



General Plan Annual Progress Report 2024

CITY OF ARROYO GRANDE

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Contents

Section 1 - Introduction	4
A. Purpose of the Annual Report	4
B. Purpose of the General Plan	4
C. Status of the Adopted Elements of the City's General Plan	4
Land Use Element (Adopted October 2001)	7
Circulation Element (Adopted June 2021)	7
Housing Element (Adopted January 2021)	7
Agriculture, Conservation, and Open Space Element (Adopted October 2001, Amended June 2007).....	8
Safety Element (Adopted October 2001).....	8
Noise Element (Adopted October 2001).....	8
Economic Development Element (Adopted October 2012)	8
Parks and Recreation Element (Adopted October 2001).....	8
Section 2 – Summary of Activity – 2023	9
Planning Commission	9
Building and Life Safety Division	9
Planning Division	9
General Plan Policies and Programs.....	10
Appendix A – Housing Summary.....	11

Section 1 - Introduction

A. Purpose of the Annual Report

This report reviews the activities that took place to implement the Arroyo Grande General Plan between January 1, 2024, and December 31, 2024. This report fulfills the requirements of Section 65400 of the California Government Code, which requires the City to file an annual report addressing the status of the General Plan and progress made toward goals and objectives. This annual report provides a means to monitor the success of implementing the General Plan and determine if changes need to be made in the plan or its implementation programs. The City is required to file the annual report with the Office of Planning and Research (OPR), the Department of Housing and Community Development (HCD), as well as to their legislative bodies. The legislative body for Arroyo Grande is the City Council.

B. Purpose of the General Plan

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

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

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

State law requires that the General Plan include eight elements. These mandatory elements must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, Open Space, and Environmental Justice. State law allows the City to adopt any additional general plan elements that the City deems necessary. The City has adopted the Parks and Recreation, Agriculture, and Economic Development Elements as optional elements, which have the same decision making weight as the mandatory elements. Additionally, the elements of the general plan may combine elements as it deems necessary. The City of Arroyo Grande General Plan combines Agriculture, Open Space, and Conservation elements into a single element. The following is a breakdown of the City's General Plan:

Arroyo Grande GP Elements	Required GP Elements	Examples of Topics Covered
Agriculture, Conservation and Open Space Element	Agriculture (Optional)	Define policy for the protection of significant natural resources, providing the setting or context for urban land use development and incorporated City areas.
	Conservation	
	Open Space	
Fringe and Urban Area Land Use Element	Land Use	Provides for the types, density or intensity, design and distribution of existing and potential City areas.

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

The City's last comprehensive update of the General Plan was completed in October 2001. Updates to the Housing Element and Circulation Element occurred in 2021. An environmental justice element will be drafted and adopted as part of the City's comprehensive general plan update that is currently underway. The following is a list of updates to the General Plan since the last comprehensive update was adopted:

Amendment No.	Date	Type	Project
GPA 02-001	November 2003	Land Use Map	Parkside Residences
GPA 02-002	June 2003	Land Use Map	Berry Gardens Subarea 2
GPA 03-001	April 2003	Land Use Map	Village Core Extension
GPA 03-002	September 2003	Land Use Map	Agriculture Designations
GPA 03-003	March 2004	AG/C/OS	Conversion of Prime Ag Land, Farmworker Housing, and Ag Conservation Easements

Amendment No.	Date	Type	Project
GPA 04-002	August 2004	Land Use Map	Noyes Road Properties
GPA 04-003	March 2005	Housing Element	Housing Element Update
GPA 06-001	August 2006	Land Use Map	Castillo Del Mar
GPA 06-002	November 2006	Circ & Parks and Rec Elements	Bike and Pedestrian Plan
GPA 06-003	November 2007	Land Use Map	S. Elm Multi-Family Designation
GPA 06-004	February 2007	Land Use Map	Sunset Drive
GPA 07-001	June 2007	AG/C/OS	Creek Protection Policies
GPA 07-002	November 2007	Housing Element	Affordable Housing Requirements
GPA 09-001	September 2009	Land Use Map	2009 Land Use Map Cleanup
GPA 09-001B	October 2009	Land Use Map	Pearwood Annexation
GPA 11-002	October 2013	Housing Element	2007-15 Housing Element
GPA 12-002	July 2012	Circulation Element	Bicycle and Trails Master Plan
GPA 12-003	October 2012	Economic Development	2012 Economic Development Element
GPA 14-001	March 2014	Land Use Map	Heights at Vista Del Mar Annexation
GPA 14-002	October 2015	Land Use Element	Courtland/Grand
GPA 14-003	March 2016	Housing Element	2014-19 Housing Element
GPA 15-001	January 2017	AG/C/OS Creek Map Land Use Map	E. Cherry Avenue Specific Plan

None of the City's individual Elements were updated in 2024; however, the City continued the effort to comprehensively update the City's General Plan. Since the General Plan has not been updated since 2001, all elements are in need of an update, with the exception of the Housing Element, which was updated in 2021 accordance with State law. The update will consist of the following components:

- 1) Development and implementation of a well-defined, inclusive, and robust public outreach strategy, including policies that promote inclusive outreach to diverse communities contained in the City's Diversity, Equity, Inclusion, and Justice Policy;
- 2) Comprehensive update of existing General Plan Elements (except Housing Element);
- 3) Creation of an Environmental Justice Element;
- 4) An update to the Climate Action Plan;
- 5) Development of objective design standards and an overlay district for the East Grand Avenue corridor; and

6) Development Code update

On March 28, 2023, the City entered into an agreement with Mintier Harnish, a land use and planning consultant, to assist City staff with the Update. Building off work done in 2023, City staff and its consultant published the Existing Conditions and Trends Workbook in February 2024. This workbook documents the current state of the community, analyzes existing conditions and identifies key trends that will guide the General Plan Update. A community workshop was also held in February 2024 to obtain public input on the development of a vision statement and guiding principles for the project. This led to the adoption of a vision statement and guiding principles by City Council on August 13, 2024. An online land use alternatives survey was made available in November 2024. The survey results were used to inform the four land use alternatives that will be presented to the Planning Commission and City Council in Spring 2025.

Land Use Element (Adopted October 2001)

No text amendments to the Land Use Element occurred in 2024.

Circulation Element (Adopted June 2021)

No text amendments to the Circulation Element occurred in 2024.

Housing Element (Adopted January 2021)

No text amendments to the Housing Element occurred in 2024.

Housing data is compiled in a worksheet provided by HCD to report the number of units that were entitled, permitted, and/or finalized in 2024. This worksheet is submitted to HCD along with the Annual Report. The data in Table 1 was extracted from the HCD worksheet and compares the number of units permitted in 2024 with 2023.

Table 1: Entitled, Permitted, & Finalized Units – 2023 vs. 2024

Income Level	Entitled		Permitted		Finalized	
	2023	2024	2023	2024	2023	2024
Very Low	0	0	0	0	0	0
Low	1	0	9	75	7	7
Moderate	0	0	8	13	7	6
Above Moderate	14	5	15	7	2	10
Total	15	5	32	95	16	23

The year 2024 was the fifth year of the 6th cycle for purposes of reporting progress towards the Regional Housing Needs Allocation (RHNA). The City's adopted Housing Element projected the construction of 236 ADUs during the planning period to meet the RHNA. A total of 26 permits were issued for accessory dwelling units (ADUs) in 2024, which nearly meets the annual target of 30, established by the Housing Element. The issuance of the building permits for the 62 affordable units at 700 Oak Park Blvd. helped the City meet its allocation of low income units for

the planning period. Table 2 reflects the progress made towards meeting the city's RHNA for each income category.

Table 2: Regional Housing Needs Allocation Progress

RHNA Income Category		2020-2028 RHNA	2020-2023 Progress	2024 Progress	2020-2024 Progress	Remaining Allocation
Very Low	Deed Restricted	170	0	0	0	170
	Non-Deed Restricted		0	0		
Low	Deed Restricted	107	20	62	82	0*
	Non-Deed Restricted		15	13	28	
Moderate	Deed Restricted	124	0	0	0	96
	Non-Deed Restricted		15	13	28	
Above Moderate		291	136	7	143	148
Total		692	186	95	281	414

* 110 low-income units have been permitted during the planning period, which exceeds the allocation for the planning period.

**Progress is measured by units that were issued a building permit

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

No text amendments to the Agriculture, Conservation, and Open Space Element occurred in 2024.

Safety Element (Adopted October 2001)

No text amendments to the Safety Element occurred in 2024.

Noise Element (Adopted October 2001)

No text amendments to the Noise Element occurred in 2024.

Economic Development Element (Adopted October 2012)

No text amendments to the Economic Development Element occurred in 2024.

Parks and Recreation Element (Adopted October 2001)

No text or map amendments to the Parks and Recreation Element occurred in 2024.

Section 2 – Summary of Activity – 2024

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

Planning Commission

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

During 2024, the Planning Commission took action on the following applications:

- Five (5) Conditional Use Permits;
- Two (2) Time Extensions;
- Two (2) Lot Line Adjustments;
- Two (2) Tentative Parcel Maps
- One (1) Tentative Tract Map
- One (1) Planned Sign Program; and
- Five (5) Development Code Amendments.

Building and Life Safety Division

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

In 2024, the Building Division received 652 building permit applications and issued 569 building permits. During the past year, City building inspectors made 2,108 construction and safety-related inspections associated with building permit activity. The Building Division finalized and completed 366 building permits in the same period.

Engineering Division

The City's Engineering Division ensures all construction in the public right-of-way related to land development entitlements comply with adopted codes and engineering standards. Additionally, the Engineering Division, in partnership with the Public Works Department, is responsible for coordinating the implementation of the City's Stormwater Management Program.

In 2024, the Engineering Division received 222 applications for encroachment permits, 9 grading permit applications, and 65 stormwater permit applications for a total of 296 permit applications received. Major work efforts in the Engineering Division include the Traffic Way Bridge replacement project and the Active Transportation Plan.

Planning Division

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

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

The Planning Division provides land use analysis, environmental review as required under the California Environmental Quality Act, and prepares staff reports for the aforementioned Commissions and Committees, including the City Council. In 2024, the Planning Division received 48 applications for various land use entitlements (permits), including, land divisions, Conditional Use Permits, Minor Use Permits, and Sign permits. In 2024, the Planning Division's major work effort was related to the comprehensive General Plan Update project. Other work items include:

- Development of the Active Transportation Plan;
- Adoption of ordinances to implement Housing Element programs related to by-right residential development consistent with AB 1397 and state density bonus law;
- Update of the City's Accessory Dwelling Unit ordinance;
- Community Service Grant Program;
- Community Development Block Grant Program;
- Participation in the Regional Housing Action Team working group.

General Plan Policies and Programs

Community Development Department staff is currently working on a number of items specifically related to the General Plan, as referenced above. Prioritized work efforts for the General Plan include the continuation of the comprehensive General Plan Update.

Appendix A – Housing Summary

Jurisdiction		Arroyo Grande	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period		6th Cycle	01/01/2021 - 12/31/2028
Building Permits Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		62
	Non-Deed Restricted		13
Moderate	Deed Restricted		0
	Non-Deed Restricted		13
Above Moderate			7
Total Units			95
Note: Units serving extremely low-income households are included in the very low-			
Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	5	3	10
2 to 4 units per structure	0	3	0
5+ units per structure	0	63	0
Accessory Dwelling Unit	0	26	13
Mobile/Manufactured Home	0	0	0
Total	5	95	23
Infill Housing Developments and Infill Units Permitted		# of Projects	Units
Indicated as Infill		29	93
Not Indicated as Infill		2	2
Housing Applications Summary			
Total Housing Applications Submitted:			29
Number of Proposed Units in All Applications Received:			35
Total Housing Units Approved:			0
Total Housing Units Disapproved:			0