



## MEMORANDUM

**TO:** City Council

**FROM:** Brian Pedrotti, Director of Community Development

**BY:** Andrew Perez, Planning Manager

**SUBJECT:** General Plan Update Progress Report – October 2024

**DATE:** October 22, 2024

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### **RECOMMENDATION:**

Receive an update on the status of the Comprehensive General Plan Update project.

### **IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:**

The financial and personnel impacts associated with this progress report are included in the budget for the Comprehensive General Plan Update.

### **BACKGROUND:**

On [September 22, 2024](#)<sup>1</sup>, staff provided the first regular update to the City Council on the status of the Comprehensive General Plan Update project in a staff report. That report described the project scope, previously completed phases, and upcoming tasks.

### **ANALYSIS OF ISSUES:**

The current phase of the project consists of evaluating and developing land use alternatives for growth over the life of the new General Plan. A meeting with the consultant team occurred on October 3, 2024, to establish milestones and deliverables that will be produced during this phase of the project.

An online mapping exercise will be made available to the public the week of October 21, 2024. Respondents will be asked to identify areas, or specific sites, within the City where land use changes are appropriate and areas where growth should, or should not, occur. Changes may include increases in residential density, changes in land uses (residential, commercial, institutional, etc.), or development intensity. Staff is also investigating opportunities for additional public engagement, such as a pop-up at the Soto Sports Complex, and/or another round of mailers to solicit community engagement.

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<sup>1</sup> <https://pub-arroyogrande.escribemeetings.com/filestream.ashx?DocumentId=12592>

**City Council  
General Plan Update Progress Report – October 2024  
October 22, 2024  
Page 2**

The information gathered through the online exercise and other community engagement will generate initial land use alternative scenarios. These growth alternatives will be presented to the public at a community workshop in February. A digital survey will be available to collect community input from those that are unable to attend the in-person workshop. The feedback received from the workshop and online survey will inform the Alternatives Report that will be presented to Planning Commission and City Council for adoption.

At the conclusion of the activities planned for this phase, the land use alternatives will be presented to Planning Commission for a recommendation, then ultimately to City Council to select a preferred land use alternative. The preferred land use alternative will shape the land use map and guide the preparation of General Plan goals, policies, and implementation programs.

General Plan Citizen Advisory Group (GPCAG)

On Monday, October 7, 2024, the GPCAG met and staff provided an overview of the project, what has been accomplished thus far, and described the upcoming tasks. Staff also explained that the GPCAG will be tasked with reviewing administrative drafts of deliverables and will be consulted during initial policy development.

**ALTERNATIVES:**

The following alternatives are provided for the Council's consideration:

1. Receive an update on the progress of the Comprehensive General Plan Update;  
or
2. Provide other direction to staff.

**ADVANTAGES:**

Regular updates to the City Council will inform decision makers and the community on the status of the project.

**DISADVANTAGES:**

None identified.

**ENVIRONMENTAL REVIEW:**

No environmental review is required for this General Plan Update. An EIR will be necessary to evaluate the potential impacts of the update and has been included in the scope of work.

**PUBLIC NOTIFICATION AND COMMENTS:**

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.