has been implemented.

K.2-2. The City shall implement an overnight parking program for the homeless in appropriate zoning districts.

Response: An overnight parking program has not yet been implemented. A pilot safe overnight parking program was approved through a Temporary Use Permit (TUP) at St. Barnabas church in 2012. Observations from the pilot program were as follows: the program was not fully utilized (only 3 applications were submitted to participate in the program, one of which met the program criteria and was approved); there were no reported incidents specific to the program; there were no violations of any conditions of the TUP; and neighbors remained concerned that their neighborhood would be impacted by the program. The program was discontinued at the request of the church.

This program will be continued.

L.1-1. The City shall explore models to encourage the creation of housing for persons with disabilities, including developmental disabilities. Such models could include coordinating with the Tri-County Regional Center and other local agencies in encouraging affordable housing projects to dedicate a percent of housing for disabled individuals; assisting in housing development; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with developmental disabilities.

Response: The City will continue to explore models to encourage development of housing for persons with disabilities.

This program will continue to be implemented.

L.2-1. The City shall create a policy or amend the Development Code to provide persons with disabilities seeking equal access to housing an opportunity to request reasonable accommodation in the application of City building and zoning laws.

Response: The City has not amended the Development Code to provide an opportunity to request reasonable accommodation for persons with disabilities.

This program will be continued.

L.2-2. The City will have brochures on universal design available at the Community Development Department front counter. The City will also consider updating the building code to encourage use of universal design in home design. Universal design is based on the precept that throughout life, all people experience changes in their abilities. The goal of universal design is to provide environments that are usable by all people, to the greatest extent possible, without the need for specialization in design and construction and/or facilitate change in occupancy over time.

Response: The City has not yet made progress promoting the universal design concept.

This program will be continued.

M.1-1. The City shall continue working to implement a water and electrical retrofit program for existing housing units. A plumbing retrofit program was established in 2004, and water conservation rebate programs were established in 2009. The City will continue to work with PG&E and other agencies to establish an electrical retrofit program.

Response: The City has continued to promote Water Conservation Incentive programs, including the Plumbing Retrofit Program as well as rebate and education programs. The City has also been involved in the San Luis Obispo County Energy Watch, a joint project between San Luis Obispo County, Pacific Gas and Electric Company and Southern California Gas Company. In 2013 the City adopted a Climate Action Plan and partnered with San Luis Obispo County jurisdictions to receive a California Strategic Growth Council grant to develop an implementation and monitoring program. The

program provides tools and best practices for implementing all CAP programs, such as the energy audit and retrofit program.

This program will be modified and continued.

M.1-2. The City shall establish a program to allow residential projects to receive minor exceptions if they meet 25% of items on the Tier 1 list of the California Green Building Code (Title 24) or 15% of items on the Tier 2 list of that code.

Response: The City has yet to establish a program regarding minor exceptions for residential projects that meet a minimum number of items from the California Green Building Code.

This program will be continued.

N.1-1. The City will continue to promote the enforcement of policies of the State Fair Employment and Housing Commission, and shall resolve housing discrimination complaints through assistance from HUD, and/or local, regional private fair housing organizations. The City will prepare a brochure that promotes equal housing opportunities and addresses discrimination. The brochure will be available at the Community Development department and a link to download the brochure will be placed on the City's website. In addition the City shall disseminate information in one or more of the following ways to ensure the public is aware of Fair Housing Law:

- Distribute materials to property owners and apartment managers twice a year.
- Make public service announcements through multiple media outlets including newspaper, radio, television, and social media to run on a regular basis.
- Conduct public presentations with different community groups once or twice a year.

Response: The City has not yet prepared a brochure to promote equal housing opportunities and address discrimination or disseminated information about the Fair Housing Law to the public.

This program will be continued.

O.1-1. Prior to any public hearing where the City is considering amending or updating its Housing Element or housing policies, the City will notify all local housing organizations, as well as social service agencies, and post notices at significant locations.

Response: The City will continue to notify the necessary organizations, agencies and other parties when amending or updating the Housing Element or housing policies.

This program will be continued.

P.1-1. Following amendment of the General Plan Conservation/Open Space and Safety Elements to comply with AB 162 related to floodplain mapping, the City will amend the Housing Element if needed for consistency.

Response: The City has not yet amended the General Plan Conservation and Safety Elements to comply with AB 162. Following any amendments, the Housing Element will be modified, as necessary.

This program will be continued.

APPENDIX A

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RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING DEVELOPMENT CODE AMENDMENT NO. 14-006 REGARDING EMERGENCY SHELTERS AND SUPPORTIVE AND TRANSITIONAL HOUSING; CITYWIDE

WHEREAS, the City of Arroyo Grande ("City") seeks to be in compliance with the State of California's regulations for the allowance of emergency shelters as required by State Senate Bill 2 (SB2), effective January 1, 2008, and codified in California Government Code Section 65583; and

WHEREAS, Government Code Section 65583 obligates cities and counties to establish a zoning district that allows emergency shelters as a land use which does not require a conditional use permit or other discretionary approval, and allows for the opportunity to create written standards for the development and operation of emergency shelters; and

WHEREAS, SB2 stipulates that supportive housing and transitional housing shall be considered residential uses, only subject to those restrictions that apply to other residential uses of the same type in the same zone; and

WHEREAS, Housing Element Policy K.2 calls for amending the Development Code to be in compliance with SB2; and

WHEREAS, the State Office of Housing and Community Development (HCD) requires implementation of Housing Element Programs K.2.1 and K.2.2 regarding emergency shelters and supportive and transitional housing prior to certification of the City's Housing Element; and

WHEREAS, a State-approved Housing Element is required for eligibility for certain grants; and

WHEREAS, the Planning Commission has considered the proposed Ordinance approving Development Code Amendment 14-006 at duly noticed public hearings on January 19, 2016 and _____.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby recommends the City Council adopt an Ordinance approving Development Code Amendment No. 14-006, amending portions of Title 16 of the Arroyo Grande Municipal Code regarding emergency shelters, supportive and transitional housing, a copy of which is attached hereto as Exhibit 'A' and incorporated herein by this reference.

**RESOLUTION NO.
PAGE 2**

On a motion by Commissioner _____, seconded by Commissioner _____ and by the following roll call vote to wit:

**AYES:
NOES:
ABSENT:**

the foregoing Resolution was adopted this _____ day of _____ 2016.

ATTEST:

**DEBBIE WEICHINGER,
SECRETARY TO THE COMMISSION**

**LAN GEORGE
CHAIR**

AS TO CONTENT:

**TERESA MCCLISH
COMMUNITY DEVELOPMENT DIRECTOR**

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE AMENDING TITLE 16 OF THE ARROYO GRANDE MUNICIPAL CODE REGARDING EMERGENCY SHELTERS AND SUPPORTIVE AND TRANSITIONAL HOUSING

WHEREAS, the City of Arroyo Grande ("City") seeks to be in compliance with the State of California's regulations for the allowance of emergency shelters as required by State Senate Bill 2 (SB2), effective January 1, 2008, and codified in California Government Code Section 65583; and

WHEREAS, Government Code Section 65583 obligates cities and counties to establish a zoning district that allows emergency shelters as a land use which does not require a conditional use permit or other discretionary approval, and allows for the opportunity to create written standards for the development and operation of emergency shelters; and

WHEREAS, SB2 stipulates that supportive housing and transitional housing shall be considered residential uses, only subject to those restrictions that apply to other residential uses of the same type in the same zone; and

WHEREAS, Housing Element Policy K.2 calls for amending the Development Code to be in compliance with SB2; and

WHEREAS, the State Office of Housing and Community Development (HCD) requires implementation of Housing Element Programs K.2.1 and K.2.2 regarding emergency shelters and supportive and transitional housing prior to certification of the City's Housing Element; and

WHEREAS, a State-approved Housing Element is required for eligibility for certain grants; and

WHEREAS, the City Council has considered the proposed Ordinance approving Development Code Amendment 14-006 at a duly noticed public hearing on _____, 2016; and

WHEREAS, after consideration of all testimony and all relevant evidence, the City Council has determined that the following Development Code Amendment findings can be made in an affirmative manner:

- A. The proposed amendment to Title 16 of the Arroyo Grande Municipal Code (AGMC) is consistent with the goals, objectives, policies and programs of the general plan, and is necessary and desirable to implement the provisions of the general plan.

The proposed Development Code Amendment to add a new Section 16.52.091 pertaining to standards for emergency shelters and modify Tables 16.32.040(A) and 16.36.030(A) pertaining to supportive and transitional housing is consistent with the following policy of the Housing Element:

Policy K.2. The City shall allow emergency shelters for overnight lodging in appropriate zoning districts as part of the Development Code Update in compliance with State law.

- B. The proposed amendment will not adversely affect the public health, safety, and general welfare or result in an illogical land use pattern.

The proposed Development Code Amendment adds standards for emergency shelters which ensure that operating characteristics of any emergency shelter do not adversely impact public health, safety, and general welfare of the community in which a shelter is located. Compliance with the requirements of California Government Code Section 65583 for supportive housing and transitional housing will be of benefit to the public.

- C. The proposed revisions are consistent with the purpose and intent of Title 16, satisfy the intent of Chapters 16.04, 16.32 and 16.36 of the Municipal Code and provide for internal consistency.

- D. The potential environmental impacts of the proposed Development Code Amendment are insignificant.

The proposed Development Code Amendment is exempt from environmental review under the "general rule" at Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines because it can be seen with certainty that there is no possibility that the proposed Development Code Amendment may have a significant effect on the environment.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Arroyo Grande as follows:

SECTION 1: The above recitals and findings are true and correct and incorporated herein by this reference.

SECTION 2: The following definitions in Arroyo Grande Municipal Code Subsection 16.04.070.C. are hereby added as follows:

16.04.070.C. Definitions

“Emergency shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay (as defined by California Health and Safety Code Section 50801(e)).

“Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (as defined by Government Code Section 65582). Supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

“Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people (as defined by Government Code Section 65582).

“Transitional housing” means a building or buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculation of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance (as defined by Section 50675.2 of the Health and Safety Code). Transitional housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Transitional housing does not include state licensed residential care facilities.

SECTION 3: Arroyo Grande Municipal Code Section 16.32.040 is hereby amended as follows:

Table 16.32.040(A)
Uses Permitted Within Residential Districts

USE	RE	RH	RR	RS	SF	VR D-2.4	MF	MFA	MFVH	MHP
18. Supportive housing	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
19. Transitional housing	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

SECTION 4: Arroyo Grande Municipal Code Section 16.36.030 is hereby amended as follows:

Table 16.36.030(A)
Uses Permitted Within Mixed Use and Commercial Districts

Allowed Land Uses and Permit Requirements – LAND USE	IMU	TMU D-2.11	VCD HCO D-2.4	VMU D-2.11 HCO D-2.4	GMU	FOMU	HMU	OMU D-2.20	RC
B. SERVICES - GENERAL									
Emergency shelters	<u>MUP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>MUP</u>	<u>NP</u>	<u>NP</u>

SECTION 5: Arroyo Grande Municipal Code Section 16.52.091 is hereby added:

16.52.091 – Emergency shelters.

A. Purpose and Intent. It is the purpose of this section to facilitate and encourage the provision of emergency shelters for homeless persons and households by allowing permanent year-round emergency shelters without a conditional use permit or other discretionary action in the Industrial Mixed Use (IMU) and Highway Mixed Use (HMU) zoning districts, subject only to the same development standards that apply to other permitted uses in these zones, except for the following requirements unique to emergency shelters, as authorized by Government Code Section 65583(a)(4).

B. Permit requirements.

1. Emergency shelter facilities shall comply with all federal and California State licensing requirements.
2. Emergency shelter facilities shall comply with all applicable Uniform Building Codes, Plumbing Codes and Fire Codes, including maximum occupancy restrictions.

C. Minimum site design and development standards. An emergency shelter is subject to all property development standards of the zoning district in which it is located except as modified by the following standards:

1. The maximum number of beds or persons to be served nightly by an emergency shelter shall be thirty-four (34).
2. Off-street parking shall include one (1) vehicle parking space per three (3) beds and one (1) space per employee on the largest shift. A covered and secured area for bicycle parking shall be provided for use by staff and clients, commensurate with demonstrated need, but no less than a minimum of eight (8) bike parking spaces.
3. Exterior lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public right-of-way, and of an intensity compatible with the neighborhood.
4. Security shall be provided for residents, visitors and employees during the hours that the emergency shelter is in operation.
5. On-site management shall be provided. The agency or organization operating the shelter shall comply with the following requirements:
 - a. Temporary shelters shall be available to residents for no more than six (6) months within a twelve (12) month period. The days of stay need not be consecutive.
 - b. Staff and services shall be provided to assist residents to obtain permanent shelter and income.
 - c. The provider shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to insure compatibility with services provided at the facility, and for training, counseling and treatment programs for residents.
6. Appropriately sized and located exterior and interior on-site waiting and intake areas shall be provided.
7. Laundry facilities or services shall be provided that are adequate for the number of residents.
8. Emergency shelter facilities shall provide a refuse storage area that is completely enclosed with masonry walls not less than five (5) feet high with a solid-gated opening that is large enough to accommodate standard-sized trash and recycling bins, or other enclosures as approved by the Director of Community Development. The refuse enclosure shall be accessible to refuse collection vehicles.
9. The facility may provide one or more of the following specific common facilities for the exclusive use of the residents and staff:
 - a. Central cooking and dining room(s).
 - b. Recreation room.
 - c. Counseling center.
 - d. Child care facilities.
 - e. Other supportive services.
10. Organized outdoor activities may only be conducted between the hours of 8:00 a.m. and 9:00 p.m. for noise abatement purposes.

11. An emergency shelter shall not be located within three hundred (300) feet of another emergency shelter, kindergarten through 12th grade curriculum school, child care center, or park as measured from the closest property line.
12. No individual or household shall be denied emergency shelter because of an inability to pay.

SECTION 6: If any section, subsection, subdivision, paragraph, sentence, or clause of this Ordinance or any part thereof is for any reason held to be unlawful, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, or clause thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, or clause be declared unconstitutional.

SECTION 7: Upon adoption of this Ordinance, the City Clerk shall file a Notice of Exemption pursuant to 14 CCR § 15062.

SECTION 8: A summary of this Ordinance shall be published in a newspaper published and circulated in the City of Arroyo Grande at least five (5) days prior to the City Council meeting at which the proposed Ordinance is to be adopted. A certified copy of the full text of the proposed Ordinance shall be posted in the office of the City Clerk. Within fifteen (15) days after adoption of the Ordinance, the summary with the names of those City Council Members voting for and against the Ordinance shall be published again, and the City Clerk shall post a certified copy of the full text of such adopted Ordinance.

SECTION 11: This Ordinance shall take effect thirty (30) days from the date of adoption.

**ORDINANCE NO.
PAGE 7**

On motion of Council Member _____, seconded by Council Member _____, and
on the following roll call vote to wit:

**AYES:
NOES:
ABSENT:**

The foregoing Ordinance was adopted this _____ day of _____, 2016.

JIM HILL, MAYOR

ATTEST:

KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:

DIANNE THOMPSON, CITY MANAGER

APPROVED AS TO FORM:

HEATHER WHITHAM, CITY ATTORNEY

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, SEPTEMBER 2, 2014
COUNCIL CHAMBERS, 215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

Vice Chair Sperow called the Regular Planning Commission meeting to order at 6:00 p.m.

2. ROLL CALL

Planning Commission: Commissioners Tom Goss, Lan George and Vice Chair Lisa Sperow were present. Commissioner John Keen and Randy Russom were absent.

Staff Present:

Community Development Director Teresa McClish, Assistant Planner Matt Downing, Associate Planner Kelly Heffernon, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Goss led the Flag Salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

Otis Page, Myrtle Street, referred to the July 8, 2014 City Council meeting, where the Council reviewed the Pre-application for Traffic Way and East Cherry Avenue. He stated this proposed project was not presented to the Planning Commission before being submitted to the City Council. He further stated this has prejudiced the project on many issues, especially on housing density and interior road widths and that he is opposed to the proposed project.

6. WRITTEN COMMUNICATIONS

None

7. CONSENT AGENDA

Action: It was the consensus of the Commission that Consent Agenda Item 7.a., June 17, 2014 and July 1, 2014 minutes, be continued to the next regular meeting due to lack of a quorum being present to vote on the minutes. Commissioner Goss moved, and Commissioner George seconded the motion to approve the August 19, 2014 minutes, as submitted. The motion passed on the following roll call vote:

AYES: Goss, George, Sperow

NOES: None

ABSENT: Keen and Russom

7.a. Consideration of Approval of Minutes

Action: Approved the minutes of the Regular Planning Commission meeting of August 19, 2014 as presented.

8. PUBLIC HEARINGS

8.a. CONSIDERATION OF TENTATIVE PARCEL MAP CASE NO. 14-002; SUBDIVISION OF ONE (1) 2.68 ACRE PARCEL INTO TWO (2) PARCELS OF 1.65 ACRES AND 1.03 ACRES; LOCATION – 101 RIDGEVIEW WAY; APPLICANT – PAULA REITSMA; REPRESENTATIVE – MIKE STANTON, MBS LAND SURVEYS

Assistant Planner Downing presented the staff report recommending the Planning Commission adopt a Resolution approving Tentative Parcel Map Case No. 14-002.

Assistant Planner Downing responded to questions from the Commission regarding the proposed project.

Vice Chair Sperow opened the public hearing.

Paula Reitsma, property owner, stated she was available to answer questions.

Hearing no further comments, Vice Chair Sperow closed the public hearing.

The Commission provided the following comments: in reference to CONDITIONS OF APPROVAL # 15. add....."not be fenced to prohibit these uses once curb, gutter and sidewalks are installed.", and is in support of the project.

Action: Commissioner Goss moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING TENTATIVE PARCEL MAP NO. 14-002; LOCATED AT 101 RIDGEVIEW WAY; APPLIED FOR BY PAULA REITSMA**", as modified in **CONDITIONS OF APPROVAL # 15. add....."not be fenced to prohibit these uses once curb, gutter and sidewalks are installed."** Commissioner Sperow seconded.

AYES: Goss, Sperow, George
NOES: None
ABSENT: Keen, Russom

8.b. PUBLIC WORKSHOP TO REVIEW AND COMMENT ON THE DRAFT HOUSING ELEMENT UPDATE; GENERAL PLAN AMENDMENT NO. 14-002; LOCATION – CITYWIDE; APPLICANT - CITY OF ARROYO GRANDE

Associate Planner Heffernon presented the staff report recommending the Planning Commission review and receive public comment on the Draft Housing Element Update for the 2014-2019 Regional Housing Needs Assessment (RHNA) Cycle and provide comments to the City Council. No action will be taken at this meeting.

Associate Planner Heffernon responded to questions from the Commission regarding the draft Housing Element Update.

The Commission provided the following comments:

- Development projects should include a percentage of low and very low income units dispersed throughout the project to avoid a concentration of lower income housing.

**PLANNING COMMISSION
MINUTES
SEPTEMBER 2, 2014**

- Delete reference to “homestays” in Policy B.6 and Program B.6-1 since they are required to be owner-occupied and therefore are not considered a loss of permanent workforce housing.
- Replace the word “adverse” impacts with “all” impacts in Policy H.2.
- Replace the word “creed” with “religion” in Goal N and Policy N.1.
- Include water efficient programs similar to the energy efficient programs.
- Minor edits and corrections to tables.
- Commissioners were supportive of new Policy A.15 regarding first-time home buyers.

Vice Chair Sperow opened the public hearing.

Hearing no comments, Vice Chair Sperow closed the public hearing.

Associate Heffernon stated there will be a public hearing with the City Council on September 23rd and the Planning Commission comments will be included in the staff report.

9. NON-PUBLIC HEARING ITEM None

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE AUGUST 19, 2014

This is a notice of administrative decision for Minor Use Permits, including any approvals, denials or referrals by the Community Development Director. An administrative decision must be appealed or called up for review by the Planning Commission by a majority vote.

Case No.	Applicant	Address	Description	Action	Planner
ARCH 14-004	Robert & Michelle Moncrief	309 S. Mason Street	Residential expansion and façade modification	A	M. Downing

In answer to Commissioner Goss, Community Development Director McClish indicated the above item was previously presented to the Architectural Review Committee.

11. COMMISSION COMMUNICATIONS

None

12. STAFF COMMUNICATIONS

Community Development Director McClish stated staff attended the August 21st LAFCO meeting regarding the annexation of Heights of Vista Del Mar, which was approved by LAFCO. The developer has submitted the final map to the City.

13. ADJOURNMENT

On motion by Commissioner George, seconded by Commissioner Goss and unanimously carried, the meeting adjourned at 6:47 p.m.

ATTEST:

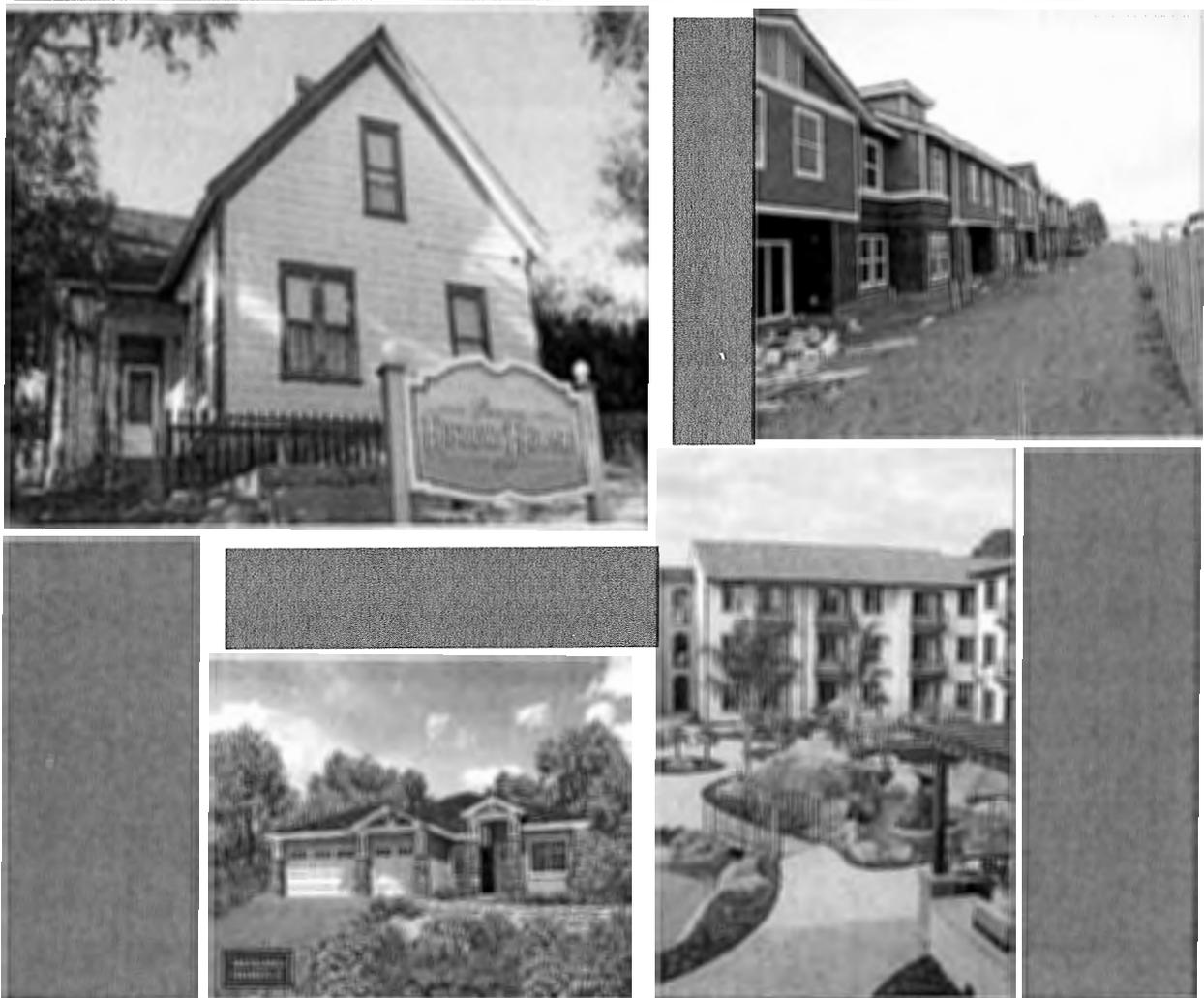
DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION

LISA SPEROW, VICE CHAIR

(Approved at PC Mtg October 21, 2014)



INITIAL STUDY/ NEGATIVE DECLARATION



General Plan Amendment (GPA) No. 14-002
Housing Element Update 2014-2019
December 2015

Project: General Plan Amendment (GPA) No. 14-002
Housing Element Update 2014-2019

Lead Agency: City of Arroyo Grande

Document Availability:

City of Arroyo Grande
Community Development Department
300 East Branch Street
Arroyo Grande, CA 93420
(805) 473-5420
<http://www.arroyogrande.org/>

Project Description:

The project is an update of the Housing Element of the City of Arroyo Grande (City) General Plan. The Housing Element is one of the seven General Plan Elements mandated by the State of California, as required in Government Code Sections 65580 to 65589.8.

The Housing Element is a comprehensive policy document that describes the City's housing needs and provides goals, policies, and programs to facilitate the development, improvement, and preservation of housing for all economic segments of the community. State law requires that the Housing Element consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing."

Along with the Land Use Element, the Housing Element provides policy guidance for decision making related to housing. Furthermore, the Housing Element sets forth the City's strategy for enhancing and preserving the housing stock and expanding housing opportunities for various economic segments.

The California Department of Housing and Community development (HCD) projects statewide housing needs and allocates those needs to each Regional government in the State. For Arroyo Grande, the Regional agency is the San Luis Obispo Council of Governments (SLOCOG). After consultation with SLOCOG, HCD provided the regional need to SLOCOG, which then distributed the Regional Housing Needs Allocation (RHNA) to the unincorporated county and cities within the SLOCOG region. SLOCOG allocates housing production goals for each jurisdiction primarily based on their "fair-share" of the region's population growth, which is outlined in the SLOCOG Regional Housing Needs Plan (RHNP).

The City of Arroyo Grande last adopted a Housing Element in 2013, which HCD certified on December 5, 2013.

Of the 4,090 housing units allocated to SLOCOG for this planning period, Arroyo Grande will need to accommodate 242 units. One of the primary purposes of the Housing Element update is to demonstrate the City's ability to accommodate residential development to meet the RHNA. According to the 2013 Regional Housing Needs Plan, Arroyo Grande will need to accommodate 60 very low-income, 38 low-

income, 43 moderate-income, and 101 above moderate-income housing units (242 units total). The City's final share of the Regional Housing Need takes into consideration the number of units already constructed or approved during the previous planning period, which includes second units. It is assumed that the above moderate-income units will be accommodated by market demand and do not need to be addressed in the form of policy analysis.

An inventory of vacant land shows a realistic potential for 219 new units, 129 of which are located on higher density parcels appropriate for housing that is affordable to lower income households. Opportunity sites provide an additional 317 total units, 266 of which could be affordable to lower income households. Thus, the City is able to demonstrate the capacity to meet the RHNA for lower income households for the current planning period.

In addition to meeting the RHNA requirement, the Housing Element has the following goals:

1. Provide a continuing supply of affordable housing to meet the needs of existing and future Arroyo Grande residents in all income categories.
2. Ensure that housing constructed in the City is affordable to all income levels.
3. Research and identify various additional financial and other resources to provide extremely low, very low, and low-income housing for current and future residents of the City.
4. In order to provide affordable housing, especially for extremely, very-low and low-income households, encourage apartment construction.
5. Regulate residential condominium conversions to protect the City's supply of apartments and to allow more moderately priced for-sale homes.
6. Strengthen the City's inclusionary housing ordinance to require more affordable units in both residential and commercial development projects.
7. Create clearer regulations and streamline the approval process for affordable housing projects.
8. Conserve and rehabilitate the City's older stock, particularly to provide affordable housing.
9. Preservation of at-risk units in Arroyo Grande
10. Meet the housing needs of special groups of Arroyo Grande residents, including seniors, persons with disabilities, persons with developmental disabilities, single parents, large families, and farmworkers.
11. Reduce or minimize the incidence of homeless in the community.
12. Ensure that those residents with handicaps or disabilities have adequate access to housing.
13. Increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Arroyo Grande residents.
14. Assure access to sound, affordable housing for all persons, regardless of race, religion, age or sex.
15. Ensure participation of all economic segments of the community in the development of housing policy for Arroyo Grande.
16. Reduce governmental and infrastructure constraints to the improvement and development of housing for people of all income levels.

The Housing Element is consistent with the land uses envisioned in the Arroyo Grande 2001 General Plan. Some of the proposed goals, policies, and programs, if implemented, could increase the density for housing that would be authorized in several zoning districts. Other policies and programs have been developed to encourage and promote the development of affordable housing. In order to accommodate the additional housing need within the City of Arroyo Grande, and to comply with State

law, the Housing Element includes programs that require the City to amend the Development Code. Development Code changes associated with implementation of the Housing Element would require the appropriate level of environmental review. No specific sites have been selected, nor does the Housing Element provide entitlement for projects. Additional CEQA review will be required to address the level and significance of environmental impacts resulting from future development projects. The Housing Element policies promote compact development and smart growth, which in itself will mitigate some development impacts on infrastructure, public services, air quality and transportation.

Summary Document Preparation:

Pursuant to Section 21082.1 of the California Environmental Quality Act, the City of Arroyo Grande (the City) has independently reviewed and analyzed the Initial Study and Negative Declaration for the proposed project and finds that these documents reflect the independent judgment of the City.

Teresa McClish, AICP
Community Development Director

Date



Kelly Heffernon, AICP
Associate Planner



Date

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Introduction

Introduction and Regulatory Guidance

The Initial Study/ Negative Declaration (IS/ND) has been prepared by the City of Arroyo Grande (the City) to evaluate the potential environmental effects of the proposed project. This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code §21000 *et seq.*, and the State CEQA Guidelines, California Code of Regulations (CCR) §15000 *et seq.*

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment [CEQA Guidelines §15063(a)]. If there is substantial evidence that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) must be prepared, in accordance with CEQA Guidelines §15064(a). However, if the lead agency determines that revisions in the project plans or proposals made by or agreed to by the applicant avoid, reduce or mitigate the potentially significant effects to a less-than-significant level, a Mitigated Negative Declaration may be prepared instead of an EIR [CEQA Guidelines §15070(b)]. The lead agency prepares a written statement describing the reasons a proposed project would not have a significant effect on the environment and, therefore, why an EIR need not be prepared. This IS/ND conforms to the content requirements under CEQA Guidelines §15071.

Lead Agency

The lead agency is the public agency with primary approval authority over the proposed project. In accordance with CEQA Guidelines §15051(b)(1), "the lead agency will normally be an agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." The lead agency for the proposed project is the City of Arroyo Grande. The contact person for the lead agency is:

Kelly Heffernon, AICP
Associate Planner
City of Arroyo Grande
Arroyo Grande, CA 93420
(805) 473-5420

Purpose and Document Organization

The purpose of this document is to evaluate the potential environmental effects of the proposed project. This document is organized as follows:

- **Introduction:**
This chapter provides an introduction to the project and describes the purpose and organization of this document.
- **Project Description:**
This chapter describes the reasons for the project, scope of the project, and project objectives.
- **Environmental Setting, Potential Impacts and Mitigation Measures:**
This chapter identifies the significance of potential environmental impacts, explains the environmental setting for each environmental issue, and evaluates the potential impacts

identified in the CEQA Environmental (Initial Study) Checklist. Mitigation measures are incorporated, where appropriate, to reduce potentially significant impacts to a less-than-significant level.

- **Mandatory Findings of Significance:**
This chapter identifies and summarizes the overall significance of any potential impacts to natural and cultural resources, cumulative impacts, and impact to humans, as identified in the Initial Study.
- **References:**
This chapter identifies the references and sources used in the preparation of this IS/MND. It also provides a list of those involved in the preparation of this document.

Summary of Findings

Section 3 of this document contains the Environmental (Initial Study) Checklist that identifies the potential environmental impacts (by environmental issue) and a brief discussion of each impact resulting from implementation of the proposed project.

In accordance with §15064(f) of the CEQA Guidelines, a Negative Declaration shall be prepared if the lead agency determines there is no substantial evidence that the project may have a significant effect on the environment. It is proposed that a Negative Declaration be adopted in accordance with the CEQA Guidelines.

Project Description

Introduction

The City of Arroyo Grande (the City) has prepared this Initial Study/Negative Declaration (IS/ND) to evaluate the potential environmental effects of the Housing Element Update. The Housing Element is one of seven General Plan Elements mandated by the State of California pursuant to Government Code Sections 65580 to 65589.8. The Housing Element is a comprehensive policy document that describes the City's housing needs and provides goals, policies, and programs to facilitate the development, improvement and preservation of housing for all economic segments of the community.

Project Scope and Location

The Housing Element affects all properties within the Arroyo Grande City limits.

Background and Need for Project

As part of its General Plan, each city and county in the State of California is required to prepare a Housing Element. In creating the Housing Element law, the Legislature's purpose was to ensure that local governments would marshal available resources, develop appropriate local programs and cooperate with one another in order to address local and regional housing needs and the State's housing goals. The Housing Element must identify and analyze the community's housing needs and provide a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement and development of housing. The Housing Element must identify adequate sites to meet the housing needs of all economic sectors of the community and permit a variety of housing types.

Other Required Public Agency Approvals

None.

Related Projects

Development Code Amendment 14-006 – Ordinance amending portions of Title 16 of the Arroyo Grande Municipal Code regarding emergency shelters and supportive and transitional housing

Environmental Checklist

Project Information

Project Title:	Housing Element Update (GPA 14-002)
Lead Agency Name & Address:	City of Arroyo Grande 300 East Brach Street Arroyo Grande, CA 93420
Contact Person & Telephone Number:	Kelly Heffernon, Associate Planner (805) 473-5420
Project Location:	Citywide
Project Sponsor Name & Address:	City of Arroyo Grande 300 East Brach Street Arroyo Grande, CA 93420
General Plan Designation:	Various
Zoning:	Various
Description of Project:	Update of the City's Housing Element of the General Plan pursuant to Government Code Sections 65580 to 65589.8.
Project Setting:	Arroyo Grande's distinctive character derives from its traditional ties to agriculture, physical diversity, unique village, small town atmosphere and rural setting. The City is largely built-out and is expected to experience only modest growth over the next 25 years.

Arroyo Grande is located in the southwestern portion of San Luis Obispo County. The City is 5.45 square miles in size (3,388 acres), and has an estimated population of 17,252 (U.S. 2010 Census). The Pacific Ocean lies approximately 1.5 miles to the west of Arroyo Grande, and U.S. 101 extends northwest and southeast through the middle of the City. There are several creeks and tributaries that traverse the City, including Arroyo Grande Creek which runs in a generally north-south direction through the eastern portion of the City. The topography of Arroyo Grande ranges from moderate and steep hillsides to the north of U.S. 101 to relatively flat parcels toward the center of town, to moderate slopes further south. The Wilmar Avenue fault is a potentially active fault adjacent to the City, and the Pismo fault underlies portions of Arroyo Grande but is inactive and

poses very low potential fault rupture hazard to the City. Arroyo Grande is bounded by the Cities of Grover Beach and Pismo Beach to the southwest and west and to the unincorporated County to the north, east and south. Residential Rural and Suburban development characterize unincorporated areas to the north and southeast, and Agricultural uses dominate the Arroyo Grande Valley that extends northeast and south of the City.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages:

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

Determination

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared.

- I find that, although the original scope of the proposed project **COULD** have had a significant effect on the environment, there **WILL NOT** be a significant effect because revisions/mitigations to the project have been made by or agreed to by the applicant. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

- I find that the proposed project **MAY** have a significant effect on the environment and an **ENVIRONMENTAL IMPACT REPORT** or its functional equivalent will be prepared.

- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment. However, at least one impact has been adequately analyzed in an earlier document, pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis, as described in the report's attachments. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the impacts not sufficiently addressed in previous documents.

- I find that, although the proposed project could have had a significant effect on the environment, because all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to applicable standards, and have been avoided or mitigated, pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, all impacts have been avoided or mitigated to a less-than-significant level and no further action is required.

Kelly Heffernon, AICP
Associate Planner

Date

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers, except "No Impact", that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact does not apply to the project being evaluated (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on general or project-specific factors (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must consider the whole of the project-related effects, both direct and indirect, including off-site, cumulative, construction, and operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether that impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate when there is sufficient evidence that a substantial or potentially substantial adverse change may occur in any of the physical conditions within the area affected by the project that cannot be mitigated below a level of significance. If there are one or more "Potentially Significant Impact" entries, an Environmental Impact Report (EIR) is required.
4. A "Mitigated Negative Declaration" (Negative Declaration: Less Than Significant with Mitigation Incorporated) applies where the incorporation of mitigation measures, prior to declaration of project approval, has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact with Mitigation." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR (including a General Plan) or Negative Declaration [CCR, Guidelines for the Implementation of CEQA, § 15063(c)(3)(D)]. References to an earlier analysis should:
 - a) Identify the earlier analysis and state where it is available for review.
 - b) Indicate which effects from the environmental checklist were adequately analyzed in the earlier document, pursuant to applicable legal standards, and whether these effects were adequately addressed by mitigation measures included in that analysis.
 - c) Describe the mitigation measures in this document that were incorporated or refined from the earlier document and indicate to what extent they address site-specific conditions for this project.
6. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist or appendix (e.g., general plans, zoning ordinances, biological assessments). Reference to a previously prepared or outside document should include an indication of the page or pages where the statement is substantiated.
7. A source list should be appended to this document. Sources used or individuals contacted should be listed in the source list and cited in the discussion.
8. Explanation(s) of each issue should identify:
 - a) the criteria or threshold, if any, used to evaluate the significance of the impact addressed by each question **and**
 - b) the mitigation measures, if any, prescribed to reduce the impact below the level of significance.

Environmental Issues

1. Aesthetics

Environmental Setting

The City is mostly built-out, with distinct residential, commercial and agricultural districts and several mixed-use areas. The City also contains portions of three creeks and several open space areas.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse affect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Adopting the updated Housing Element will have no effect on the scenic vistas within the City of Arroyo Grande. Impacts on scenic vistas resulting from anticipated future growth of the City have been addressed in the 2001 General Plan EIR. The 2001 General Plan seeks to protect view sheds with Policy C/OS1-1, which states that the City will “identify and protect scenic resources and view sheds associated with them.”

Aesthetic considerations, such as damage or degradation of scenic resources or visual character, effects on scenic vistas, and new sources of light and glare will be considered at the time site specific projects are proposed. The City’s Design Guidelines for the Village Area and standards for other overlay districts are implementing tools to protect the character of neighborhoods and mitigate potential aesthetic impacts.

a-d: No impacts.

2. Agriculture and Forestry Resources

Environmental Setting

The City of Arroyo Grande contains approximately 460 acres of active farmland, most of which is Prime Farmland consisting of Class I and Class II soils. Numerous goals, policies and objectives are provided in the City’s Agriculture, Conservation and Open Space Element of the General Plan that are aimed at preserving agricultural land within the City limits. There are no forest resources located within the City.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Adopting the updated Housing Element will not by itself result in impacts to agricultural resources within the City of Arroyo Grande. There are no goals, policies or implementing measures in the Housing Element to convert agricultural land to residential development, or to amend the Development Code to allow more residential development within the Agricultural or Agriculture Preserve zoning districts. The update to the Housing Element is consistent with the Agriculture, Conservation and Open Space Element of the General Plan.

a-e: No impacts.

3. Air Quality

Environmental Setting

San Luis Obispo County is in non-attainment status for ozone (O₃), respirable particulate matter (PM10) and vinyl chloride under the California Air Resource Board (CARB) standards. The County is in attainment status for all other applicable CARB standards.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

The San Luis Obispo County Air Pollution Control District (APCD) is charged with implementing regulations and programs to reduce air pollution and assist the unincorporated county and cities in reaching all outdoor air quality standards. APCD has developed the CEQA Air Quality Handbook to evaluate project specific impacts and determine if air quality mitigation measures are needed, or if potentially significant impacts could result. The City refers to this Handbook for all projects subject to CEQA. The Housing Element does not specifically identify housing sites and projects as a basis for identifying significant impacts such as violations of air quality standards, exposing sensitive receptors to substantial pollutant concentrations, or creating objectionable odors. Projects that involve rezoning or construction of housing units will be subject to project-specific environmental review. At such time, determination will be made as to whether that project will result in potentially significant impacts to air quality.

a-e: No impacts.

4. Biological Resources

Environmental Setting

The City of Arroyo Grande has several areas with sensitive habitats that support various threatened, endangered, candidate, sensitive, or special status species. The General Plan Agriculture, Conservation and Open Space Element focuses on habitat protection through its policies and programs. Adopting the updated Housing Element will not by itself have a substantial adverse effect, either directly or indirectly through habitat modifications, on any species identified as a threatened, endangered, candidate, sensitive, or special status. No new or increased impacts above what is already anticipated in the 2001 General Plan will result from adoption of the Housing Element. The level and significance of environmental impacts resulting from future development projects will be further assessed in accordance with CEQA.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a sensitive, candidate, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by §404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The 2001 General Plan focused planned development areas and higher residential densities to least sensitive sites within the City, and maximized appropriate land area for Mixed-Use to conserve remaining resource areas. The Housing Element is consistent with the Land Use and Agriculture, Conservation and Open Space Elements in this effort, advocating higher densities in non-environmentally sensitive areas and in clustered developments in an effort to preserve sensitive resources. Larger residential development would be subject to project-specific CEQA review.

a-f: No impacts.

5. Cultural Resources

Environmental Setting

Previous investigations have indicated the presence of Native Americans within the present-day City Limits during prehistoric times. There are a handful of designated historical resources within the City, including the IOOF Hall, the Pauling House and the Bridge Street Bridge.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource, as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Adopting the Housing Element will not by itself cause a substantial adverse change in the significance of a historical resource within the City of Arroyo Grande. Future development within the City will be subject to environmental review and development standards as required by State law and City regulations.

a-c: No impacts.

6. Geology and Soils

Environmental Setting

There are two faults within City Limits, the Pismo Fault and the Wilmar Avenue Fault. The Pismo Fault is an inactive fault, and presents a low risk to Arroyo Grande. The Wilmar Avenue fault is a potentially active fault that runs through the City, generally parallel to US 101.

Approximately half of the City is at moderate risk for liquefaction caused by strong seismic ground shaking during an earthquake. These areas are primarily located south of US 101 and in the eastern part of the City.

The majority of the City is at low risk for landslides. The areas at greatest risk are hillsides where greater slopes are located. The potential for slope stability hazards in valley areas is low to very low. The areas at greatest risk for landslide are just north of US 101 in the hillsides and in the eastern portions of the City.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area, or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?				
iii) Seismic-related ground failure, including liquefaction?				
iv) Landslides?				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable, as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems, where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Adopting the Housing Element will not by itself expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure, including liquefaction and landslides. Impacts to persons and property associated with seismic activity resulting from full build-out of the General Plan were addressed in the 2001 General Plan EIR. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures applicable to future development projects will reduce the severity of potential impacts. Likewise, adopting the Housing Element by itself will not result in substantial soil erosion or the loss of topsoil, or cause structures to be subject to landslide, lateral spreading, subsidence, liquefaction or collapse. These issues were addressed in the 2001 General Plan EIR. Future development within the City will be subject to separate environmental review.

a-e: No impacts.

7. Greenhouse Gas (GHG) Emissions

Environmental Setting

The City of Arroyo Grande emitted approximately 96,549 metric tons of carbon dioxide equivalent (CO₂e) in the baseline year 2005. The transportation sector was by far the largest contributor to emissions (57.0%), producing approximately 55,030 metric tons of CO₂e in 2005. Emissions from the residential sector were the next largest contributor (24.6%), producing approximately 23,778 metric tons of CO₂e. The commercial and industrial sectors accounted for a combined 12.3% of the total. Emissions from solid waste comprised 6.0% of the total, and emissions from other sources such as agricultural equipment comprised 0.1%.

The majority of emissions from the transportation sector were the result of gasoline consumption in private vehicles traveling on local roads, US Highway 101, and state highways. Greenhouse gas (GHG) figures from the waste sector are the estimated future emissions that will result from the decomposition of waste generated by city residents and businesses in the base year 2005, with weighted average methane capture factor of 60.0 %

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Because the Housing Element is a policy-level document, it does not include any site-specific designs or proposals, nor does it grant any entitlements for development. Identifying or analyzing greenhouse gas emissions would be speculative at this time. Future residential development projects would be subject to separate environmental review, including a review of greenhouse gas emissions. Therefore, adopting the Housing Element itself will not generate significant greenhouse gas emissions. The Housing Element is consistent with the land use designations established by the Land Use Element of the 2001 General Plan. Future residential development projects would require compliance with General Plan policies, City codes and ordinances, and future City greenhouse gas reduction policies.

a-b: No impacts.

8. Hazards and Hazardous Materials

Environmental Setting

There are no known hazardous materials sites in the City, nor are there any airports within the vicinity of the City. Properties located east of U.S. Highway 101 are more prone to fire risk given the steeper topography and wooded open space areas.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials, substances, or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites, compiled pursuant to Government Code §65962.5, and, as a result, create a significant hazard to the public or environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be located in the vicinity of a private airstrip? If so, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death from wildland fires, including areas where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The Housing Element is a policy document and by itself will not involve any physical development activity and therefore will not result in creation or emission of hazardous materials. Issues relative to hazardous materials were addressed in the EIR for the City’s 2001 General Plan. In addition, regulations related to hazardous materials and waste are implemented by a number of government agencies that have established regulations regarding the proper transportation, handling, management, use, storage, and disposal of hazardous materials for specific operations and activities.

Pursuant to CEQA, the Department of Toxic Substance Control maintains a hazardous-waste and substances sites list (Cortese List). No sites in Arroyo Grande are listed on the Cortese list. There are no properties within the City that are included in an Airport Plan.

Implementation of Housing Element programs and development of physical buildings and sites, including housing, to the extent that they are considered “projects” under CEQA, would require further environmental review and, where necessary, mitigation. Furthermore, all future development within the City will be subject to applicable Federal, State and local hazardous materials regulations. Adopting the Housing Element will cause no impacts from hazards or hazardous materials.

a-h: No impacts.

9. Hydrology and Water Quality

Environmental Setting

The City of Arroyo Grande draws its water supply from a combination of the Lopez Reservoir and groundwater wells. Wastewater service is provided by the South San Luis Obispo County Sanitation District. The City adopted interim low-impact development (LID) guidelines to address stormwater runoff issues in 2009.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Place structures that would impede or redirect flood flows within a 100-year flood hazard area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury, or death from flooding, including flooding resulting from the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Result in inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion

Adopting the Housing Element will not by itself violate any water quality standards or waste discharge requirements. The 2001 General Plan EIR was written assuming build-out projections. Since the updated Housing Element does not exceed these projections, there are no impacts for wastewater discharge or other water quality standards. In addition, all future development will be subject to site-specific environmental studies as determined appropriate by the City, and will comply with all applicable City policies related to water and waste discharge.

As a policy document, the Housing Element will not result in the substantial depletion of ground water supplies. The development anticipated in the Housing Element does not exceed the build-out projected in the 2001 General Plan and addressed in the General Plan EIR, and therefore does not result in new impacts. New development must meet the City’s water conservation requirements. These permit requirements will mitigate any potential impacts that could occur as a result of new development.

The Housing Element does not propose conditions that alter the existing drainage pattern of a site or area, as it does not call for any specific development projects. Erosion and siltation resulting from the anticipated growth and development of the City were addressed in the 2001 General Plan EIR. No new or increased impact as a result of the Housing Element will result beyond what is already anticipated in the existing environmental documents. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies related to drainage patterns and erosion or siltation on or offsite.

The Housing Element itself will not alter existing drainage patterns in a manner that would result in substantially increasing the rate or amount of surface runoff and thereby result in flooding. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies and regulations related to drainage patterns and surface runoff.

The Housing Element will not create or contribute to conditions that would cause runoff water to exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Nor will the Housing Element substantially degrade local water quality. All future development will be subject to site-specific environmental studies as determined appropriate by the City, and will comply with all applicable City and State policies and regulations related to local water quality.

a-j: No impacts.

10. Land Use and Planning

Environmental Setting

The City encompasses approximately 5.5 square-miles and is bisected north/south by US Highway 101. There are several distinct land use categories and zoning districts for residential, commercial, industrial, agricultural and mixed uses. The City is adjoined by the cities of Pismo Beach and Grover Beach to the west and unincorporated areas of San Luis Obispo County to the north, east and south.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with the applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The Housing Element as a policy document is consistent with the other elements of the General Plan and will not physically divide the established Arroyo Grande community. Impacts resulting from the anticipated growth and development of the City were addressed in the 2001 General Plan EIR. Programs in the Housing Element that propose amendments to Development Code, including emergency shelters in select zoning districts, are intended to comply with State Housing Element Law and to promote housing opportunities. None of these programs conflict with regulations adopted for the purpose of avoiding or mitigating an environmental affect. In addition, these programs will be subject to CEQA, as applicable, when implemented. No new or increased impact as a result of the Housing Element will result above what is already anticipated in the existing environmental documents.

a-c: No impacts.

11. Mineral Resources

Environmental Setting

There are no known mineral resources in the City of Arroyo Grande and therefore no mining operations located within the City limits.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that is or would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

Discussion

a-b: No impacts.

12. Noise

Environmental Setting

Noise exposure throughout the City is primarily caused by automobile traffic on surface streets and U.S. Highway 101, with intermittent noise generated by agricultural operations and construction activities.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Generate or expose people to noise levels in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generate or expose people to excessive groundborne vibrations or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create a substantial permanent increase in ambient noise levels in the vicinity of the project (above levels without the project)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a substantial temporary or periodic increase in ambient noise levels in the vicinity of the project, in excess of noise levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be in the vicinity of a private airstrip? If so, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The Noise Element of the 2001 General Plan includes goals and implementation measures designed to reduce noise impacts on new development, and the City’s Noise Ordinance is the primary implementing tool of the Noise Element through specific noise standards. Adopting the Housing Element will not by itself result in exposure of persons to or generation of noise levels in excess of standards established in the Noise Element and Noise Ordinance. Future development projects would be subject to separate CEQA review.

a-f: No impacts.

13. Population and Housing

Environmental Setting

Arroyo Grande has a population of 17,252 (2010 Census) with an average household size of 2.4 persons.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Adopting the Housing Element will not by itself induce substantial population growth in the City. As required by State law, the Housing Element is designed to address the forecasted housing needs for the City of Arroyo Grande for the planning period. The population growth estimated for this Housing Element is consistent with the housing growth estimated in the 2001 General Plan. New housing development on existing and available vacant land and within the parameters of housing densities established by the Land Use Element will not induce substantial population growth beyond that estimated by the 2001 General Plan.

Adopting the Housing Element will not by itself result in the displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. The Housing Element is designed to address the housing needs of the city. The document sets forth programs and policies to facilitate housing conservation and maintenance and therefore has the potential to improve the quality of the existing housing stock within the City. Adopting the Housing Element will also not result in the displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere. The City is largely built out with most residential development consisting of infill development.

a-c: No impacts.

14. Public Services

Environmental Setting

The City of Arroyo Grande administers its own police department and parks and recreation facilities. Fire protection is provided by the Five Cities Fire Authority through a joint powers agreement (JPA). The Lucia Mar Unified School District (LMUSD) provides K-12 educational facilities. Public services to the project site are readily provided by the City of Arroyo Grande.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Result in significant environmental impacts from construction associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Adopting the Housing Element will not by itself result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection, police protection, school, parks or other governmental facilities. Impacts associated with these facilities were addressed in the 2001 General Plan EIR. Mitigation measures integrated into the General Plan in the form of goals, policies and implementation measures are designed to reduce all significant impacts to a level of less than significant. All future development will be subject to site-specific environmental studies and impact fees as determined appropriate by the City, and will comply with all applicable City policies and regulations related to public services.

a: No impacts.

15. Recreation

Environmental Setting

The Recreation Department oversees recreational activities throughout the City and manages the City’s various parks and open spaces.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Adopting the Housing Element will not by itself result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities or government services. Impacts associated with new park facilities resulting from the anticipated growth and development of the City were addressed in the 2001 General Plan EIR.

a-b: No impacts.

16. Transportation/Traffic

Environmental Setting

The City’s street network consists of a hierarchy of street types which serve different functions. These include freeways, arterials, collectors, local streets and alleyways.

Freeways route traffic through the community and are characterized by large traffic volumes and high-speed travel. Arterials link residential and commercial districts and serve shorter through traffic needs. Due to the heavier traffic on arterials, adjacent land uses are intended to be a mix of commercial and multi-family residential. Collector streets link neighborhoods to arterials and are not intended for through traffic but are nonetheless intended to move traffic in an efficient manner. Local streets are designed to serve only adjacent land uses and are intended to protect residents from through traffic impacts.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial increase in traffic, in relation to existing traffic and the capacity of the street system (i.e., a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, individually or cumulatively, the level of service standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Contain a design feature (e.g., sharp curves or a dangerous intersection) or incompatible uses (e.g., farm equipment) that would substantially increase hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Adopting the updated Housing Element will not by itself cause an increase in traffic. Increase in traffic resulting from the anticipated growth and development of the City has been addressed in the 2001 General Plan EIR. The traffic impacts of any new residential development will be addressed in separate site-specific CEQA review.

Adopting the Housing Element will not by itself cause traffic levels to exceed an established level of service standard. Impacts resulting from the anticipated growth and development of the City on the level of service for roads or highways were addressed in the 2001 General Plan EIR. Mitigation measures have been integrated into the General Plan in the form of goals, policies, and implementation measures to reduce all significant impacts to a level of less than significant. The traffic impacts of any new residential development will be addressed in separate site-specific CEQA review.

Adoption of the Housing Element will not have any impact on air traffic patterns, given the nature and location of the anticipated residential development outside of the established airport flight pattern.

Adopting the Housing Element, a policy document, does not involve construction or physical design. Therefore, there are no anticipated impacts associated with hazards due to design features or incompatible uses.

Adopting the Housing Element, a policy document, does not involve construction or physical design. No implementation measure or policy of the element would result in the construction of residential units that could prevent adequate emergency access.

Adopting the Housing Element, does not involve parking as no construction or physical design is proposed as part of the plan. The Housing Element does include programs that could result in changes to City regulations for off-street parking. However, no program or policy of the Housing Element would result in the construction of residential units that could negatively affect parking capacity.

None of the policies or implementation measures contained in the updated Housing Element conflict with adopted policies, plans, or programs supporting alternative modes of transportation (e.g., bus turnouts, bicycle racks).

a-g: No impacts.

17. Utilities and Service Systems

Environmental Setting

Water and sewer utilities are provided by the City of Arroyo Grande and the South San Luis Obispo County Sanitation District.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment restrictions or standards of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Would the construction of these facilities cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination, by the wastewater treatment provider that serves or may serve the project, that it has adequate capacity to service the project's anticipated demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations as they relate to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Adopting the Housing Element will not by itself cause or exceed wastewater treatment requirements of the Regional Water Quality Control Board. Impact of residential full build-out on wastewater treatment requirements was addressed in the 2001 General Plan EIR. Mitigation measures have been integrated into the General Plan in the form of goals, policies, and implementation measures to reduce all significant impacts to a level of less than significant.

Adopting the Housing Element will not by itself require or result in the construction of new stormwater drainage facilities or expansion of existing facilities. As necessary, environmental impacts related to the construction of new facilities will be addressed through additional CEQA analysis and impact fees for site-specific residential projects.

A Housing Element is not the type of project that would generate solid waste as the project is a policy document. Impacts related to landfill capacity and solid waste disposal needs resulting from the anticipated population growth of the City were addressed in the 2001 General Plan EIR. Mitigation measures have been integrated into the General Plan in the form of goals, policies, and implementation measures to reduce all significant impacts to a level of less than significant.

a-g: No impacts.

Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>Would the project:</p> <p>a) Substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare or threatened species; or eliminate examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of possible future projects.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

While the Housing Element identifies constraints to the development of new housing and encourages the provision of a range of housing types and affordability levels, as it is a policy-level document, it does not include any site-specific designs or proposals, nor does it grant any entitlements for development that would have the potential to degrade the quality of the environment. Future residential development projects would require compliance with General Plan policies and other City codes and ordinances intended to protect the environment. Therefore, adopting the updated Housing Element will not by itself degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

The Housing Element is a policy-level document that does not propose any specific development or specify sites for development. Therefore, identifying or analyzing cumulative impacts would be speculative at this time. Future residential development projects and/or policies would be subject to separate environmental review, including a review of cumulative impacts. As the Housing Element is a policy-level document, it does not include any site-specific designs or proposals, nor does it grant any entitlements for development. Future residential development projects will be required to be reviewed on a project level and will be required to be in compliance with regulations in place at the time of project review and approval.

The Housing Element is a multi-year policy document that addresses the State's housing goal of attaining a decent home and suitable living environment for every resident. No aspect of the document, including its implementation measures, has the ability to cause substantial adverse effects on human beings, either directly or indirectly.

a-b: No impacts.

References

Documents & Maps

1. Arroyo Grande General Plan
2. Arroyo Grande Municipal Code
3. Arroyo Grande Zoning Map
4. Arroyo Grande Existing Settings Report & Draft Arroyo Grande Existing Settings Report (2010)
5. Arroyo Grande Urban Water Management Plan
6. Arroyo Grande Stormwater Management Plan
7. San Luis Obispo Important Farmland Map (California Department of Conservation, 2006)
8. CEQA & Climate Change White Paper (CAPCOA, 2008)
9. Air Quality Handbook (SLO APCD, 2012)



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: MATTHEW DOWNING, ASSOCIATE PLANNER

SUBJECT: CONSIDERATION OF STAFF PROJECT 15-011; REVIEW OF PARKING STANDARDS; LOCATION – CITYWIDE

DATE: JANUARY 19, 2016

RECOMMENDATION:

It is recommended the Planning Commission review City Policies related to parking and provide further direction on specific areas of parking concerns.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

This work program was unidentified during the budget update. Staff resources will be impacted as a result of studying the City's current parking regulations and may cause deferrals to other work efforts previously identified.

BACKGROUND:

On August 4, 2015, the Planning Commission requested staff to review the City's current parking standards outlined in the Municipal Code. At that time, staff indicated this work effort was anticipated to be accomplished with East Grand Avenue Master Plan Project, once staff workloads allowed for that project to continue. On September 15, 2015, the Planning Commission reiterated its desire to review the City's parking standards, separately from the East Grand Avenue Master Plan Project. Staff is bringing forward preliminary discussion information in response to this request.

ANALYSIS OF ISSUES:

Parking is an important component in many land use decisions. It affects trip generation, mode choice, urban design and form, economic viability, and personal mobility. In an automobile dependent state, region, and county, the character, competitive capability, and commercial convenience of the City is largely determined by the quantity and quality of parking availability for both short-term and long-term uses. Current parking regulations are located in Chapter 16.56 of the Municipal Code (Attachment 1).

General Plan Policies

The General Plan is the City's guide to parking standards within Arroyo Grande. Goals and Policies regarding parking are contained in several of the General Plan Elements,

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including the Circulation Element, Economic Development Element, Housing Element, and Land Use Element (Attachment 2). A parking policy is also contained in the Climate Action Plan, which is a General Plan document included by reference. Many of these policies are aimed at concentrating parking into common parking areas for maximum land use efficiency, preservation of visual aesthetics, and ensuring adequate supply. Based upon the policies included in the General Plan and to ensure the Planning Commission's concerns regarding parking are adequately addressed, staff requests the Planning Commission provide further direction on specific areas of concern with current parking regulations. Specifically, staff requests direction whether concerns regarding parking are limited to development types, specific uses, specific locations in the City, or the inclusion or omission of specific requirements in the existing Ordinance. This information will help refine where to perform case studies.

Parking Study Schedule

In order to address the Planning Commission's request, staff has drafted a tentative schedule for the work program. The tentative schedule is as follows:

- January 19, 2016 – Initial parking standards introduction and further direction;
- February 16, 2016 – Review of data collected from field observations;
- March 15, 2016 – Review of survey data;
- April 5, 2016 – Analysis of potential changes and impacts associated with those modifications;

ALTERNATIVES:

Staff has identified the following alternatives for the Planning Commission's consideration:

- Review City policies related to parking and parking study schedule and provide feedback to staff on areas of concern;
- Review City policies related to parking and provide direction to staff to discontinue parking study efforts;
- Provide other direction to staff.

ADVANTAGES:

Beginning this work effort will allow an opportunity for the parking standards to be reviewed and necessary modifications to be made, keeping the City's parking standards current and facilitating investment and development in the community.

DISADVANTAGES:

Staff workloads are currently very high and initiation of this work program will result in other existing work efforts being delayed until workloads are more clear.

ENVIRONMENTAL REVIEW:

No environmental review is required for this item.

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PUBLIC NOTIFICATION AND COMMENTS:

The Agenda and staff report were posted at City Hall and on the City's website on Friday, January 15, 2016. No public comments were received.

Attachments:

1. Arroyo Grande Municipal Code Chapter 16.56 – Parking and Loading Requirements
2. Current General Plan Policies related to parking

Chapter 16.56 - PARKING AND LOADING REQUIREMENTS

Sections:

16.56.010 - Purpose and intent.

The purpose of this chapter is to ensure the adequate provision of parking facilities proportionate to the needs created by the various land uses within the city. In providing adequate parking facilities, it is the intent of this chapter to:

- A. Alleviate or prevent on-site and off-site traffic congestion and hazards;
- B. Ensure the maneuverability of emergency and service vehicles;
- C. Provide safe, accessible, convenient, attractive, and well-maintained off-street parking areas;
- D. Protect residential neighborhoods from the effects of vehicular noise and traffic by uses in adjacent nonresidential districts; and
- E. Implement general plan circulation and energy conservation policies.

(Prior code § 9-12.010)

16.56.020 - Applicability.

- A. General Requirements. Off-street parking facilities shall be provided prior to occupancy of any structure hereafter built, enlarged, or altered in use, except as provided in subsection B of this section. Such parking shall be permanently available and marked and maintained for parking purposes.
 1. Building or other permits will be issued only after receipt of site plans clearly showing the design, location, number and dimensions of parking facilities and appurtenant features, according to the provisions of this chapter and construction standards of the city.
 2. Where it is not feasible to provide sufficient on-site parking on a parcel when a change or expansion in use is proposed in an existing building, approval of a minor exception request shall be required. Concurrent processing of all related applications shall occur in accordance with Section 16.12.070 of this title.
 3. For all development other than a single-family residence, where it is not feasible to provide sufficient on-site parking on a parcel when an addition or enlargement of an existing building is proposed, approval of a conditional use permit application shall be required for consideration of alternatives including, but not limited to, shared parking or public transit. Where it is not feasible to provide sufficient on-site parking on a parcel when an addition or enlargement of an existing single-family residence is proposed, approval of a minor exception request shall be required. Concurrent processing of all related applications shall occur in accordance with Section 16.12.070 of this title.
- B. Village Parking and Business Improvement District. For the area within the boundaries of the parking and business improvement area for the village, off-street parking facilities or the payment of in-lieu fees, as established by resolution, shall be provided as follows:
 - 1.

Outdoor dining areas, limited to twenty-five (25) percent or less of the total gross square footage of the enclosed area of gross floor area accessible to the public use, shall be excluded from the requirements to provide off-street parking facilities or to pay in-lieu fees. For the purposes of calculating off-street parking requirements, outdoor dining area must be non-air-conditioned or heated and without wall enclosures. Any outdoor dining area in excess of twenty-five (25) percent of the total gross square footage of the enclosed area of gross floor area accessible to the public use shall be required to provide only the additional number of parking spaces for the incremental square footage over the twenty-five (25) percent.

2. Existing buildings that are remodeled or enlarged shall not be required to provide parking if the increase in the square footage is less than three hundred (300) square feet. If the addition is greater than this amount, or if it is the construction of a new building, off-street parking shall be required consistent with the following:
 - a. Off-street parking facilities consistent with requirements of Section 16.56.060
 - b. Payment of an in-lieu fee based on the total number of parking spaces required by Section 16.56.060; or
 - c. A combination of off-street parking facilities and payment of an in-lieu fee may be permitted.
- C. Village Mixed Use and Historic Character Overlay District Combining District. For the area within the boundaries of the Village Mixed Use and Historic Character Overlay District (Design Overlay 2.4), off-street parking facilities or the payment of in-lieu fees, as established by resolution, shall be provided as follows:
1. For changes in uses in existing buildings, additional off-street parking facilities required by a change of use may be reduced subject to a minor exception in accordance with Section 16.16.120(B)(5) by payment of in-lieu fees.
 2. Existing buildings that are remodeled or enlarged shall not be required to provide parking if the increase in the square footage is less than six hundred (600) sq. ft. If the addition is greater than this amount, or involves the construction of a new building, off-street parking shall be required consistent with the following:
 - a. Off-street parking facilities consistent with requirements of Section 16.56.060; or
 - b. A combination of off-street parking facilities and/or payment of an in-lieu fee may be permitted through a conditional use permit.

(Ord. 600 § 2, Exh. A (part), 2008; Ord. 557 § 3, Exh. C (part), 2004; Ord. 544 § 3, Exh. B (part), 2003; prior code § 9-12.020)

16.56.030 - Location.

All off-street parking facilities shall be located to the side or rear of buildings if feasible and be accessible and useable for the associated use or activity. Parking required shall be located on site, but not within any required front (street) yard nor upon any unpaved surface except on lawfully established driveways and without obstructing a public sidewalk, except as otherwise provided for in Section 16.56.050 of this chapter.

(Ord. 545 § 2, 2003; Ord. 544 § 3, Exh. B (part), 2003; Prior code § 9-12.030)

16.56.040 - Requirements for mixed occupancy developments.

When several uses occupy a single structure or parcel, the total required parking shall be the sum of the requirements for each individual use. Off-street parking facilities for one use shall not be considered as providing the required parking for any other use, except as specified under Section 16.56.050 for common parking facilities.

(Prior code § 9-12.040)

16.56.050 - Common parking facilities.

Common parking facilities may be provided in lieu of individual requirements if the total number of parking spaces is the sum of the requirements for individual uses and the parking facilities are located within five hundred (500) feet of the associated use.

1. The total parking requirement may be reduced to eighty (80) percent of the required standard for shared uses; or seventy (70) percent of the required standard for shared uses if a parking study, prepared by a licensed engineer or architect, can clearly show that the shared uses have different hours of operation and would not conflict in their time of use. A conditional use permit shall be required to be reviewed and approved by the planning commission for such a reduction.
2. As a condition of allowing common parking facilities, parties using common parking facilities shall provide evidence of such joint use by a proper legal agreement approved by the city attorney. Such agreements when approved shall be filed with the planning and building departments and recorded with the county recorder.

(Ord. 557 § 3, Exh. C (part), 2004; prior code § 9-12.050)

16.56.060 - Off-street parking requirements by land use.

The following off-street parking requirements shall apply to all buildings erected and new or expanded uses. Where the total requirements result in a fractional number, a fraction of 0.5 or greater shall be rounded to the higher whole number.

For any use not specifically set forth in this section, the planning commission shall determine the amount of required parking based upon similar uses, or evidence of actual demand based on traffic engineering or planning data. The applicant shall provide the necessary data and background information.

OFF-STREET PARKING REQUIREMENTS

1. RESIDENTIAL USES	NOTE: Parking required for residential use in mixed use projects does not have to be covered.
a. Single-family homes	
Conventional size lot	2 spaces per unit within an

	enclosed garage.
Small lot (PUD)	2 spaces per unit within an enclosed garage and 0.5 space/unit for visitor parking.
b. Duplexes	2 space per unit within an enclosed garage and 1 uncovered space per unit.
c. Second residential units	1 uncovered space per unit.
d. Townhouse and condominiums (Attached ownership units)	
RESIDENT AND VISITOR PARKING	
Studio	1 space per unit within an enclosed garage.
1 bedroom	1 space per unit within an enclosed garage and .5 uncovered spaces per unit for developments over four units.
2+ bedrooms	2 spaces per unit within an enclosed garage and 0.5 uncovered space per unit for developments over four units.

e. Apartments and multifamily dwellings (rental units)	
RESIDENT PARKING:	
Studio	1 covered space per unit.
1 bedroom	1 covered space per unit and 0.5 uncovered space per unit for developments over four units.
2+ bedrooms	2 covered spaces per unit and .5 unit for developments over four units.
f. Senior housing - independent living	
RESIDENT PARKING:	
Studio	1 covered space per unit.
1+ bedrooms	1 covered space per unit.
g. Senior housing—Assisted living	1 uncovered space per <u>3</u> beds and 1 space per employee on the largest work shift.
h. Mobilehome parks	2.5 uncovered spaces per unit.
i. Large family day care facilities	1 uncovered space per staff person other than the

	homeowner in addition to the required parking for the residential building.
2. PUBLIC AND SEMI-PUBLIC USES	
a. Public buildings - administrative	1 parking space/150 sq. ft. of work space.
b. Public and semi-public buildings - assembly (including auditoriums, theaters, lodges, clubs, churches, mortuaries)	1 parking space/5 fixed seats, or 1 parking space/50 sq. ft. of floor area designed for public assembly.
c. Hospitals	1 space/bed and 1 space/doctor or employee on the largest shift.
d. Convalescent hospitals	1 space/3 beds and 1 space/doctor or employee on the largest shift.
e. Public utility buildings without on-site offices	1 parking space/2 employees on the largest work shift.
f. Schools	
Grade schools, elementary, junior high schools	1 parking space/classroom and office for faculty and employees.
High schools, colleges	1 parking

	space/classroom and office for faculty members and employees, and 5 parking spaces/classroom for students.
Vocational, business, trade schools	1 parking space/3 students of the maximum classroom capacity and 1 space/faculty, staff and employee.
g. Child care facilities	1 parking space/employee or teacher and 1 space/5 children.
3. COMMERCIAL USES	
a. General retail, services, office and commercial	1 parking space/250 sq. ft. of gross floor area.
b. General retail office, services, restaurants and bars in the Village Core Downtown (VCD); Village Mixed Use (VMU)	1 parking space/300 sq. ft. of gross floor area accessible to public (excluding restrooms.) Up to six (6) chairs for outdoor seating permitted without additional parking. For beauty salons,

	one additional parking space required for every <u>3</u> beauty stations exceeding the first three.
c. Hotels and motels	1 parking space/unit, and 2 parking spaces for the manager's office.
d. Restaurants and bars (outside VCD/VMU districts.)	1 parking space/100 sq. ft. of public area (any area accessible by the public).
Fast food restaurant	1 parking space/75 ft. of public area (any area accessible by the public.)
e. Outdoor sales and rental areas, including nurseries, auto, RV, boat sales	1 parking space/2,000 sq. ft. open area for the first 10,000 sq. ft. then 1 space/5,000 sq. ft. over 10,000 sq. ft.
	Open area shall include any sales office but shall not include vehicle repair areas. The

	requirement for vehicle repair facilities shall be in addition to the spaces required for outdoor sales and rental areas.
f. Gasoline service station	3 parking spaces/working bay, plus 1 parking space/employee on the largest shift.
g. Vehicle repair	1 parking space/450 sq. ft. of floor area.
h. Bowling alleys and billiard halls	5 parking spaces per lane and 2 spaces per billiard table
<u>4. INDUSTRIAL AND WAREHOUSE USES</u>	
a. Warehouse and wholesale	1 parking space/800 sq. ft. of gross floor area, or 1 parking space/employee and 1 space/company vehicle, whichever is larger.
b. Manufacturing industrial distribution centers	2 parking spaces/3 employees on the largest but not less than 1

space/2,000 sq. ft. of area used for allowed uses.
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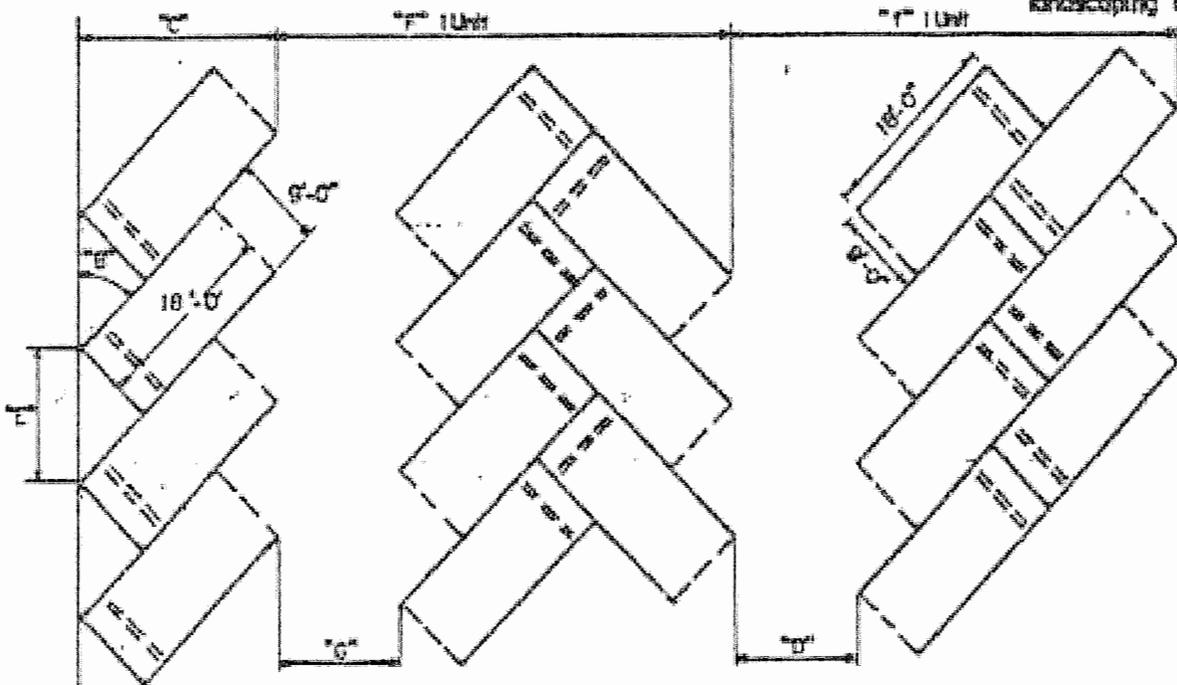
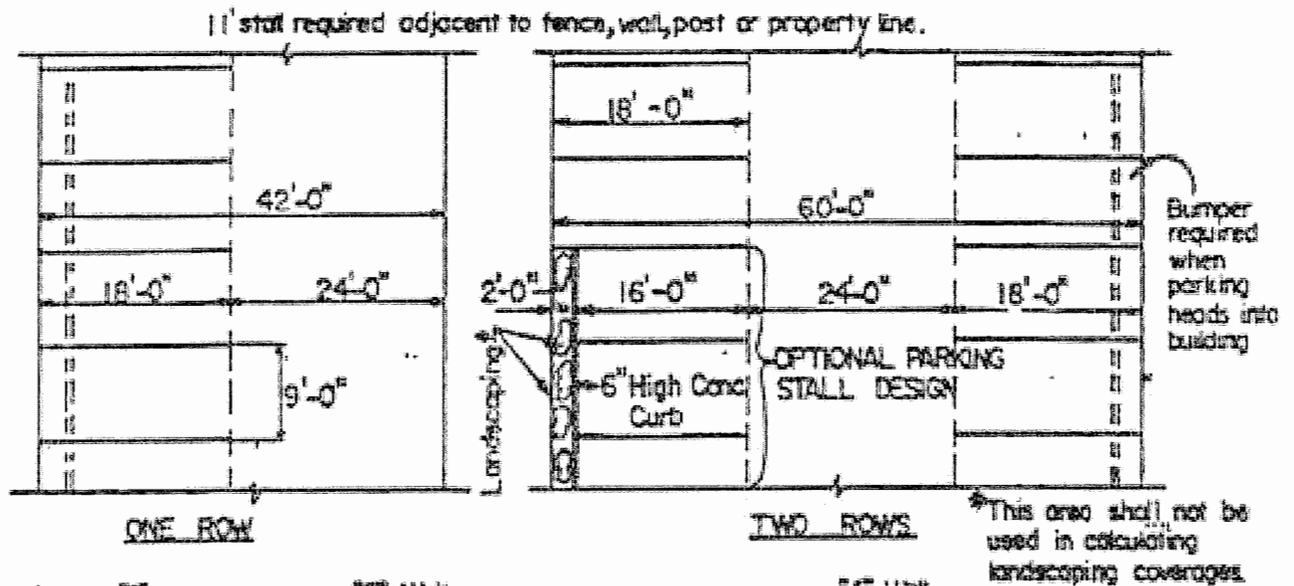
(Ord. 600 § 2, Exh. A (part), 2008; Ord. 557 § 3, Exh. C (part), 2004; prior code § 9-12.060)

16.56.070 - Design and paving standards for off-street parking facilities.

A. Dimensions of Parking Spaces.

1. Automobile. The standard stall size is nine feet by eighteen (18) feet. Stalls shall be designed in accordance with city specifications (see Figure 16.56.070-B).
2. Motorcycle Parking Spaces for Applicable Uses. Each motorcycle space shall have a minimum usable area of fifty-six (56) square feet.
3. Handicapped Parking Spaces, All Applicable Uses. The number and size of handicapped spaces are specified in the California Building Code (part 2 of Title 24) Chapter 11. Each handicapped parking space shall be fourteen (14) feet wide, lined to provide a nine-foot wide parking area and a five-foot wide loading area, and shall be a minimum eighteen (18) feet in depth. If two handicapped spaces are located adjacent to each other, they may share the five-foot wide loading area, resulting in a width of twenty-three (23) feet for the two spaces (see Figure 16.56.070-A).

Figure 16.56.070-A



NOTE: Strict adherence to these standards will not be construed to take precedence over the intent of existing city ordinances.

C.O. 92003 Where lots require the provision of four or more parking spaces, such spaces shall be connected to aisles, drives or apron, etc., which shall be designed in such a manner as to permit and encourage automobiles to exit the site and enter onto public thoroughfares driving in a forward direction. Parking spaces shall not be permitted in any required building setback area, and all parking spaces and nonpartisan aisles, drives, aprons, etc., shall be dust-proof, all weather surface and striped.

STALL & AISLE DIMENSIONS						
B	C	D	E	F	I	G
90°	18'	24'	9'	50'-0"	24'	24'
50°	20'-1"	18'-4"	10'-4"	55'-0"	24'	24'
45°	15'-1"	12'-8"	12'-8"	55'-0"	24'	24'

B. Dimensions of Parking Bays and Aisles.

1. Vehicular. The minimum dimensions of parking bays and maneuvering aisles shall be as set forth in Figure 16.56.070-B.
2. Bicycle. A minimum aisle width of five feet shall be provided between rows of bicycle spaces.

C. Standard Improvements.

1. Directional Arrows and Signs.
 - a. Within parking facilities containing twenty-one (21) or more spaces, all aisles, approach lanes, and maneuvering areas shall be clearly marked with directional arrows to simplify vehicular movement.
 - b. In addition to directional arrows, the planning director may require installation of signs to ensure safe and efficient vehicular movement.
2. Drainage. All parking facilities shall be graded and drained to dispose of surface water, subject to the approval of the city engineer. Oil separation devices may be required if feasible. Surfacing, curbing and drainage improvements shall be sufficient to prevent the free flow of water onto adjacent properties or public streets or alleys, and to avoid standing pools of water within the parking facility.
3. Lighting.
 - a. All parking facilities, except those serving two or fewer dwelling units shall be provided with night time security lighting.
 - b. Parking area lighting shall be designed to reflect away from residential uses and motorists, and shall not create a glare or public nuisance to adjacent properties.
 - c. Parking area lighting shall be of an energy-efficient type, such as, but not necessarily limited to, high or low pressure sodium lamps.
4. Safety Features.
 - a. Additional requirements and guidelines for parking facility safety, including design, internal layout, acceptable turning radii, pavement slope, vehicular and pedestrian circulation, and other design features may be adopted by the planning director when determined to be appropriate.
 - b. Visibility of and between pedestrians, bicyclists and motorists shall be assured when entering individual parking spaces, when circulating within a parking facility, and when entering and exiting a parking facility. To the extent possible, the parking facility shall be designed so that primary pedestrian access to and from building entrances is along, rather than across parking aisles.
 - c. Bicycle and automobile parking areas shall be separated by a physical barrier or sufficient identification and distance to protect parked bicycles from damage by cars.
5. Shopping Cart Storage. Parking facilities serving uses that provide shopping carts, such as, but not necessarily limited to, supermarkets and drug stores, shall provide shopping cart storage areas. The dimensions and locations of such storage areas shall be determined by the approval body for the proposed use.
6. Striping and Identification.
 - a. All automobile parking spaces shall be clearly outlined with painted lines on the surface of the parking facility.
 - b. All handicapped parking spaces shall be striped and marked according to applicable state standards.
 - c. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflecting sign, of a construction and material approved by the building official, displaying the international symbol of accessibility. The sign shall have a minimum size of seventy (70)

square inches, and shall be centered at the interior end of the parking space at a maximum height of eighty (80) inches from the bottom of the sign to the finished grade of the parking space (see Figure 16.56.070-A).

- d. At each entrance to a parking facility containing one or more parking spaces for the handicapped, a sign with a minimum size of seventeen (17) inches by twenty-two (22) inches shall be posted, stating clearly and conspicuously in letters with a minimum height of one inch the following:

Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense.

- e. Parking spaces reserved for the handicapped shall have, in addition, to the requirements of subsection (C)(6)(c) of this section, a surface identification in blue paint of at least three square feet in size, duplicating the international symbol of accessibility.
- f. All motorcycle spaces shall have bollards installed and appropriately spaced so as to prevent automobile usage. Motorcycle spaces shall be marked so as to be clearly identified for motorcycle use.

7. Surfacing.

- a. All permanent automobile and handicapped parking spaces, driveways, and maneuvering areas shall be paved and permanently maintained with asphalt or concrete to requirements.
- b. All bicycle parking and storage areas shall be surfaced so as to keep the area in a dust-free condition.
- c. Temporary parking facilities shall be provided with surfaces which prevent dust.

(Ord. 594 §§ 17, 18, Exh. H, 2007; prior code § 9-12.070)

16.56.080 - Motorcycle parking requirements.

Motorcycle parking spaces shall be provided for all nonresidential uses at the following rates:

- A. Uses requiring more than twenty-five (25) spaces shall provide one designated area for motorcycle parking.
- B. Uses with more than one hundred (100) spaces shall provide one designated area for motorcycle parking for each twenty-five (25) required automobile parking spaces.
- C. Motorcycle parking areas required by this title shall count toward fulfilling automobile parking spaces at the rate of one parking space per motorcycle parking area.

(Ord. 600 § 2, Exh. A (part), 2008; prior code § 9-12.080)

16.56.090 - Recreational vehicle parking spaces.

Off-street parking facilities in commercial zones may be required to provide recreational vehicle parking stalls. Such stalls may utilize auto parking stalls placed end-to-end (for a combined length of thirty-six (36) feet), provided the width of the stall is increased to ten (10) feet.

(Prior code § 9-12.090)

16.56.100 - Access for off-street parking facilities.

The location and design of all entrances and exits onto public rights-of-way shall be subject to the approval of the city engineer so as to ensure minimum interference with the traffic flow and adequate site clearance.

1. For residential parking, a garage or carport shall have an unobstructed paved access with a twelve (12) foot minimum width for single-family development, and a sixteen (16) foot minimum width for any development exceeding three units.
2. Parking areas for thirty (30) or more vehicles shall provide more than one driveway for entrance and exit, and shall provide designated walkways for pedestrian access.

(Ord. 600 § 2, Exh. A (part), 2008: prior code § 9-12.100)

16.56.110 - Clearance for off-street parking facilities.

All driveways shall be maintained with a vertical clearance of not less than twelve (12) feet. No encroachment into this vertical clearance shall be permitted.

(Prior code § 9-12.110)

16.56.120 - Screening for off-street parking facilities.

Off-street parking areas located adjacent to any residential district shall be enclosed and effectively screened from view. Off-street parking facilities for multifamily residential development shall be screened so as not to be directly visible from the street.

(Prior code § 9-12.120)

16.56.130 - Landscaping for off-street parking facilities.

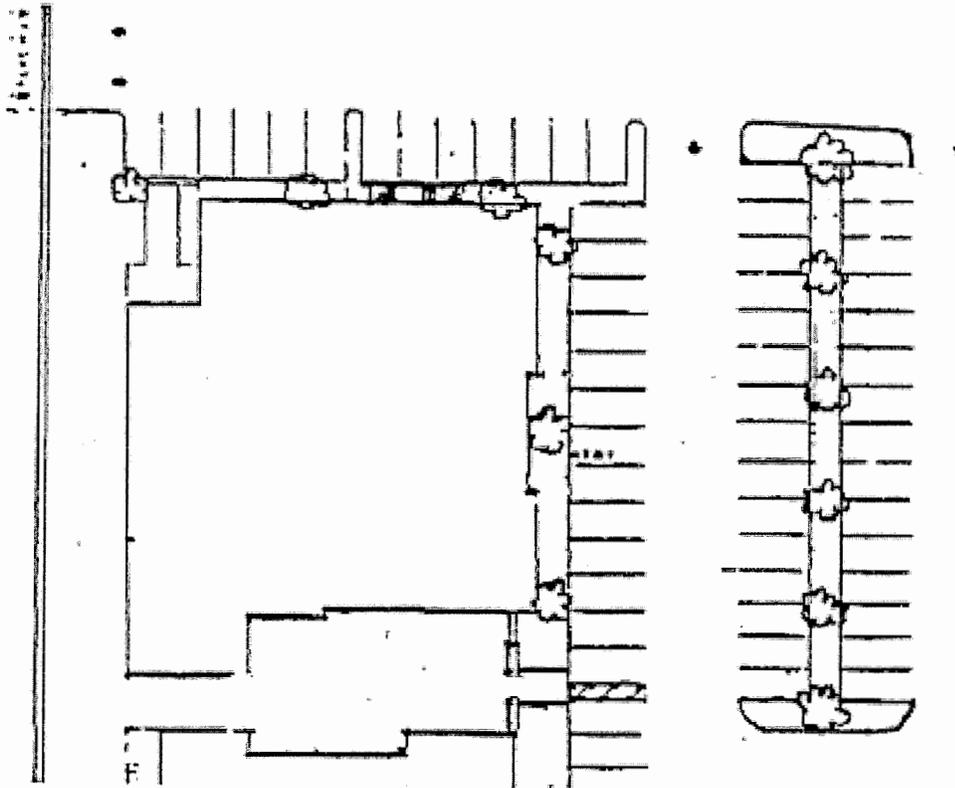
Off-street parking areas containing five or more parking spaces shall be subject to the following landscaping requirements. Prior to the issuance of a building permit, a landscape plan shall be submitted and approved by the director of recreation and maintenance services. The plan shall show the location, size, variety of plantings, water supply and similar designations. Please refer to Chapter 16.84, Water Efficient Landscape Requirements, for rules and regulations regarding landscape and irrigation, including limitations on the percentage of turf/lawn that can be placed in landscape areas.

1. A minimum of ten (10) percent of the gross lot area used for off-street parking and access shall be provided in landscaping in the interior of the parking area. The planting areas shall be a minimum size of twenty (20) square feet and distributed throughout the parking area.
2. In addition to interior landscaping, parking facilities abutting a public street right-of-way shall provide a perimeter landscaped strip a minimum of five feet in width. The perimeter landscaped strip may include any required yard area and shall be continuous except for required access to the site or parking facilities.
3. All landscaped areas required for parking facilities shall comply with the following standards:
 - a. Planting areas shall be served by an adequate, water-conserving irrigation system.
 - b. All planted areas shall be continuously maintained in a healthy, growing condition, shall receive regular pruning, fertilizing, mowing and trimming, and shall be kept free of weeds and debris by the owner or person in possession of such areas. Any damaged, dead or decaying plant material shall be replaced within thirty (30) days from the date of damage.
 - c.

Planted areas shall be protected with concrete curbs (minimum six inch) or other acceptable barriers approved by the parks and recreation director.

- d. Trees and shrubs shall be provided at a ratio of one tree for every five parking spaces (see Figure 16.56.130-A). Ground cover and/or turf alone is not acceptable. Where screening is desirable, a continuation of trees and shrubs shall be used.
4. Parking lot landscaping shall be installed prior to final occupancy of the use for which the parking lot is required. Under certain circumstances, bonding will be allowed, subject to approval of the parks and recreation director.

Figure 16.56.130-A
Landscaping Requirements for Parking Lots



(Prior code § 9-12.130)

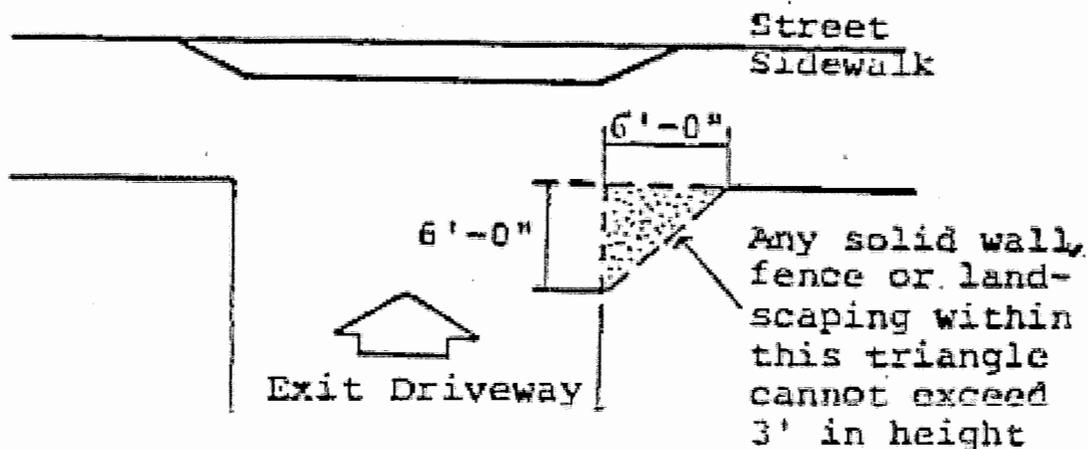
(Ord. No. 633, § 8, 6-14-2011)

16.56.140 - Off-street parking structures.

- A. Purpose. The following standards are established to assure the architectural compatibility of parking structures with the surrounding neighborhoods and to protect the environment and the health, safety and welfare of the citizens. Any portion of a structure designed to be used for automobile parking or any structure designed totally for parking is defined to be a parking structure. This includes, but is not limited to, multilevel, subterranean and rooftop parking, but excludes at-grade residential garages and carports.
- B. General Requirements. Parking structures are subject to the following standards in addition to those standards required elsewhere in this chapter.

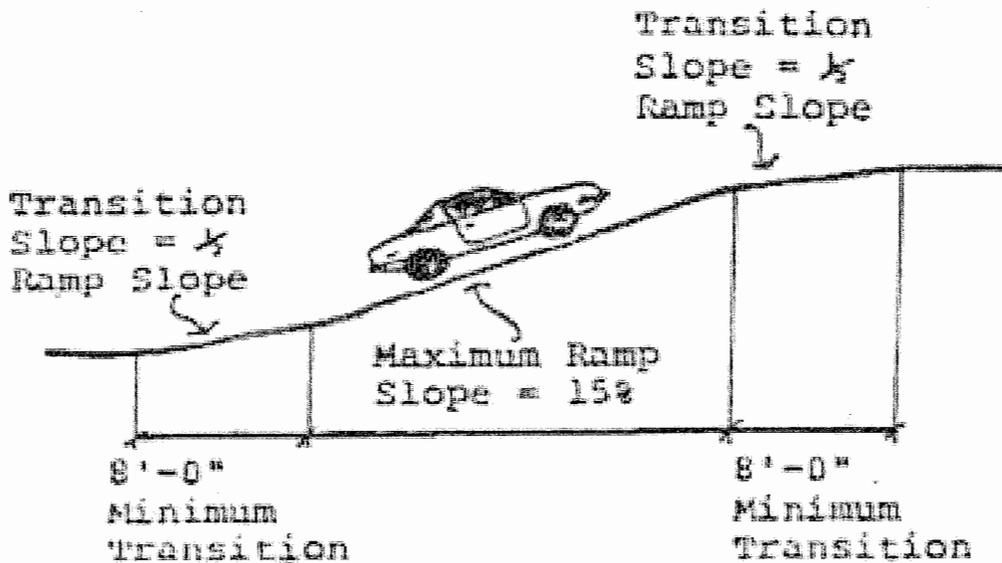
1. All parking structures shall be subject to the issuance of a conditional use permit and architectural review approval.
 2. Regulations of the underlying zone in which a parking structure is located shall be adhered to, including, but not limited to, maximum allowable height, minimum building site and lot width, maximum building site coverage, and setbacks.
 3. Parking structures shall be located not more than three hundred (300) feet from the closest use it is intended to serve.
- C. Design Standards. Design and paving standards shall be subject to the requirements of Section 16.56.070 of this chapter, in addition to the following:
1. All interior and exterior wall surfaces are to be treated or designed to resist graffiti.
 2. All parking structures of thirty (30) spaces or more, shall be serviced by a minimum of two vehicular access points for ingress and egress from the street to the structure.
 3. The floor-to-ceiling height shall be a minimum of seven feet. The vertical clearance shall be clearly posted at all entrances into the parking structure.
 4. Driveways shall be designed to allow drivers to view automobile and pedestrian traffic before merging into such traffic. Exits from driveways shall be clearly posted with a stop sign.
 - a. Where a driveway intersects the sidewalk a visibility clearance area shall be required. Such area shall consist of a triangular area bounded by the sidewalk and the exit driveway and a line joining points along the sidewalk and exit driveway six feet from the point of intersection (see Figure 16.56.140-A). Any solid wall, fence or landscaping within this triangle may not exceed three feet in height.

Figure 16.56.140-A



- b. Ramp slopes shall be a maximum of fifteen (15) percent. For ramp slopes over ten (10) percent, a transition of at least eight feet shall be provided at each end of the ramp. The transition shall have a maximum slope equal to one-half of the slope of the ramp (see Figure 16.56.140-B).

Figure 16.56.140-B



5. Parking structures shall be ventilated to avoid the buildup of exhaust gasses. Natural ventilation, by means of open walls and frontage, should be used when feasible. If mechanical ventilation is used, noise mitigation measures shall be incorporated. This includes, but is not limited to, low noise fans, insulated duct work and vibration absorbing mounting systems. Ducts shall not exhaust toward any openings or open space on any adjoining property nor toward any on-site or off-site street, place or park accessible to the public.

D. Special Parking Types within Structures.

1. Handicapped Parking. Handicapped parking shall be provided on the street level and located in an uncovered area. The design and provision of handicapped parking is regulated by state requirements as set forth in Section 16.56.070
2. Recreational Vehicles. For a parking structure where the vertical clearance is less than eleven feet, six inches (11'6"), the required number of recreational vehicle parking spaces pursuant to Section 16.56.090 shall be provided at street level and located in an uncovered area.

E. Pedestrian Movement Within Parking Structures. Clearly marked paths exclusively for pedestrian use shall be provided throughout parking structures including, but not limited to, sidewalks along the automobile ramps and vertical movement by means of stairs and/or elevators.

1. Pedestrian paths along automobile ramps and throughout a parking structure shall be physically established by a painted line, and where feasible, by means of a curb or railing.
2. Stairway access to street level shall be provided where parking is located either above or below the street level. The stairs shall be located near the user's destination and are subject to compliance with the California Building Code.
3. Elevators shall be provided in compliance with the California Building Code.
4. No parking space shall be located further than three hundred (300) feet walking distance from any entrance to the structure.

F. Security Within a Parking Structure. Security measures shall be incorporated into the design of all parking structures. A security plan showing all security measures including lighting, visibility into the structure, stairways, elevators, gates and fencing shall be reviewed and approved by the fire

department, police department, and the planning department, prior to the issuance of a conditional use permit.

1. Lighting.

- a. Parking structures shall be well-illuminated to provide security. The lighting shall be a minimum uniformly distributed forty (40) footcandles so that dark areas are not created. Fluorescent lighting shall be used whenever feasible.
- b. All stairways and elevator lobbies shall be well-illuminated and, if possible, visible to the outside.

2. Open Frontage. Open frontage to streets and buildings should be provided on as many sides of a parking structure as practical to facilitate observation from passing patrol cars and the general public.

3. Monitoring. Any parking structure with more than thirty (30) parking spaces shall be monitored by either an attendant or video monitors during the hours of operation. If the facility is not to be utilized on a twenty-four (24) hour basis, it shall be secured to prohibit entry by both vehicles and pedestrians during hours of nonoperation.

4. Additional Security. Other security measures including, but not limited to, security gates and fencing shall be incorporated into the design of parking structures as deemed necessary by the approval body.

G. Landscaping. The regulations set forth in this section shall supersede those in Section 16.56.130 for all parking structures. Parking structures shall be subject to the following landscaping requirements. Prior to the issuance of a building permit, a landscape plan shall be submitted and approved by the parks and recreation director and the police department. The plan shall show the location, size and variety of plantings, water supply, and similar designation.

1. A perimeter landscaped strip of a minimum four feet in width shall be provided to help screen the structure and parked vehicles from view. The perimeter landscaped strip may include any required yard area and shall be continuous except for required access. Landscaping shall not conflict with safe visibility of automobile and pedestrian traffic.

2. All landscaped areas required for parking structures shall comply with the following standards:

- a. Planted areas shall be served by an adequate irrigation system.
- b. All planted areas shall be continuously maintained and kept free of weeds and debris by the owner or person in possession of such area.
- c. Planted areas shall be protected with concrete curbs or other acceptable barriers.

3. Landscaping must be installed prior to occupancy or use of the parking structure.

(Ord. 600 § 2, Exh. A (part), 2008; Ord. 594 §§ 19, 20, 2007; prior code § 9-12.140)

16.56.150 - Special off-street parking types.

1. Handicapped Parking. The provision of handicapped parking is regulated by state requirements (see Section 16.56.070).

2. Bicycle Parking Facilities. Bicycle facilities shall be required for the following uses. Uses not specifically listed are not required to provide bicycle facilities, but are encouraged to do so to reduce traffic congestion and air pollution problems.

a. Neighborhood, community and convenience shopping centers or

five percent of auto requirement

freestanding commercial or service uses	
b. Regional shopping centers	three percent of auto requirement
c. Offices: administrative business, professional, government	7.5 percent of auto requirement
d. Elementary and junior high school	one space per three students
e. Senior high schools	one space per five students

(Prior code § 9-12.150)

16.56.160 - Maintenance of off-street parking facilities.

- A. Required parking spaces shall be kept available to residents, customers, patrons or employees only, and shall not be used for storage of objects, materials or fleet vehicles.
- B. No storage of dismantled or disabled vehicles is permitted in driveways or open parking areas, unless specifically permitted as a part of site approval.
- C. All parking areas shall be kept clean and free of dust, mud, or trash; pavement shall be maintained in a continuous state of good repair.

(Prior code § 9-12.160)

16.56.170 - Off-street loading areas.

- A. General Requirements. All industrial and commercially zoned developments shall be designed with truck approach and backup areas so as to prevent truck maneuvering within public rights-of-way.
- B. Approach and Backup Areas.
 - 1. All industrial and commercially zoned developments designed with dock-high approaches and/or truck wells shall be provided with at least one backup area to the dock or well in accordance with the following schedule. The driveway aisle between parking stalls may be used for the approach, provided that a forty-eight (48) foot wheel track turning radius is maintained.

Berth or Aisle Width (feet)	Dock Approach (feet)
10	120
12	117
<u>14</u>	113

- 2. The dock approach may not be encumbered by parking stalls or physical obstructions and shall be measured perpendicular to the dock or door.
- 3. The minimum dock or door overhead clearance (excluding pipes, lights, etc.) is twelve (12) feet.

- C. Loading Areas. Unless otherwise provided for in subsection (B)(1) of this section, all industrial and commercially zoned developments must provide at least one identified loading area (twelve (12) feet by ten (10) feet with ramp). Access to the loading area must be designed to provide a forty-eight (48) foot long semi-trailer truck maneuvering area. All development projects designed for sites of fourteen thousand (14,000) square feet or less are not required to comply with the loading and truck maneuvering requirements contained within this title, providing that:
1. The project proponent can demonstrate that adequate provisions for loading facilities appropriate for the site and type of building proposed can be made;
 2. The proposed loading facilities will not adversely impact adjacent properties or traffic circulation on public streets and alleys; and
 3. Loading areas are screened from public view and residential development.
- D. Other Requirements. All developments zoned commercial or industrial shall be designed with the following:
1. At least one driveway approach capable of accommodating a forty-eighty (48) foot wheel track turning radius;
 2. At least one on-site maneuvering area which provides a forty-eighty (48) foot wheel track turning radius through the parking area; and
 3. Parking aisles and access driveways adjacent to loading areas without dock high approaches or truck wells that have a minimum width of eight feet plus the aisle width required in Figure 16.56.070-B.

(Prior code § 9-12.170)

Current General Plan Policies Related to Parking

Circulation Element:

CT3-5.2 Discourage on-street parking in Agriculture areas to enhance visibility and minimize trespassing.

CT3-5.3 Develop adequate public or shared off-street parking lots conveniently located behind and beside buildings in Village Core and Mixed Use Corridors, according to area design guidelines.

CT4. Ensure compatibility and complementary relationships between the circulation/transportation system and existing and planned land uses, promoting environmental objectives such as safe and un-congested neighborhoods, energy conservation, reduction of air and noise pollution, transit, bike and pedestrian friendly characteristics.

CT4-1 Promote “transit-oriented developments” and coordinated, compatible land use pattern by encouraging multiple family residential and special needs housing in Mixed Use Corridors, Village Core and near Office, Regional Commercial, Business Park and major Community Facility areas.

CT4-1.3 Consider higher density allowance and reduced parking requirements within one-quarter mile of transit routes when updating Development Code.

CT5-7 Utilize assessment and improvement districts and other supplemental private funding to correct local area deficiencies such as inadequate parking, transit and streetscape enhancement or completion of local street or trail segments that benefit the area.

Economic Development Element:

ED5-1.2: Implement comprehensive design guidelines pertaining to both public and private improvements, including, but not limited to, building façade restoration, landscaping, street furniture installation, undergrounding of utilities, historic district character, and the development of parking facilities.

ED5-1.4: Incorporate infrastructure projects into the City’s Capital Improvement Program that address deficiencies in commercial corridors that include major street reconstruction, provision of fiber-optic cable, storm drain and sewer improvements, water capacity improvements, underground utility projects, public parking improvements, improvements to park facilities, recreation areas, community facilities, and other public buildings.

Housing Element:

Goal A: Provide a continuing supply of affordable housing to meet the needs of existing and future Arroyo Grande residents in all income categories.

A.3-3. The City shall amend the Development Code to provide additional incentives specific for extremely low-income housing projects. Incentives may include flexible standards for on- and off-site improvements such as reduced parking requirements, reduced curb, gutter, and sidewalk requirements; reduced or deferred water and/or sewer connection fees; permit streamlining procedures and development review; or financial incentives and assistance.

Goal B: Ensure that housing that is constructed in the City is affordable to all income levels

B.3. The City may establish parking districts, or off-site shared parking, and use of in lieu fees where appropriate to enable additional density.

Goal D: In order to provide affordable housing, especially for extremely, very-low and low-income households, encourage apartment construction.

D.1. The City shall relax parking standards for apartments containing extremely, very low, low, moderate and/or senior housing.

Incentives available for “Attainable Housing” projects are anticipated to include but will not be limited to: Reduced parking standards

Land Use Element:

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.

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.

LU5-11.4 Promote public transit-oriented development by allowing density bonuses and Mixed Uses with shared or public parking reduction to conventional individual parking requirements.

LU6-9.2 Link individual buildings with each other through the use of walkways, in addition to sidewalks and encourage shared or common parking.

LU6-9.4 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.

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: 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;

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.

LU12-7.3 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. 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.

LU12-11.9 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.

Climate Action Plan:

Measure TL-5: Parking Supply Management - Reduce parking requirements in areas such as the downtown where a variety of uses and services are planned in close proximity to each other and to transit.

TL-5.1: Continue to implement reduced parking requirements where appropriate.

Measure TL-7: Smart Growth - Identify and implement additional incentives to encourage mixed-use, higher density, and infill development near existing or planned transit stops, in existing community centers/downtown, and in other designated areas.

TL-7.1: Provide and promote incentives (e.g., parking reductions, priority permitting, etc.) for mixed-use and very high-density development that has a minimum density of 20 dwelling units per acre and is located within ¼-mile of an existing or planned transit stop or park and ride facility with regularly scheduled, daily service.

**ADMINISTRATIVE ITEMS
PLANNING COMMISSION
JANUARY 19, 2016**

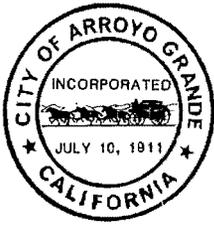
(Approvals by the Community Development Director)

ITEM NO. 1: PLOT PLAN REVIEW 15-016 AND ADMINISTRATIVE SIGN PERMIT 15-018; ESTABLISHMENT OF A NEW WELLNESS GROUP AND NEW SIGNAGE; LOCATION – 107 NELSON STREET; APPLICANT – KEN STARR

With a recommendation from the Architectural Review Committee and after making the findings specified in Sections 16.16.080, of the Municipal Code, the Community Development Director approved the above referenced project for the establishment of a new wellness group office at 107 Nelson Street with associated signage for the business.

ITEM NO. 2: PLOT PLAN REVIEW 15-018; ESTABLISHMENT OF A VACATION RENTAL IN A RESIDENTIAL DISTRICT; LOCATION – 219 MILLER WAY; APPLICANT – JOSEPH & CORINNE MERCADANTE

After making the findings specified in Sections 16.16.080, of the Municipal Code, the Community Development Director approved the above referenced project for the establishment of a three (3) bedroom vacation rental in a residential zoning district.



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA MCCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: DEBBIE WEICHINGER, ADMINISTRATIVE SECRETARY

SUBJECT: PLANNING COMMISSION MEMBER ATTENDANCE TO ARCHITECTURAL REVIEW AND HISTORICAL RESOURCES COMMITTEE MEETINGS

DATE: JANUARY 19, 2016

As requested at the January 5, 2016 meeting, below is the Planning Commissioner liaison schedule for Architectural Review Committee and Historical Review Committee meetings in 2016.

<u>COMMISSIONER</u>	<u>ARC MEETING</u>	<u>HRC MEETING</u>
T. Fowler-Payne	January 11	January 15
J. Mack	February 1	February TBD
G. Martin	February 22	
L. George	March 7	March 11
J. Keen	March 21	
T. Fowler-Payne	April 4	April 8
J. Mack	April 18	
G. Martin	May 2	May 13
L. George	May 16	
J. Keen	June 6	June 10
T. Fowler-Payne	July 4	
J. Mack	July 18	August 12
G. Martin	August 8	August 19
L. George	August 22	
J. Keen	Sept. 5	Sept. 16
T. Fowler-Payne	Sept. 19	
J. Mack	October 3	October 14
G. Martin	October 17	
L. George	Nov. 7	Nov. 11
J. Keen	Nov. 21	
T. Fowler-Payne	Dec. 5	Dec. 16
J. Mack	Dec. 19	