



## MEMORANDUM

**TO:** City Council

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

**BY:** Andrew Perez, Planning Manager

**SUBJECT:** General Plan Update Progress Report – February 2025

**DATE:** February 25, 2025

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### **RECOMMENDATION:**

Receive and file a progress report on the Comprehensive General Plan Update.

### **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:**

The most recent progress report was provided for the City Council on [January 28, 2025](#)<sup>1</sup>. That report described the activities planned for the land use alternatives phase of the project and explained how the three main focus areas that are being analyzed as potential growth opportunities were identified.

### **ANALYSIS OF ISSUES:**

Since the last progress report, a community workshop was held on Wednesday, February 5, 2025. The purpose of the workshop was to gather community input on the four land use alternatives created based on community feedback gathered throughout the project up to this date. The four alternatives are:

- Alternative 1: Existing General Plan
- Alternative 2: Infill Focus
- Alternative 3: Residential and Complementary Uses Focus
- Alternative 4: Commercial Focus

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<sup>1</sup> <https://pub-arroyogrande.escribemeetings.com/filestream.ashx?DocumentId=13485>

Alternative 1 serves as a baseline scenario because no changes to existing land uses are proposed. Alternative 2 focuses on increasing density in areas that are already developed within the city, while preserving existing open space and agricultural areas. Alternative 3 identifies existing agricultural parcels within city limits as opportunities for growth and residential development. Finally, Alternative 4 prioritizes expanding opportunities for commercial and job-generating development and contemplates development of existing agricultural parcels. The expected outcomes of each alternatives on population, housing development, and job creation are described in greater detail in the [Land Use Alternatives Memorandum](#)<sup>2</sup>.

The input gathered from the workshop will be used to develop a preferred land use alternative scenario that will be presented to the Planning Commission for its consideration in March. The Planning Commission’s preferred land use alternative will be presented to the City Council in April for consideration and approval. The Planning Commission and City Council may select preferred features from any of the four alternative scenarios to create a hybrid alternative as the preferred land use scenario, which is a common action in comprehensive General Plan updates. The land use alternative approved by the City Council will then serve as the foundation for the General Plan land use map and subsequently the goals, policies, and implementation programs for each of the elements.

City Council’s selection of a preferred land use alternative will conclude this phase of the project. The next phase of the project consists of updating each element by developing the goals, policies, and implementation strategies that serve as the blueprint for future development. A series of public workshops are scheduled for this phase to continue the effort to maximize public engagement and participation in the update process. This phase will culminate with release of the public review draft of the General Plan in late 2025. A project schedule is included as Attachment 1.

**ALTERNATIVES:**

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

1. Receive and file this progress report on 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.

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<sup>2</sup>

[https://planarroyogrande.com/images/AGGPU\\_Alternatives%20Analysis%20Memo\\_Clean\\_2025%2002%2004.pdf](https://planarroyogrande.com/images/AGGPU_Alternatives%20Analysis%20Memo_Clean_2025%2002%2004.pdf)

**ENVIRONMENTAL REVIEW:**

No environmental review is required to receive and file this progress report on the General Plan Update because it has no potential to result in either a direct, or reasonably foreseeable indirect, physical change in the environment. (State CEQA Guidelines, Cal. Code Regs., tit. 14, §§ 15060, subd. (c)(2)-(3), 15378.).

**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.

**ATTACHMENTS:**

1. General Plan Project Schedule