STATE OF CALIFORNIA – THE RESOURCES AGENCY

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February 18, 1999

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To: Commissioners and Interested Persons

From: Tami Grove, Central Coast Deputy Director
Charles Lester, District Manager
Steven Guiney, Coastal Program Analyst

Subject: **City of Grover Beach Local Coastal Program Major Amendment Number 1-98.** For public hearing and Commission action at its meeting of March 09 - 12, 1999, to be held at the Carmel Mission Inn, 3665 Rio Road, Carmel 93923, (831) 624-1841.

Synopsis

The City of Grover Beach has submitted an amendment request to update its Local Coastal Program. The submittal involves deletions from and additions to the text of the Land Use Plan portion of the Local Coastal Program to remove language that is no longer applicable or is outdated and to add language that reflects the current land use situation in the City. The submittal also includes a new zoning ordinance and the Land Use Element (LUE) of the General Plan. The new zoning ordinance institutes new section numbering, changes the names of some of the zone districts to better reflect their intent, and generally expands the regulations specific to a given zone district. The LUE is submitted for certification because parts of it apply to the coastal zone portion of the City. The LUE contains chapters dealing with growth management, commercial, industrial and resource conservation and development, public services, and the City's nine neighborhoods. Certification is recommended only for certain policies and chapters which are applicable to coastal resources and for parts or all of those neighborhood plans which are partly or wholly within the coastal zone.

Through review of the material submitted and discussion with City staff, it was discovered that the City had amended both the Land Use Plan and Implementation Plan several times since certification in 1982, without those amendments being submitted to the Coastal Commission for review and certification. Those uncertified amendments involved changes to the Land Use Plan text and land use designation map and adoption of a new Zoning Ordinance and changes to the zone district map. Changes to a certified LCP are not legally effective until the Coastal Commission approves them. Therefore, this report includes not only the material submitted initially, but also those uncertified amendments adopted by the City since certification of the original document in 1981.

Note: The City's submittal includes the following three documents: 1) Land Use Element, 2) Local Coastal Program [Land Use Plan], and 3) Zoning Ordinance. Copies of these three documents are being provided to Commissioners with this staff report. Anyone else who wishes copies of any of these three documents may obtain them by requesting them from the Central Coast Area Office at 725 Front Street, Santa Cruz, 95060, (831) 427-4863.

Summary of Staff Recommendation

Staff recommends that the Commission **approve the proposed changes with suggested modifications** for the reasons given in this report. The suggested modifications are intended to make the LUE and the LUP consistent with the Coastal Act and to make the zoning ordinance consistent with the LUE and LUP. Modifications are recommended to the LUE to address polluted runoff and the City's small agricultural acreage. LUP modifications are also recommended to address polluted runoff and development in the Beach Neighborhood west of Highway One, specifically to protect Meadow Creek and the sand dunes, and to ensure public access to and along the shoreline. Recommended modifications to the zoning ordinance include language to require a finding of consistency with the LCP for variances granted to properties within the coastal zone; language to strengthen coastal access and public views; reduce the number and type of uses allowed in the visitor services zone district to those most closely related to serving visitors; and clarifications, additions and deletions to the coastal development procedures chapter.

ANALYSIS CRITERIA

The relationship between the Coastal Act and a local government's Local Coastal Program (LCP) can be described as a three-tiered hierarchy with the Coastal Act setting generally broad statewide policies. The Land Use Plan (LUP) portion of the LCP incorporates and refines the Coastal Act policies for the local jurisdiction, giving local guidance as to the kinds, locations, and intensities of coastal development. The Implementation Plan (IP), or zoning, portion of an LCP typically sets out the various zone districts and site regulations which are the final refinement specifying how coastal development is to proceed on a particular parcel. The IP must be consistent with and adequate to carry out the policies of the LUP and the LUP must be consistent with the Coastal Act.

ADDITIONAL INFORMATION

For further information about this report or the amendment process, please contact Steven Guiney or Charles Lester, Coastal Commission, 725 Front Street, Suite 300, Santa Cruz, CA 95060; Tel. (831) 427-4863.

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I. STAFF RECOMMENDATION

A. LAND USE PLAN MOTIONS AND RESOLUTIONS

Staff recommends adoption of the following four resolutions:

1. Denial of Land Use Plan Amendment as Submitted

MOTION 1
"I move that the Commission certify amendment #1-98 to the City of Grover Beach Land Use Plan as submitted by the City."

Staff recommends a **NO** vote. An affirmative vote by a majority of the appointed commissioners is needed to pass the motion.

RESOLUTION 1
The Commission hereby rejects the amendment to the Land Use Plan of the City of Grover Beach as submitted for the specific reasons discussed in the findings on the grounds that, as submitted, the amendment and the LUP as thereby amended do not meet the requirements of the Coastal Act. The amendment is not consistent with applicable decisions of the Commission that guide local government actions pursuant to Section 30625(c) and approval will have significant adverse environmental effects for which feasible mitigation measures have not been employed consistent with the California Environmental Quality Act.

2. Approval of Land Use Plan Amendment if Modified

MOTION 2
"I move that the Commission certify amendment # 1-98 to the City of Grover Beach Land Use Plan if it is modified as suggested."

Staff recommends a **YES** vote. An affirmative vote by a majority of the appointed commissioners is needed to pass the motion.

RESOLUTION 2
The Commission hereby certifies Amendment # 1-98 to the Land Use Plan of the City of Grover Beach Local Coastal Program for the specific reasons discussed in the following findings on the ground that, as modified, these amendments and the LUP as thereby amended meet the requirements of Chapter 3 of the Coastal Act. These amendments, as modified, are consistent with applicable decisions of the Commission that guide local government actions pursuant to Section 30625(c) and approval will not have significant environmental effects for which feasible mitigation measures have not been employed consistent with the California Environmental Quality Act.

B. IMPLEMENTATION PLAN MOTIONS AND RESOLUTIONS

1. Denial of Implementation Plan Amendment as Submitted

MOTION 3
"I move that the Commission reject amendment #1-98 to the Implementation Plan of the City of Grover Beach LCP as submitted by the City."

Staff recommends a **YES** vote which would deny the amendment as submitted. An affirmative vote by a majority of the Commissioners present is needed to uphold the motion according to the staff recommendation (otherwise the amendments are approved as submitted)

RESOLUTION 3
The Commission hereby rejects amendment #1-98 to the Implementation Plan of the City of Grover Beach LCP for the specific reasons discussed in the following findings on the grounds that it does not conform with and is inadequate to carry out the provisions of the certified Land Use Plan. There are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impacts which the approval of the amendment would have on the environment.

2. Approval of Implementation Plan Amendment if Modified as Suggested

MOTION 4
"I move that the Commission certify amendment #1-98 to the Implementation Plan of the City of Grover Beach LCP if it is modified as suggested."

Staff recommends a **YES** vote. An affirmative vote by a majority of the commissioners present is needed to pass the motion.

RESOLUTION 4
The Commission hereby certifies amendment #1-98 to the Implementation Plan of the City of Grover Beach LCP as modified, for the specific reasons discussed in the following findings, on the grounds that, as modified, the amendment conforms with and is adequate to carry out the certified Land use Plan; and approval of the amendment as modified will not cause significant adverse environmental effects for which feasible mitigation measures have not been employed consistent with the California Environmental Quality Act.

C. CERTIFICATION OF PARTS OF THE EXISTING LAND USE ELEMENT AS PART OF THE LAND USE PLAN

The entire Land Use Element (LUE) of the City's General Plan was revised and updated by Resolution 92-86, adopted by the City on December 7, 1992. The City has submitted the entire LUE, but as described below, only portions of it are recommended for certification. The LUE has not previously been submitted to the Commission for certification. The following chapters, policies, text, and maps of the Land Use Element as adopted by the City on December 7, 1992,

are hereby certified by the Commission as modified by the Suggested Modifications in D, below. The LUE is considered part of the Land Use Plan portion of the Local Coastal Program but is discussed separately below because it is physically a separate document.

1. "Relationships of General Plan Elements" on page 1-1 of the Introduction

2. The Land Use Map

3. Chapter Four, Growth Management

4. Policies 6.4, Commercial Environmental Policy; and 6.5, The Environment is Good Business Policy

5. Policy 7.3, Industrial Areas Environmental Goals Policy

6. Chapter Eight, Resource Conservation and Development

7. Policies 9.1, Neighborhood Services and Facilities Policy; and 9.2, City-Wide Services and Facilities Policy.

8. The maps and text of the entire Beach Neighborhood Plan, and the maps and text of the portions of the Grand Corridor Plan, the Northwest Grover Beach Neighborhood Plan, the Northern Hillsides Neighborhood Plan, the West Grover Beach Neighborhood Plan, and the South Grover Beach Neighborhood Plan, as they apply in the coastal zone.

II. FINDINGS

The Commission finds and declares the following for City of Grover Beach LCP amendment #1-98:

A. AMENDMENT SUBMITTAL BACKGROUND AND DESCRIPTION

1. Background

Grover Beach is a small coastal city in southern San Luis Obispo County. For most of its existence it was known as Grover City, named after D.W. Grover who purchased land in the area and laid out a grid of streets beginning in 1887. Grover Beach was founded that year but was not incorporated as a city until 1959. Immediately upcoast from Grover Beach is the adjoining coastal City of Pismo Beach. To the southwest, Grover Beach is bordered by the unincorporated community of Oceano. The City of Arroyo Grande, which lies outside of the coastal zone, borders the inland edge of Grover Beach. The City is about 2.25 square miles in size with a population of about 12,200. Access to the beach is via Grand Avenue, the City's main street, which continues into Arroyo Grande to the east. Grover Beach supports a mixture of residential, commercial, and industrial uses, including visitor serving uses related to beach use.

The City Grover Beach's coastal zone is relatively small, about 325 acres, or approximately one-quarter of the City's area. It varies in width from less than 50 feet to as much as about 4,200 feet and extends along the City's west side for about 1.8 miles. Near the northwest corner of the City, the coastal zone turns inland around the southern and eastern sides of Pismo Lake for a little less than a mile. Of the roughly 9500 foot length of the coastal zone along the City's west side, only about 4200 feet actually borders the beach (see Exhibits J3-J6). The other ±5300 feet of beach frontage are split between the City of Pismo Beach on the north and unincorporated Oceano on the south. Highway One separates the beach frontage area, known as the Beach Neighborhood, from the rest of the City. The Beach Neighborhood is about 4,200 feet long and about 1,600 feet wide and is partly developed with a golf course, mobilehome park, restaurant, and parking area on the north half. The south half is undeveloped sand dunes. The City has just over three-quarters of a mile of beach frontage that includes the Grand Avenue ramp by which vehicles can drive onto the beach.

A portion of the Land Use Plan (LUP) (except for the Grand Avenue Area) and the total zoning (Implementation Plan: IP) segment were certified as submitted on January 6, 1982, with the City assuming permit-issuing authority at that time. The Grand Avenue Area (vehicular beach access) was resubmitted and certified as submitted on February 9, 1984, completing effective certification of the total Local Coastal Program (LCP). The City also assumed permit-issuing authority for this area on February 9, 1984.

Through review of the material submitted and discussion with City staff, it was discovered that the City had amended both the Land Use Plan and Implementation Plan several times since certification in 1982, without those amendments being submitted to the Coastal Commission for review and certification. Those uncertified amendments involved changes to the Land Use Plan text and land use designation map and adoption of an entirely new Zoning Ordinance and changes to the zone district map. Those amendments were not submitted to the Coastal Commission for review and certification nor was the Commission notified of the amendments. A description of those uncertified amendments follows.

- **Resolution 92-16**, adopted by City March 2, 1992: Amended the Public Works/Circulation Action 1 of the LCP to allow North Fourth Street from Ocean View Avenue to the northern City limit to be widened to 56 feet.

- **Resolution 96-36**, adopted May 5, 1996: Changed "full service gas stations" to "gasoline service stations" in the West Grand Avenue Visitor--Serving District in the Land Use Element.

- **Ordinance 96-1**, adopted July 15, 1996: New zoning ordinance

- **Ordinance 97-2**, adopted February 18, 1997: Amended zoning ordinance to add regulations for high occupancy residential uses

- **Ordinance 98-4**, adopted March 2, 1998: Amended the zoning ordinance regulations about landscaping, driveways, parking, fencing, size of self-service

storage facilities, and caretakers residences; and amended Table 1, Uses Permitted within Commercial Districts and Table 2, Uses Permitted within Industrial Districts.

Changes to a certified LCP are not legally effective until the Coastal Commission approves them. Therefore, this report analyses not only the material submitted initially, but also those uncertified amendments adopted by the City since certification of the original document in 1982.

While the City has relied on these uncertified regulations in approving projects in the coastal zone, none of the developments so approved were significant in terms of potential or actual impacts on coastal resources. For example, no new development has been approved in the Beach Neighborhood, which lies between Highway One and the ocean, where there could be impacts to views and to Meadow Creek. Research into the Commission's post-certification permit database revealed that from January 1994 through mid-January 1999, 20 coastal development permits were approved by the City, of which only two were appealable to the Commission. One of the appealable permits was for ongoing maintenance and repair of the Department of Parks and Recreation's existing beach access ramp at the foot of Grand Avenue. The other appealable permit was for widening North Fourth Street. Eleven of the 18 non-appealable permits were for residential uses; three were for commercial uses; two were for industrial uses; one was for removal of seven Eucalyptus trees; and one was for a caretaker's residence. Although the City has approved development in reliance upon uncertified regulations, no adverse impacts to coastal resources have resulted.

2. Description of Amendment as Submitted

The City's LCP consists of three documents: 1) the "Local Coastal Program" document, 2) the Zoning Ordinance, and 3) the Land Use Element of the General Plan. Typically, the term "Local Coastal Program" refers to the entirety of a local government's coastal land use regulations and is not a separate document. Here, the document referred to by the City as the "Local Coastal Program" is the equivalent of a typical Land Use Plan portion of an LCP and will be referred to as such in this report. The Zoning Ordinance and the Land Use Element are incorporated into the "Local Coastal Program" by reference.

As submitted, this amendment proposal by the City of Grover Beach included the following three documents.

a. The text and maps of the Land Use Element as a portion of the Local Coastal Program.

The LUE has heretofore not been certified by the Commission. However, the city has proposed a new Chapter 1 – Introduction, to the LUP that states that the LUE, along with the Zoning Ordinance, ". . .are incorporated by reference into this Local Coastal Program." The LUE includes chapters and sections that are not within the purview of the Commission, such as Chapter 5, the housing chapter. Therefore, only those parts of the LUE that are relevant to carrying out the Coastal Act are recommended for certification. The LUE contains ten chapters, as follows:

1. Introduction
2. Vision Statement
3. Community Goals
4. Growth Management
5. Housing Conservation and Development
6. Commercial Conservation and Development
7. Industrial Conservation and Development
8. Resource Conservation and Development
9. Public Services and Facilities
10. Neighborhood Conservation and Development Plans

The LUE chapters do not distinguish between coastal and non-coastal zone areas. There are nine neighborhoods described in the neighborhood conservation and development plan chapter. The area of the City within the coastal zone includes part of five of the neighborhoods and all of one. The neighborhoods partially in the coastal zone are:

- The Grand Corridor
- Northwest Grover Beach
- Northern Hillsides
- West Grover Beach
- South Grover Beach

Lying west of Highway One and entirely within the coastal zone is the Beach Neighborhood.

The LUE is the most general of the City's land use documents. It is consulted first when a development proposal is reviewed. The LUE sets out various goals, policies, and programs relevant to each of the chapter subjects. The document's mandatory policies are largely contained in chapters 4 through 9. Chapter 10, Neighborhood Conservation and Development, mostly describes current and projected neighborhood characteristics and neighborhood concerns and potential solutions. The South Grover Beach Neighborhood Plan, however, includes mandatory procedures applicable to the City itself and to others proposing various land uses relative to manufacturing, agriculture, parks and greenways, circulation, and infrastructure. Additionally, the neighborhood plans include descriptions of neighborhood characteristics; information on dwelling units and population; and information on agricultural, commercial, visitor serving, and industrial uses, as appropriate.

b. Modifications of the text and maps of the Land Use Plan portion of the Local Coastal Program.

The "Local Coastal Program" or LUP consists of the following components that contain the City's coastal land use policies:

1. Coastal resources (marine and inland natural resource areas and visual resource areas),
2. Archaeological resources,
3. Coastal air quality and vehicular energy consumption,
4. Public access and recreation, and
5. Public works (water supply, sewer service, and circulation)

The LUP also contains descriptions of the LUE, land use designations, and zoning districts. The original, existing LUP has 12 land use designations in the coastal zone. The proposed update has 11 land use designations. The existing Coastal Open Space designation will be split into Open Space and State Park. The existing Coastal Pedestrian Beach and Coastal Vehicular Beach designations will be redesignated State Park. The Coastal Low-density Residential and Coastal Residential Agriculture designations will be redesignated Low-density Residential. The Coastal Industrial designation will be split into Light Industrial and Industrial. The existing and proposed land use designations are listed in the following table.

Original (Existing) LUP Land Use Designations	Proposed LUP Land Use Designations
1. Coastal Secondary Flood Plain	1. Flood Plain
2. Coastal Open Space	2. Open Space
2.. Coastal Open Space	3. State Park
3. Coastal Pedestrian Beach	
4. Coastal Vehicular Beach	
5. Coastal Golf Course	4. State Park – Golf Course
6. Coastal Low-density Residential	5. Low-density Residential
7. Coastal Residential Agriculture	
8. Coastal Medium-density Residential	6. Medium-density Residential
9. Coastal High-density Residential	7. High-density Residential
10. Coastal Planned Commercial	8. Planned Commercial
11. Coastal Industrial	9. Light Industrial
	10. Industrial
12. Coastal Highway Commercial	11. Visitor Services

In two instances, existing land use designations would be combined into a new designation. The existing Coastal Pedestrian Beach and Coastal Vehicular Beach designations, as well as portions of the Coastal Open Space designation are proposed to be combined into one designation — State Park. Two residential designations, Coastal Low-density Residential and Coastal Residential Agriculture would become simply Low-density Residential. In another instance, one existing land use designation would be split into two. The Coastal Industrial designation would be split in to Light Industrial and Industrial.

Changes to the LUP land use designation map are proposed in three areas of the City within the coastal zone: 1) along the north city limit in the vicinity of North Fourth Street, where the residential area is proposed to be reduced and the open space area increased; 2) the blocks on either side of Grand Avenue near Beckett Place and Ramona Avenue and between Grand and Rockaway Avenues, where the industrial area is proposed to be reduced and the residential and visitor serving areas increased; and 3) along the southwestern edge of the City in the vicinity of South Fourth Street, Barka Street, and Highland Way where the coastal residential agricultural area is proposed to be changed to low density residential (Please refer to Exhibit J9).

The LUP is more specific than the LUE but is still more general than the zoning ordinance. Together, the LUE and LUP must be consistent with the Coastal Act because they are both considered to be part of the Land Use Plan portion of the LCP.

c. Modifications of the text and maps of the Zoning Ordinance portion of the Local Coastal Program.

The Zoning Ordinance contains the typical zone district descriptions and regulations governing structure height, setbacks, permit processing, etc. Areas inside the coastal zone have separate zone districts from areas outside of the coastal zone. For example, outside of the coastal zone there is a Planned Commercial (P-C) zone district. Inside the coastal zone, the corresponding zone district is the Coastal Planned Commercial (C-P-C) zone. The two districts have similar requirements and standards except that the C-P-C zone district has additional development standards such as those addressing coastal views. Additionally, some uses that may be permitted in the P-C district are not allowed in the C-P-C district and vice versa.

The original, existing, zoning ordinance has 13 zone districts in the coastal zone. The proposed zoning ordinance has 15 zone districts. The proposed and existing zone districts are listed in the following table.

Original (Existing) Zone Districts	Proposed Zone Districts
1. Combining Coastal Secondary Flood Plain (C-S-F)	1. Coastal Open Space Flood Plain (C-O-F-P)
2. Coastal Open Space (C-O)	2. Coastal Open Space (C-O)
3. Coastal Pedestrian Beach (C-P-B)	3. Coastal Pedestrian Beach (C-P-B)
4. Coastal Vehicular Beach (C-V-B)	4. Coastal Vehicular Beach (C-V-B)
5. Coastal Golf Course (C-G-C)	5. Coastal Golf Course (C-G-C)
6. Coastal Residential Agricultural (C-R-A)	6. Coastal Residential Agricultural (C-R-A)
	7. Coastal Residential Agricultural with Agriculture Combining District (C-R-A-AG)
7. Coastal Planned Residential (C-P-R)	8. Coastal Planned Single-family Residential (C-P-R-1)
8. Coastal Single-family Residential (C-R-1)	9. Coastal Single-family Residential (C-R-1)
9. Coastal Residential (C-R-2)	10. Coastal Residential (C-R-2)
10. Coastal Multiple Residential (C-R-3)	11. Coastal Multiple Residential (C-R-3)
11. Coastal Highway Commercial (C-H-C)	12. Coastal Visitor Services (C-C-V)
12. Coastal Planned Commercial (C-P-C)	13. Coastal Planned Commercial (C-P-C)
13. Coastal Industrial (C-I)	14. Coastal Industrial (C-I)
	15. Coastal Industrial Commercial (C-I-C)

The zoning map is proposed to be changed in three areas within the coastal zone: 1) along the northern City limit in the vicinity of North Fourth Street, where the residential area is proposed to be reduced and the open space area increased; 2) the blocks from Front Street to North Fourth Street between Grand and Ramona Avenues, where the industrial area is proposed to be reduced and the residential and visitor serving areas increased; and 3) on the southwestern

edge of the City near South Fourth and Barka Streets where the coastal residential agricultural area is proposed to be changed to low density residential. These changes are to reflect existing uses and FEMA flood insurance map designations, and to make the zoning consistent with the land use designation (Please see Exhibit J11).

The zoning ordinance must be consistent with the Land Use Plan (LUE and LUP) portion of the LCP.

B. ANALYSIS OF SUBMITTED LAND USE PLAN AND LAND USE ELEMENT

1. Development and Public Services

a. Coastal Act Policies

Section 30231.

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30250.

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

Section 30254.

New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route I in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development,

services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

b. Water

i. Overview

Grover Beach and the surrounding cities of Pismo Beach and Arroyo Grande, and unincorporated Oceano all obtain water from the Arroyo Grande groundwater basin and the Lopez Reservoir, owned and operated by the County and located some eight miles up Arroyo Grande Creek(see Exhibit J1).

A 1985 report by the Department of Water Resources (DWR) estimated the yield of the Arroyo Grande basin to be about 16,900 acre feet per year (afy), which includes about 8700 afy from Lopez Reservoir and 8200 afy from groundwater. The December 1997 *Coordinated Agricultural Support Program* (CASP) report prepared by Perspective Planning, a planning and environmental services firm in San Luis Obispo, for the City of Arroyo Grande and the Coastal Conservancy estimated the groundwater safe yield of the Arroyo Grande groundwater basin to be about 9500 afy, or about 1300 afy more than DWR's 1985 estimate. CASP states that

> The total safe yield of the Arroyo Grande groundwater basin is estimated to be about 9500AFY, which includes other inflows as follows: Deep percolation of precipitation, 2400 AFY; subsurface seepage, 700AFY; and return flows from urban discharge and irrigation, 2200 AFY. These other inflows amount to 5300 AFY.

The difference between the total 9500 afy estimated by CASP and the 5300 afy of "other inflows" is 4200afy, which is approximately the amount of Lopez Reservoir water reserved for recharge of downstream agricultural wells and for satisfaction of pre-existing water rights below the dam.

The safe annual yield of Lopez Reservoir is about 8700 afy, according to CASP. About 4500 acre feet of the reservoir's annual safe yield is provided to urban users in Grover Beach, Pismo Beach, Arroyo Grande, Oceano, and Avila Beach. As mentioned above, about 4200 afy is reserved for release into Arroyo Grande Creek and from there into the groundwater basin for agricultural well recharge and to satisfy pre-existing water rights below the dam.

i. Issues and Analysis

The City's current water supply consists of two sources as mentioned above: a municipal well and Lopez Reservoir.

Lopez Reservoir provides about 800 afy to the City (although surpluses above that figure, resulting from agricultural users not requiring all of their entitlement in some years, range from 50 to 400 acre feet). Proposed seismic retrofitting of Lopez Dam could require draining the reservoir, which would drastically reduce the recharge functions of the reservoir. Although such

reduction would probably be short-term, there are as yet no firm timeframes for any reservoir draining, should that be necessary, nor are there any assessments of the impacts on the groundwater basin.

From Lopez Reservoir, Arroyo Grande Creek flows through the City of Arroyo Grande but does not flow through Grover Beach. Rather the creek lies to the south and east of the City. There is no evidence of any adverse effect on the creek from operation of the City's groundwater well. In its lower reaches, where effects of the City's pumping would be expected to appear, Arroyo Grande Creek has been channelized but still supports natural riparian vegetation. The other creek in Grover Beach, Meadow Creek, lying on the north and west sides of the City also is not affected by the City's pumping.

Water use in Grover Beach has declined over the years. The demand was estimated by the Department of Water Resources and the San Luis Obispo County Flood Control and Water Conservation District in a 1986 master water plan update to be about 145 gallons per capita per day. The 1991 Environmental Impact Report for the State Water Project Coastal Branch (Phase II) Local Distribution Lines and Facilities estimated the City's population to be 11,656 and its water usage to be 1893 acre feet per year. This equals 145 gallons per capita per day, the same as in 1986.

Figures from 1996 indicate that the City used about 1500 acre feet of water (groundwater and water from Lopez Reservoir together) or about 58 percent of its total water supply (groundwater = 1700-1800 afy, Lopez Reservoir = 800 afy; total = 2500-2600afy). The estimated 1996 population was about 12,000. A population of 12,000 using 1500 afy equals about 112 gallons per capita per day, down from the approximately 145 gallons estimated in 1991. This may be due, at least in part, to a retrofitting program that was first implemented in 1990. Fees are paid into a fund at the time of building permit issuance. The fee for one new building permit pays for retrofitting of five existing residences. A private contractor performs the actual retrofitting. General conservation may also have played a part in the water demand decrease.

Currently, the City's total water supply is generally between 2500 and 2600 afy (groundwater = 1700 to 1800 afy; Lopez Reservoir = 800 afy). At the estimated buildout population of approximately 15,000, that amount of water could supply approximately 155 gallons per capita per day, which is more than is currently being used and more than has historically been used.

According to the City, its groundwater well can supply a safe annual yield of between 1700 and 1800 afy. The well draws from the aquifer that is recharged by releases from Lopez Reservoir into Arroyo Grande Creek. It should be noted that, historically, only about 3300 afy has been released from the reservoir to fulfill the agricultural community's needs, even though about 4200 acre feet is available to meet agricultural needs. The surplus of about 900 afy, is available to urban users in addition to the 4500 acre feet reserved for them.

According to the 1997 *Coordinated Agricultural Support Program* (CASP) report,

> The availability of surplus water in almost all of the 23+ years of operation of Lopez Reservoir is evidence that the groundwater basin is still in a healthy condition. Groundwater demand by agricultural users is not expected to increase in the future, and thus there is little apparent reason to be concerned that the

Lopez releases would be insufficient in the future to supply the downstream irrigators.

In 1983, the City entered into an agreement with the cities of Pismo Beach and Arroyo Grande, and the County of San Luis Obispo to limit its groundwater extraction to 1198 afy. This so-called "Gentlemen's Agreement" was formalized in a resolution of the South San Luis Obispo County Water Association, but is voluntary.. The agreement allocated groundwater pumping as follows: Arroyo Grande, 1202 afy; Grover Beach 1198 afy; unincorporated Oceano, 900 afy; and Pismo Beach, 700 afy. All of these entities are still adhering to that agreement. Figures from 1994 indicate that the City extracted approximately 860 acre feet of groundwater, or about 72 percent of its total extraction agreed to in 1983. The most recent figures from the San Luis Obispo County Planning and Building Department and the County Engineering Department show the following groundwater extractions for 1997-1998:

Grover Beach:	872 acre feet
Arroyo Grande:	289 acre feet
Pismo Beach:	444 acre feet
Oceano	362 acre feet
TOTAL	1967 acre feet

This total is well below the 4200 afy released from the reservoir for groundwater recharge and represents an even smaller percentage of the 9500 afy total safe yield estimated by the 1997 CASP report

In summary, it appears that the City's sources of water are adequate to supply the demand and that the groundwater basin generally is not experiencing adverse effects from pumping by the local water purveyors.

Water Supply to the Coastal Zone: The City estimates that the percentages of total demand by residential, general commercial, and industrial uses will remain relatively stable. Figures from the time of certification indicated that the uses within the City's portion of the Coastal Zone required about 287 afy, or about 23 percent of the total City water use at the time, based on the number of units served.

The LUP contains a policy reserving at least 20 percent of the City's total annual water supply capacity for new and existing land uses within the coastal zone. Water allocations within the coastal zone are set as follows:

Recreation uses:	17 percent of the total coastal zone allocation
General commercial uses:	1 percent
Residential uses:	80 percent
Industrial uses:	2 percent

These figures appear to be adequate, especially because the City's coastal zone is mostly in residential use and there are no coastal dependent industrial uses (and no real possibility of them since the only part of the City near the ocean is all in public ownership)..

Agricultural Water Use: The southwestern part of the City contains agricultural lands, although only about two (2) acres are within the coastal zone. Water use by agriculture in the coastal

zone is about 2.1 acre feet or 0.7 percent of the total 288 afy agricultural demand in the City. Agricultural water is supplied by private wells. None of the agricultural lands are mapped as prime agricultural land and most are developed with residential and/or farm-related structures. The trend has been toward less agricultural use on the agricultural lands, which are within the City limits and urban reserve line, so the agricultural water use will likely in the future decline greatly and be "converted" to residential uses.

Runoff: The LUE requires that all community water be protected from pollution. The City's groundwater supply could be polluted by runoff from streets that contains oil, grease, heavy metals, rubber particles (from tires), etc. Industrial operations can add other pollutants. Construction activity can add silt and other pollutants. The City has policies designed to address polluted runoff and prevent contamination of groundwater. However, the guidance given by those policies could be more specific and require incorporation of Best Management Practices (BMPs) into project review.

ii. Consistency with the Coastal Act

The Coastal Act requires development to not adversely affect the biological diversity of coastal waters by, among other things, not depleting groundwater supplies and controlling runoff. Although DWR, in 1986, identified the Arroyo Grande groundwater basin as possibly being overdrafted, DWR has not subsequently done a detailed study to confirm or disprove this possibility. However, as mentioned above, the 1997 CASP study indicates there is no overdraft problem. In any event, it appears that the City has adequate water supplies and that no adverse effects are occurring to coastal resources because of the City's water use. Groundwater pumping apparently has not had adverse effects on the Arroyo Grande groundwater basin or Arroyo Grande Creek.

The discussion in the section above indicates that the groundwater basin from which Grover Beach pumps is not in danger of depletion. Total extractions constitute less than half of the annual recharge rate. New development in Grover Beach will be located and next to already developed areas with adequate water supplies and sewage disposal capacity. The existing public works facilities, specifically water supply infrastructure has been designed to accommodate needs generated by permitted development. The LCP requires that sufficient water service be reserved so that public recreation, commercial recreation, and visitor-serving land uses will not be precluded by other development. Thus no modifications are required to ensure water for coastal zone uses.

However, there needs to be more specificity as to how to reduce or prevent polluted runoff from adversely affecting groundwater supply. Modification 1.a.ii would specify that Best Management Practices be applied to control polluted runoff. **With the proposed modifications, the update is consistent with Coastal Act Sections 30231, 30250, and 30254 regarding water.**

c. Sewer

Sewage disposal is via a treatment plant in nearby Oceano, operated by the South San Luis Obispo County Sanitation District. After secondary treatment, the effluent is discharged into the ocean. The treatment plant has a capacity of 5.0 million gallons per day (mgd). Grover Beach is entitled to use up to 1.5 mgd. As of 1996, the City was using about 64 percent of its share, or about 960,000 gallons per day. The plant has excess capacity at this time and is expected to be

able to handle future growth. No issues have arisen with respect to sewage capacity and treatment. Because of this, the update is consistent with Coastal Act Sections 30231, 30250, and 30254 regarding sewer service.

2. Public Access and Recreation and Visitor-Serving Facilities

a. Coastal Act Policies

Section 30211.

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212.

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,

(2) adequate access exists nearby. . .

. . . .

Section 30221.

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Section 30222.

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Section 30223.

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

b. Overview

The Beach Neighborhood is the only part of Grover Beach that actually fronts on the beach and ocean. The rest of the City is inland of Highway One and a minimum of one-third of a mile inland from the beach. The Beach Neighborhood ocean frontage is about 4200 feet and is

owned by State Parks. The City's main street, Grand Avenue, runs east-west through the area splitting it into nearly equal parts to the north and to the south of the street. The portion to the north of Grand Avenue is developed with a parking lot, restaurant, golf course, mobilehome park and travel trailer/recreational vehicle park. The portion to the south of the street is undeveloped sand dunes. All of the southern portion is owned by State Parks which also owns most of the northern portion, except a strip of land adjacent to the highway. Grand Avenue ends at the beach where vehicles can drive onto the hard sand. Vehicles may not go more than 400 feet north of the Grand Avenue beach ramp. The beach extends up coast from there about one and one-half miles into the City of Pismo Beach and is closed to vehicles. From the end of Grand Avenue vehicles may continue beyond the City limit down coast to the south into the Oceano Dunes State Vehicular Recreation Area for some six miles.

In addition to the Beach Neighborhood, a two and one-half block long section of Grand Avenue inland of the Highway is zoned for visitor-serving uses.

Inland of the highway and immediately to the north and south of the Grand Avenue visitor-serving area are areas zoned for industrial uses (the Union Pacific railroad runs just inland of and parallel to Highway One and separates the industrial areas from the highway). A medium density residential area lies north of the northern industrial area; to the south are another medium density residential area and at the southern end of the City is a residential agricultural zoned area (Please see Exhibits J6, J22, and J23).

c. *Issues and Analysis*

Access: Since this area is separated from the beach and ocean by the railroad, highway and the Beach Neighborhood, there are no new direct access opportunities here to and along the coast. Grand Avenue provides access to the beach. A state coastal trail would be out of place in this area, being separated from the beach by the railroad and highway. A much more suitable location for such a trail would be through the Beach Neighborhood on already publicly owned land.

The Beach Neighborhood, then, is where access and recreation opportunities exist or could be enhanced. South of Grand Avenue are undeveloped vegetated sand dunes designated State Park on the LUP maps and zoned Coastal Open Space. No development other than paths or trails or minimal structures such as bird-watching blinds are allowed by the zoning. Path or trail development there would provide for public access. Because of the sensitive nature of the area, access could be inconsistent with protecting the natural resources and ensuring continuance of the qualities that make it sensitive.

North of Grand Avenue the original dunes have been greatly disturbed with development of a travel trailer/recreational vehicle park, mobilehome park, golf course, parking, etc. The land use designation there are State Park, State Park Golf Course, and Planned Commercial. The corresponding zone districts are Coastal Open Space, Coastal Golf Course, and Coastal Planned Commercial. As with the area south of Grand Avenue, development allowed in the Coastal Open Space zone district would be extremely minimal. Path or trail development would provide for public access. Coastal Golf Course and Coastal Planned Commercial zone districts would allow for greater development. Those zone districts are where it could be appropriate to require maintenance or enhancement of existing access and/or provision of additional access.

While access exists via Grand Avenue, the possibility of additional pedestrian access northwest of Grand Avenue needs to be protected.

Recreation: Conceivably, some sort of commercial recreational use could be developed in the visitor-serving area inland of the highway along Grand Avenue. However, the entire area is relatively small – only about 15 acres – and is comprised of 35 to 40 separate parcels ranging in size from about 5000 square feet to about one acre. It is more likely that development in this area of the City would be visitor-serving retail, lodging, and beach recreation support (e.g., rental of beach equipment).

Uses in the Coastal Open Space zone district are, as mentioned above in the access discussion, extremely limited. Only passive recreation such as wildlife viewing or walking are allowed. South of Grand Avenue, then, there are no opportunities for anything but passive recreation. North of Grand Avenue in the Coastal Planned Commercial and Coastal Golf Course (occupied entirely by the existing golf course) zone districts there are more potential recreational uses including beach equipment rentals, miniature golf courses, recreational centers, and sporting goods rentals and sales.

Proposed Resort Motel/Conference Center

The LCP, since certification, has contained a description of and standards for a resort motel/conference center proposed to be located north of Grand Avenue and west of Highway One on approximately 22.5 acres. About one-half of that area is a quadrilateral that is nearly square in shape, with dimensions of about 400 feet on the west side, 750 feet on the north and south sides, and 700 feet on the east side, bounded by Highway One, Grand Avenue, and existing parking lot, and Le Sage Drive, with Meadow Creek bisecting the area. The rest of the area lies to the north, generally between Highway One and Meadow Creek and is essentially a rectangle about 200 feet wide and 800 feet long. The LCP does not contain any conceptual designs showing what such a development might look like or how it might be situated.

The maximum density allowed by the LCP could result in approximately 550 rooms. Parking requirements for 550 rooms would result in the need for 690 parking spaces. By any measure, this could be a very intense development, set adjacent to Highway One and Meadow Creek.

The Commission has had recent experience with proposed very intense developments that include the issue of time shares and the partial exclusion of the public from some percentage of rooms, such as with the Marina Dunes resort project in Marina and the Highlands Inn condominium time share conversion. Based on those experiences, modifications are needed to Grover Beach's LCP to address issues of density and public use.

d. Consistency with the Coastal Act

LUE Policy 8.2 addresses access. It states that "New development *should* not substantially or needlessly eliminate existing public access. . . ." (emphasis added)

Coastal Act Section 30211, however, states that "Development *shall* not interfere with the public's right of access to the sea where acquired through use or legislative authorization. . . "(emphasis added)

The intent of this section is to protect existing public access when new development occurs. Since the LUE must be consistent with the Coastal Act, suggested modification1.a.iii is necessary to change the permissive "should" to the mandatory "shall" and to ensure that existing access not be eliminated by new development.

LUP Access Policy (a) states "No future development shall be permitted which obstructs access to the dunes, beach and shoreline from Highway 1 within the City limits." Coastal Act Section 30212(a) states that "Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development. . . ." This policy enforces the idea that new development not only not interfere with public access, but that new development provide access. Suggested modification 1.b.v to require that any new development in the Beach Neighborhood shall provide beach access if there is no existing adequate access is necessary to ensure consistency with the Coastal Act

With those suggested modifications, the LUE and LUP will be consistent with Coastal Act Sections 30211and 30212(a)

LUP Public Visitor-Serving and Recreation Facilities Action "a" states "The area presently occupied by the LeSage Riviera Golf Course should remain designated to permit this use only." Coastal Act Section 30221 requires that oceanfront land suitable for recreational use be protected for public opportunities for recreational use. Section 30223 requires that upland areas needed to support coastal recreation be reserved for such use. The LeSage Riviera Golf Course does not front on the ocean but is within 500 feet of the beach. Clearly it is an area in which coastal recreational uses could occur. It could also be utilized to support coastal recreation. Although the golf course is on the coast near the beach, it is not coastal recreation because, as a golf course, it also could be far inland and serve as a recreational use. There is nothing intrinsically coastal about this form of recreation. Suggested modification1.b.ix would allow for other, low intensity/open space recreational uses that could be more coastal oriented.

LUP Private Visitor-Serving and Recreation Facilities Action "a" states that Grover Beach should ensure that visitors to the beach have easy access to private commercial services, especially food and lodging, and goes on to describe a potential resort motel/conference center along Highway One north of Grand Avenue. Coastal Act Section 30222 gives priority to "The use of private lands which are suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation" over other uses except agriculture or coastal-dependent industry. The privately owned portion of the Beach Neighborhood north of Grand Avenue and west of Highway One and the privately owned western end of the Grand Avenue Corridor east of the railroad tracks are not suitable for agriculture since they are already urbanized, developed areas. Grover Beach has no coastal-dependent industry, unless beach tourism is considered as such. The privately owned portion of the Beach Neighborhood might be suitable for a coastal-dependent industry such as aquaculture, but the area is already developed with other uses and the introduction of industrial uses would disrupt the existing and potential recreational uses. The privately owned land along Grand Avenue east of the railroad tracks is not suitable for coastal-dependent uses since it is one-half mile inland in an already developed, urbanized area.

While not strictly visitor-serving commercial *recreational facilities*, private food and lodging services do enhance coastal recreation by providing places for recreationalists to stay and eat. Suggested modification 1.b.x would specify that private food and lodging services in any new

development in the Beach Neighborhood and the visitor-serving are along Grand Avenue inland of the railroad are to be encouraged.

A resort motel/conference center could definitely be a visitor serving commercial recreational facility and an asset to the City. However, as described in the LCP, such a project would be too dense and would not protect public use. Suggested modification 1.b.x is necessary to reduce the density of the project and ensure room availability to the public.

With the suggested modifications discussed above, the LUE and LUP will be consistent with Coastal Act Sections 30211, 30212, 30221, 30222, and 30223

3. Agriculture

a. Coastal Act Policies

Section 30241.

The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas agricultural economy.

. . .

Section 30242.

All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (l) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

b. Issues and Analysis

The City of Grover Beach slopes from north to south with the northern edge of the City encompassing the uplands overlooking Pismo Lake. The southern portions of Grover Beach are low-lying flatlands that were part of the Arroyo Grande Creek flood plain before the creek was channelized. This area of the City and land outside of the City was used intensively for truck crops such as strawberries and lettuce. Some of this land is still in agricultural production within the City limits, although much has been converted to urban uses or is developed with agriculture support facilities. Within the City, approximately two acres of agricultural land exists inside the coastal zone. The coastal zone boundary cuts across approximately 30 acres of contiguous agricultural land (see Exhibits J11, J20, and J21). None of the agricultural land within the City is mapped as prime.

Prime agricultural lands are defined in the Coastal Act as "those lands defined in paragraph (1), (2), (3), or (4) of subdivision (c) of Section 51201 of the Government Code." According to Government Code Section 51202(c), land is considered prime agricultural land if it is any of the following:

i. All land which qualifies for rating as class I or II in the Soil Conservation Service land use capability classifications.
ii. Land which qualifies for rating 80 through 100 in the Storie Index Rating.
iii. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S. Department of Agriculture.
iv. Land planted with fruit- or nut-bearing trees, vines, bushes or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than $200 per acre.

The ±32 acres of agricultural land in Grover Beach on either side of the coastal zone boundary as mapped by the Soil Conservation Service (now National Resource Conservation Service) is Oceano sand, 0 to 9 percent slopes. It is rated as class iv if irrigated and class vi if not irrigated. Its Storie Index Rating is 60. The land is not used for livestock raising. The land has been planted with crops in the past. The two acres within the coastal zone is split up into at least five separate parcels, four of which are developed with houses and are effectively not used for crop growing. The land is not mapped as prime agricultural land nor does it fall into any of the four categories as defined by the Government Code cited above. Most of the two acres of agricultural land within the coastal zone is presently used for a warehouse, farm residences, and other structures in support of agricultural production on adjacent property outside of the coastal zone.

c. Consistency with the Coastal Act

None of the agricultural land in the coastal zone is prime land. Therefore, Coastal Act Section 30242 is the standard of review for determining the consistency of the LUE and LUP with the Coastal Act. Section 30242 does not allow non-prime agricultural lands to be converted to other uses unless agricultural use is no longer feasible or the conversion would preserve prime agricultural land or concentrate development in areas with services adequate to support the development, and such conversion must be compatible with continued agricultural use on surrounding lands.

LUE South Grover Beach Section 1.4.2 governs the process for removing the Agricultural Combining District (AG) from agricultural land within the City. That section requires that the Planning Commission find that continued agricultural use "is no longer viable due to the termination of strawberry production, depressed markets, regulatory restrictions, or other economic, environmental, or social factors," that the proposed zoning change is accompanied by a development plan showing the proposed development of the land as non-agricultural land, that the proposed development provide public benefits (parks, etc.), and that the proposed development conforms to the neighborhood plan.

Section 1.4.2 is consistent with Coastal Act Section 30242 in that conversion of agricultural land is not allowed unless it is shown that agricultural use is no longer viable. The LUE is not fully consistent with Section 30242 because it does not require a finding that the conversion be compatible with continued agricultural use on surrounding lands. Suggested modification 1.a.v

will add such a requirement. **Therefore, with the suggested modification, the LUE will be consistent with Coastal Act Section 30242.**

4. Environmentally Sensitive Habitats

a. Coastal Act Policies

Section 30231.

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30240.

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Section 30250.

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

b. Overview

Environmentally sensitive habitats exist within the coastal zone in Grover Beach along the north and west sides.

The Meadow Creek – Pismo Lake wetland area lies almost entirely outside the City of Grover Beach, in the City of Pismo Beach. It is owned almost exclusively by the Department of Fish and Game, which manages the lake as an ecological reserve. The portion of the creek and lake

in the coastal zone in Grover Beach lies east of North Fourth Street and is only about 750 feet long and 150 – 200 feet wide. At the western end of Pismo Lake, within the City of Pismo Beach, Meadow Creek flows out of the lake and under the Union Pacific Railroad tracks and Highway One. Meadow Creek re-enters the City of Grover Beach at the northern edge of the Beach Neighborhood and flows parallel to Highway One and about 250 feet seaward of it to the southern edge of the Beach Neighborhood where it leaves Grover Beach. From there the creek flows through unincorporated San Luis Obispo County to Oceano Lagoon.

The hillsides above Meadow Creek – Pismo Lake within Grover Beach are predominantly vegetated with oak woodland and chaparral, which includes the very rare shagbark manzanita which is only known to occur on sandy soils from Grover Beach to Lompoc, some 35 miles to the south. The hillsides have slopes up to 25 percent rising from the lake with the steepest slopes west of North Fourth Street. Five acres of this land was dedicated to the City as a condition of a four parcel subdivision in the 1980s, to be kept in a natural, undisturbed condition. At the top of the hills above and to the south of the lake the land slopes southward much more gently and is developed with urban uses. The more gentle slopes near the top of the hillsides have been subdivided and are mostly built out.

The Meadow Creek ESH within the Beach Neighborhood north of Grand Avenue is only about 20 feet wide and lies between the golf course and the mobilehome park. South of Grand Avenue the ESH associated with the creek widens to about 500 - 600 feet. The area south of Grand Avenue, unlike that to the north, is undeveloped. Here, the creek ESH lies between the inland base of the dunes and Highway One. Much of the ESH is not visible from the highway because of the dense riparian vegetation.

The other area of ESH within the coastal zone portion of the City is the vegetated sand dunes in the Beach Neighborhood. These lie seaward of the golf course in a strip about 200 feet wide and 1700 feet long north of Grand Avenue, and south of the street where they vary from about 500 to about 1000 feet wide and about 2000 feet long. The dunes are vegetated with non-native dune grasses.

c. *Issues and Analysis*

The uplands south of and above Pismo Lake are mostly built out. The LUP contains provisions for prohibiting development on slopes over 25 percent. The City is proposing to broaden erosion control requirements by requiring that development on slopes from 10 to 25 percent, rather than the current 15 to 25 percent, incorporate erosion control measures and landscaping to limit erosion of soil into the lake. The removal of oaks and manzanita is currently prohibited on both developable and undevelopable land except in emergencies and development is prohibited within 50 feet of the dripline of the oaks and within 25 feet of the shagbark manzanita. Landscaping in developable areas must be comprised primarily of native species compatible with surrounding native species. Any application for development in the Meadow Creek uplands must demonstrate that the project won't significantly alter existing plant and animal populations in a manner that would impair the long-term stability of the Meadow Creek ecosystem; that the project won't harm or destroy a rare or endangered species or habitat; and that the project won't significantly harm a species or habitat that is essential to the natural biological functioning of the Meadow Creek ecosystem. Coastal development permits approved by the City in this area are not appealable; however, the LCP policies equal the level of protection afforded coastal resources by Coastal Act policies 30231 and 30240.

In the Beach Neighborhood, almost all of the ESH is on State Park land. The only exception is the east side of Meadow Creek along the west boundary of the mobilehome park and the currently vacant land between there and Grand Avenue. This section of Meadow Creek runs between the golf course and the mobilehome and recreational vehicle parks and is currently degraded with little riparian vegetation. The existing LUP policies that apply to this portion of Meadow Creek are protective of the existing resources. However, they do not address habitat restoration along the creek, north of Grand Avenue.

Creek setbacks in LCPs are typically as much as 100 feet in rural areas. In urbanized areas an initial setback of 50 feet is more typical, as exemplified by the San Luis Obispo County LCP (Coastal Zone Land Use Ordinance Section 23.07.174(d)) and the City of Morro Bay LCP (Zoning Ordinance Section 17.40.040D.4.b). The County LCP allows creek buffer setbacks to be reduced to as little as 10 feet if findings can be made that alternative locations for development are infeasible or more environmentally damaging, if adverse effects are mitigated to the maximum extent feasible, if the adjustment is necessary to allow a principal permitted use, and if the adjustment is the minimum necessary. Morro Bay's LCP does not require the same findings but only allows reductions to a minimum of 25 feet and then only if the application of the buffer on a previously subdivided parcel would render the parcel unusable for its designated use, and only after consultation with the Department of Fish and Game.

Grover Beach's existing policy refers to the portion of Meadow Creek that passes through the Coastal Planned Commercial area that is north of Grand Avenue. The existing policies require oil separators and sediment filters on all present and proposed storm drain outfalls that discharge into the creek to reduce the amount of these deleterious materials that enter the creek, provision of on-site ponding basins or other means of regulating runoff water, and permanent protection of the riparian and marsh vegetation on either side of the creek channel south of Grand Avenue.

Although the LUP addresses control of runoff, more specificity could be added in the form of requiring adherence to Best Management Practices in the control of polluted runoff. Best Management Practices can enhance the requirements the LUP already contains.

d. Consistency with the Coastal Act

The environmentally sensitive habitat areas of the coastal zone section of Grover Beach currently are mostly protected through grading restrictions, landscaping requirements, prohibition on removal of native vegetation, open space zoning and land use designation, and/or ownership by State Parks and Fish and Game. Modifications 1.b.i, 1.b.iii, and 1.b.x are suggested that directly affect the degraded riparian habitat of Meadow Creek north of Grand Avenue by requiring that future development in the Beach Neighborhood seaward of the highway and north of Grand Avenue include restoration and enhancement of riparian habitat, clarify that the entire length of Meadow Creek north of Grand Avenue is to be protected, and clarify that this means the entire length of the creek north of Grand Avenue is to be protected with an initial minimum 50 foot buffer, regardless of land use designation or zoning, and that the 50 foot buffer could be reduced with the approval of the Department of Fish and Game and the Executive Director of the Coastal Commission "to a width mutually agreeable" if that width still preserves the habitat and filtration capacities of the creek, but in no case to less than 25 feet.

Further modifications (1.a.iv, 1.a.vi, and 1.b.iv), are suggested that would require that Best Management Practices are used for control of polluted runoff. These modifications are needed to further protect the environmentally sensitive habitat areas in the City. With respect to Meadow Creek where it flows through the Beach Neighborhood north of Grand Avenue, the modification seeks to restore and enhance the habitat while recognizing that the creek flows through an area with existing development. **With the modifications suggested in this report, the LUP will be consistent with Coastal Act Sections 30231, 30240, and 30250.**

5. Scenic Resources

a. Coastal Act Policy

Section 30251.

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

b. Overview

Like many other sections of the LUP, the visual resources section generally adequately protects public views. There are a variety of visual scenes in the City's coastal zone, ranging from the relatively heavily vegetated hillsides overlooking Pismo Lake on the north edge of the City to the industrial areas on the inland side of the railroad tracks to the dunes of the Beach Neighborhood. The areas having the highest scenic value are the hillsides overlooking Pismo

Lake and the Beach Neighborhood. Other areas with less scenic value and integrity are the industrial, visitor service, and residential-agricultural areas immediately inland of the railroad tracks.

c. Issues and Analysis

The hillsides overlooking Pismo Lake are largely built out and although build out may generate some additional visible development, it will not be a significant visual impact.

The Beach Neighborhood has a mobilehome park and recreational vehicle park seaward of and adjacent to Highway One, from about 200 feet north of Grand Avenue to the northern City limits. While not necessarily unsightly, this development includes a wall along its length adjacent to Highway One that blocks coastal views except at Le Sage Drive, some 800 feet north of Grand Avenue. Le Sage Drive provides access to the mobilehome and recreational vehicle parks and the golf course.

The LUP has provisions for the development of a resort hotel and other visitor serving uses where the mobilehome park and recreational vehicle park are located, and a resort/lodge/conference center between there and Grand Avenue. Such development could easily diminish existing public views. The LUP requires such development to protect existing views and create one to three additional view corridors to the golf course, which lies seaward of the mobilehome park, and to the shoreline, although neither the beach nor the ocean are visible from the highway. The horizon of the view from the highway is the top of the dunes at the back of the beach. The LUP requirement to protect existing view corridors along Grand Avenue and Le Sage Drive and to create one to three additional view corridors will increase the public view.

The LUP also encourages the future construction of a 25 to 30 feet wide pedestrian pier as an extension of Grand Avenue. The pier would extend out into the ocean a distance sufficient to allow fishing beyond the area of wave break and would be constructed to allow passage of emergency and maintenance vehicles under it. From an access and recreation point of view, such a pier would be an enhancement. Visually, however, the pier could disrupt views up and down coast, although the coastline curves westerly north of Grand Avenue so that more coastline comes into view when looking upcoast and a pier here, if not too long, would not project as much into the coastal view as it would if the coastline to the north did not curve westerly. The nearest existing pier is about 1.5 miles to the north, at Pismo Beach. There are no piers from there south for over 20 miles. Protection and enhancement of recreation and views are both encouraged by the Coastal Act; there is no guidance as to which may be more important.

d. Consistency with the Coastal Act

The areas in Grover Beach's coastal zone having the highest scenic value are the hillsides overlooking Pismo Lake and the Beach Neighborhood. Other areas with less scenic value and integrity are the industrial, visitor service, and residential-agricultural areas immediately inland of the railroad tracks. The LUP adequately addresses visual issues in these areas.

The hillsides overlooking Pismo Lake are mostly built out and the LUP requires landscaping with native vegetation; the use of vegetation to camouflage structures; minimization of grading; and that permitted development be sited and designed to protect the scenic views to, along, and over this area.

The Beach Neighborhood contains the western end of Grand Avenue, Grover Beach's gateway to the ocean. It also encompasses views of dunes and, from the dunes and the beach, sweeping views upcoast for seven miles and down coast for 15 miles. Development here, whether it be between the highway and the dunes or on the beach, could disrupt existing views from Highway One to the dunes and from the dunes and beach to and along 22 miles of coastline. Because a future pier at the foot of Grand Avenue would be near the northern end of over 20 miles of very visible coastline and the coastline curves westerly there, thus effectively reducing visual impacts, such a pier could be allowed if it did not include buildings and if lights were suitably directed. Because of this modification1.b.vi needs to be made to the LUP to require that any pier not detract from coastal views The suggested modification is necessary to protect existing views to and along the ocean. **With the modification suggested in this report, the LUP will be consistent with Coastal Act Section 30251.**

7. Coastal Hazards

a. Coastal Act Policy

Section 30253.

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

b. Overview

Hazards in the coastal zone can include most hazards found outside of the coastal zone, but erosion of coastal bluffs and sand dunes by wave action and flooding of low-lying coastal lands by streams and/or storm waves are typical coastal hazards.

Grover Beach is fortunate, in terms of hazards, in that it does not have any coastal bluffs facing on the ocean. The hillsides overlooking Pismo Lake are the only area within the City's coastal zone that even remotely resembles coastal bluffs. That area can easily be distinguished from typical coastal bluffs because the hillsides are located at least one-quarter mile inland from the inland extent of the beach, there is other development between the hillsides and the beach, and storm waves have never historically reached the area.

The Beach Neighborhood fronts on the ocean although the majority of it lies inland of the dunes. The dunes certainly are subject to erosion by storm waves. Because of the wide beach in front of the dunes, much storm wave energy is dissipated before waves reach the dunes. Historically, the dunes have not been overtopped by waves nor eroded to such an extent as to allow damaging waves to reach inland. Development in the Beach Neighborhood is limited and includes a State Park kiosk at the Grand Avenue entrance to the beach; a restaurant, parking lot, and golf course just inland of the base of the dunes; mobilehome park and recreational vehicle park about 700 feet inland of the dunes; and Highway One and the railroad tracks just inland from the parks.

Flood prone areas are limited to the area east of where North Fourth Street crosses Meadow Creek near the northeast boundary of the City's coastal zone. That area is designated as open space and flood plain and development is not allowed.

c. Issues and Analysis

Hazard issues in the coastal zone portion of the City are essentially limited to the slopes of the hillsides overlooking Pismo Lake due to their steepness, and the ocean fronting portion of the Beach Neighborhood. The LUP contains policies prohibiting development on slopes of 25 percent or greater and requiring grading, runoff, and erosion control plans. The hillsides have been subdivided; no new lots will be created. There is little potentially damaging active erosion

of the hillsides because of the thick native vegetation, landscaping requirements, and relatively slow movement of water through Pismo Lake at the base of the hillsides.

Almost all of the Beach Neighborhood is owned by the Department of Parks and Recreation, which owns all of the dunes and beach. Existing development is minimal and includes a State Park kiosk, restrooms, boardwalk, and parking lot; and a restaurant, a golf course, a mobilehome park, and a recreational vehicle park. All of these developments, except the boardwalk, kiosk, and restrooms are inland of the base of the dunes. The LUP provides for new hotel/resort development that would be located 400 to 600 feet inland from the dunes. The areas closer to the dunes and beach are designated open space where development is limited to passive use facilities such as bird-watching blinds and boardwalks. As discussed in the preceding section, because of the wide beach in front of the dunes, much storm wave energy is dissipated before waves reach the dunes, lessening their erosive power. Historically, the dunes have not been overtopped by waves nor eroded to such an extent as to allow damaging waves to reach inland. The large size and stability of the dunes in this area suggest an accreting beach rather than one that is undergoing overall erosion. Thus, the dunes provide a stable protective barrier.

d. Consistency with the Coastal Act

As far as coastal hazards are concerned, Grover Beach is fortunate in that it does not have to deal with eroding coastal bluffs or dunes endangering existing development or low-lying areas subject to flooding by storm waves. As submitted, the LUP adequately addresses coastal hazards, just as it did when first certified. **No modifications are necessary to achieve consistency with Coastal Act Section 30253.**

C. ANALYSIS OF SUBMITTED ZONING ORDINANCE

1. Introduction

Grover Beach City Ordinance No. 96-1 adopted a new zoning ordinance for the City. Most of the changes from the originally certified Zoning Ordinance were to make the zoning consistent with existing uses and/or make the zoning consistent with the land use designation of the Land Use Plan. Specifically, the following changes were made for the reasons given.

Parts of This Existing Zone District	Were Changed to This Proposed Zone District	Reason for Change
C-P-R-1	C-O	To make zoning consistent with existing uses.
C-P-R-1	C-O-F-P	To make zoning consistent with existing uses and to reflect FEMA flood insurance maps
C-P-C		
C-S-F	C-P-C	To make zoning consistent with land use designation and to reflect FEMA maps
C-H-C	C-C-V	To make zoning consistent with land use designation
C-I	C-C-V	
C-I	C-R-2	
C-I	C-R-1	
C-G-C	C-P-C	
C-I	C-I-C	To make zoning consistent with recommendations of land use study for the Beckett/Front Street area
C-R-A	C-R-A-AG	To protect existing agricultural uses in the South Grover Beach Neighborhood

The C-C-V district is to provide services for visitors who require restaurants, gifts, mementos, and gas stations.

The C-I-C district will provide areas for custom and light manufacturing and assembly, and commercial recreation and child care. The C-I-C district also has additional design and site development standards for industrial developments that will implement LUP Policies 7.1 and 7.3

An AG combining district was established to protect existing agricultural land uses in the South Grover Beach Neighborhood. This combining district is combined with the underlying zoning, eg., the Coastal Residential Agriculture district (C-R-A) has the AG combining district overlain to result in the C-R-A-AG district. The AG combining district does not stand alone, rather it must always be attached to a regular (non-combining) district; there are no parcels zoned solely AG.

The Zoning Ordinance contains the typical zone district descriptions and regulations governing structure height, setbacks, permit processing, etc. Areas inside the coastal zone have separate zone districts from areas outside of the coastal zone. For example, outside of the coastal zone

there is a Planned Commercial (P-C) zone district. Inside the coastal zone, the corresponding zone district is the Coastal Planned Commercial (C-P-C) zone. The two districts have similar requirements and standards except that the C-P-C zone district has additional development standards such as those addressing coastal views. Additionally, some uses that may be permitted in the P-C district are not allowed in the C-P-C district and vice versa.

The original, existing, Zoning Ordinance has 13 zone districts in the coastal zone. The proposed zoning ordinance has 15 zone districts. Some of the zone districts have not changed. Some districts have merely changed names. The Coastal Residential Agricultural zone district will split into Coastal Residential Agricultural and Coastal Residential Agricultural with Agriculture Combining District. The Coastal Industrial zone district will split into the Coastal Industrial and the Coastal Industrial Commercial zone districts. The existing zone districts and the proposed zone districts are listed in the following table.

Original (Existing) Zone Districts	Proposed Zone Districts
1. Combining Coastal Secondary Flood Plain (C-S-F)	1. Coastal Open Space Flood Plain (C-O-F-P)
2. Coastal Open Space (C-O)	2. Coastal Open Space (C-O)
3. Coastal Pedestrian Beach (C-P-B)	3. Coastal Pedestrian Beach (C-P-B)
4. Coastal Vehicular Beach (C-V-B)	4. Coastal Vehicular Beach (C-V-B)
5. Coastal Golf Course (C-G-C)	5. Coastal Golf Course (C-G-C)
6. Coastal Residential Agricultural (C-R-A)	6. Coastal Residential Agricultural (C-R-A)
	7. Coastal Residential Agricultural with Agriculture Combining District (C-R-A-AG)
7. Coastal Planned Residential (C-P-R)	8. Coastal Planned Single-family Residential (C-P-R-1)
8. Coastal Single-family Residential (C-R-1)	9. Coastal Single-family Residential (C-R-1)
9. Coastal Residential (C-R-2)	10. Coastal Residential (C-R-2)
10. Coastal Multiple Residential (C-R-3)	11. Coastal Multiple Residential (C-R-3)
11. Coastal Highway Commercial (C-H-C)	12. Coastal Visitor Services (C-C-V)
12. Coastal Planned Commercial (C-P-C)	13. Coastal Planned Commercial (C-P-C)
13. Coastal Industrial (C-I)	14. Coastal Industrial (C-I)
	15. Coastal Industrial Commercial (C-I-C)

The zoning map is proposed to be changed in three areas within the coastal zone: 1) along the northern City limit in the vicinity of North Fourth Street, where the residential area is proposed to

be reduced and the open space area increased; 2) the blocks from Front Street to North Fourth Street between Grand and Ramona Avenues, where the industrial area is proposed to be reduced and the residential and visitor serving areas increased; and 3) on the southwestern edge of the City near South Fourth and Barka Streets where the coastal residential agricultural area is proposed to be changed to low density residential. These changes are to reflect existing uses and FEMA flood insurance map designations, and to make the zoning consistent with the land use designation (Please see Exhibit J11).

The zoning ordinance must be consistent with the LUE and LUP. Changes in the zoning map are proposed in three areas of the City within the coastal zone where parcels have been rezoned to reflect existing uses, to reflect FEMA flood insurance map designations, and to make the zoning consistent with the land use designation. As shown in the table above, there are also changes to the zone district names.

2. Zone Districts

Most of the City-proposed changes to the zone districts are relatively minor. Two new zone districts are proposed and name changes are proposed for four existing districts. As mentioned previously, a new zoning ordinance was adopted by the City in 1996, and most of the changes from the originally certified Zoning Ordinance were to make the zoning consistent with existing uses and/or make the zoning consistent with the land use designation of the Land Use Plan. The ordinances affecting the zone districts, adopted by the City but not previously submitted to the Commission for certification, are as follows:

Ordinance 96-1, adopted July 15, 1996: New zoning ordinance

Ordinance 97-2, adopted February 18, 1997: Amended zoning ordinance to add regulations for high occupancy residential uses. A high occupancy residential use is defined as

> Any dwelling, other than a residential care facility as defined in Section 9148.2 of this code or a group home operated by a non-profit organization for the elderly, disabled, single parents, or battered spouses, in the R-A, C-R-A, R-1, C-R-1, or C-P-R-1 Zoning Districts when the occupancy of the dwelling consists of six or more adults.

Ordinance 98-4, adopted March 2, 1998: Amended the zoning ordinance in the following three areas: 1) self-service storage facility landscaping, driveways, parking, fencing, and maximum size (400 square feet per unit); 2) caretaker's residences maximum size (1,000 square feet) and size and location of yards for these units; and 3) Table 1, Uses Permitted within Commercial Districts and Table 2, Uses Permitted within Industrial Districts, to allow certain uses to receive Administrative Use Permit approval by the Community Development Director, rather than requiring Use Permit approval by the Planning Commission, and to add certain currently not permitted uses as permitted or conditionally permitted uses.

a. Coastal Residential Agricultural District (C-R-A), Section 9105.6(A) and (B)

Subsections (A) and (B) state the minimum building site area and the minimum lot width required for residential uses, agricultural uses, churches, and other public uses. However, neither churches nor other public uses are listed in Section 9105.2 as permitted C-R-A zone district uses or in Section 9105.3 as C-R-A zone district uses requiring a use permit. According to the City, it was not intended that churches and other public uses be included in the C-R-A zone district. Finally, the land use designation for this area is Low-density residential, the purpose of which, according to the LUP, "is to provide for development generally consisting of one or two story dwellings with substantial yards." Therefore, it is necessary to delete the reference to churches and other public uses from these subsections to ensure consistency with the LUP (see suggested modification 2.a.i)

b. Coastal Planned Single Family Residential (C-P-R-1), Sections 9106.1 through 9106.14

i. Minimum Building Site - Section 9106.9(B)

Suggested modification 2.b.i is the addition of the words "is the same as the number of lots (i.e., no more that one dwelling unit per lot)," to clarify that the maximum number of dwelling units in this subdivided area is limited to no more than one dwelling unit per lot, and that therefore the maximum number of dwelling units to be allowed is the same as the number of lots shown on the conceptual cluster plan exhibit at page 31 of the LUP.

ii. Development Standards - Section 9106.14(A)(6)

This suggested modification (2.b.ii) would encourage the use of native plants in the C-P-R-1 zone district adjacent to open space sensitive areas near the City's northern limit. The use of native plants could inhibit the potential spread of invasive non-native species into the sensitive hillsides. However, the area is mostly built out with the individual lots having a variety of landscaping. Prohibiting the use of non-natives now would probably not have any beneficial or preventative effect. Nonetheless, the use of natives should be encouraged in order to carry out policies relevant to the protection of the environmentally sensitive habitats of the City's northern hillsides and Pismo Lake in the City of Pismo Beach.

c. Coastal Visitor Services (C-C-V), Sections 9119.1 through 9119.13

Minimum Building Site and Lot width Required - Section 9119.7(A) and (B)

This zone district comprises roughly 15 acres. The minimum building size required by this section for travel trailer and recreational vehicle parks is three acres, which is 20 percent of the total area devoted to coastal visitor services. That is a large percentage of the total amount of coastal visitor serving zoned land. In addition, the purpose of the C-C-V zone district as stated in the Zoning Ordinance is "as a coastal area for tourist-dependent and oriented retail and service businesses" (emphasis added). While travel trailer and recreational vehicle parks may be appropriate uses in a visitor services district, the stated purpose of the C-C-V district is for retail and service businesses, not travel trailer and recreational vehicle parks. Those uses were included in the original Coastal Highway Commercial zone district that is proposed to be replaced by the C-C-V district. A major difference between the two zone districts is their stated

purposes. The purpose of the C-C-V district , as mentioned above, is for tourist-dependent retail and service businesses. The purpose of the original Coastal Highway Commercial district as stated in the original Zoning Ordinance was "for vehicular-oriented uses and commercial-recreation uses. . . ." The purposes of the two districts are quite distinct and different. Finally, according to the City, there probably are no pieces of land in the zone district which are three acres in size, the minimum area required for travel trailer and recreational vehicle parks. Therefore, for the reasons just discussed, modification 2.c.i deleting reference to travel trailer and recreation vehicle parks is necessary to maintain internal consistency within the Zoning Ordinance, and recognize that there are no pieces of land large enough to satisfy the minimum required area.

d. Coastal Planned Commercial (C-P-C), Sections 9122.1 through 9122.14

i. Elements of the General Development Plan - Section 9122.4

The Coastal Planned Commercial zone district lies on both sides of Highway One, but is mostly seaward of the highway, between the highway and the beach and from Grand Avenue to the northern city limit. Existing development includes a mobilehome park and recreational vehicle park. Future development may include a conference center and hotel, as outlined in the LUP. This section of the Zoning Ordinance lists elements that are required to be addressed in any "general development plan," a preliminary plan, for this area. The elements listed cover land use, streets, topography, groundcover and vegetation, utilities and public services, economic impact, and drainage. Neither coastal access nor public views are required elements. Given the location of this area between the highway and the beach and its high visibility from Highway One, the elements to be addressed in preliminary plans should also include coastal public access and public views. Section 9122.1 states that the purpose of the C-P-C zone district is

> to provide for visitor-serving needs in a manner that is sensitive to the environmental, *visual*, and archaeological resources within and adjacent to the boundaries of the District by sensitively siting and designing structures (emphasis added).

Because most development in the C-P-C district will occur between Highway One and the beach, the plans must also address access issues. Addressing these two issues early in the planning process will allow the City to better conform a proposed development to the site.

Finally, the LUP requires that no future development be allowed which would obstruct access to the beach, dunes, and shoreline from Highway One and that any allowed development protect existing views to the area from Highway One and Grand Avenue and create additional view corridors. Therefore, to maintain consistency with LUP Policies 5.7 A and F, this section needs to be modified to add public coastal access and public coastal views as topics to be addressed by a general development plan to ensure that public access and public views are protected from the beginning of any development planning (see suggested modification 2.d.i).

ii. Elements of Specific Development Plans - Section 9122.5

This section applies to more detailed plans to be developed after approval of a general development plan. The modification proposed here, 2.d.ii, would add provision of public access, protection of existing public views, and the creation of additional view corridors to the items

required to be addressed in a specific development plan. These additions are necessary to maintain consistency with LUP Policy 5.7 A and F. See also the discussion regarding Section 9122.4, above.

iii. Development Standards - Section 9122.14

This section lists the 12 development standards that all development plans and subsequent construction in the C-P-C zone district must implement.

Subsection (G) requires that the architectural theme "be compatible and complimentary to the existing natural vegetation and land forms." However, because the area is highly visible and lies between Highway One and the beach, an addition to this subsection should be made which would require upper story walls to be set back from each end of the parallel wall of the story below, in this case by ten (10) percent of the horizontal dimension of the lower wall, but in no case less than five feet. This will help to reduce the massing of structures and the sense of verticalness and will allow more opportunity for protection of existing views and the creation of additional view corridors, as required by LUP Policy 5.7.F and by subsections 9122.14 (A) and (B). An upper story wall setback from the ends of the parallel wall below that is based on a percentage of the length of the lower story wall relates the setback directly to the size of the structure. As the wall length increases, the setback increases with concomitant reduction in massing and verticalness and potential openings for additional coastal views.

A new Subsection (M) should be added to require the maintenance or enhancement of public access to and along the shoreline because this area lies between the sea and the first public road paralleling the sea and to be consistent with LUP Policy 5.7 (see suggested modification 2.d.iii).

e. *Table 1: Permitted Uses Within Commercial Districts*

Table 1 lists the various uses that are permitted or conditionally permitted in all seven commercial districts in the City, including the two coastal zone commercial districts, Coastal Visitor Serving (C-C-V) and Coastal Planned Commercial (C-P-C). The name of the Coastal Planned Commercial district sounds as if it would contain general commercial uses oriented toward the general community. The Coastal Visitor Services name sounds as if it would contain more restricted and different uses catering primarily to visitors. Yet, as discussed below, the uses as listed in Table 1 suggest just the opposite.

i. Coastal Visitor Serving District (C-C-V)

The C-C-V district lies along a three block section of Grand Avenue, extending one-half to one block on either side of Grand Avenue just inland form the highway. Certain uses are not permitted if the entrance fronts on Grand Avenue or is within 20 feet of the Grand Avenue property line. These uses include, for example, paint and wallpaper shops, copying and duplicating services, insurance offices, mortgage brokers, medical offices, and bookkeeping offices. Certain other uses may be permitted with a Use Permit if they front on Grand Avenue or are within 20 feet of the Grand Avenue property line. These include, for example, laundry and cleaning/pressing agencies, computer software sales, and animal grooming salons. Finally, certain uses that front on Grand Avenue are permitted without a use permit. These include, for

example, pharmacies, real estate offices, cafes, barber and beauty shops, fur shops, gift shops, millinery shops, and hotels and motels.

According to Table 1, the C-C-V district has a potential of about 115 different uses, including uses that can be characterized as visitor serving, such as cafes, barber and beauty shops, beach equipment rental, camera shops, visitor serving retail uses, hotels and motels, and private recreational centers. However, the C-C-V district has other uses that are not easily characterized as visitor serving uses. As an example, C-C-V would allow swimming pool and spa sales and service with approval of a use permit. Swimming pool and spa sales and service does not appear to serve the purpose of the C-C-V district, which is "a coastal area for tourist-dependent and oriented retail and service businesses" (emphasis added).

Suggested modification 2.e.i would make some uses, such as real estate offices; veterinary offices and hospitals; fabric, yardage, yarn and sewing stores; fur shops; swimming pool and spas sales and service, and vehicle sales non-permitted uses in the C-C-V district. Whether they were proposed to front on Grand Avenue or to be within 20 feet of the Grand Avenue property line would be irrelevant; they simply would not be allowed in the C-C-V zone district. Those uses are not typical visitor serving uses.

The LUE states that this area's "land use purpose is to provide for visitor services." The LUP states that the

> purpose of areas designated visitor services is to provide attractive development that is competitive with other regional tourist service areas in other communities. Typical uses included lodging, restaurants, gift and memento shops, and gas stations.

The suggested modification eliminating a number of uses from the C-C-V zone district is necessary to maintain internal consistency within the Zoning Ordinance and to ensure consistency of the Zoning Ordinance with the LUE and LUP

ii. Coastal Planned Commercial District (C-P-C)

The C-P-C district lies on either side of Highway One, with a narrow strip on the inland side but the bulk of it lies seaward of the highway, between the highway and the beach and north of Grand Avenue. The C-P-C district has a potential for only about 49 uses, as contrasted with the 115 in the C-C-V district, and those 49 uses appear to be restricted to more typical visitor-serving uses such as cafes, barber and beauty shops, beach equipment rental, camera shops, visitor serving retail uses, hotels and motels, and private recreational centers. Those uses may also be permitted in the C-C-V district but, as discussed above, many other non-visitor serving uses may also be permitted in that zone district.

Suggested modification 2.f.i would disallow three uses in the C-P-C zone district: fabric, yardage, yarn and sewing stores; florists/flower shops; and public utility offices/uses not including yards. For all intents and purposes, C-P-C development will occur in the area seaward of Highway One and north of Grand Avenue, that lies between the highway and the beach. The LCP contains detailed discussion of and standards for visitor serving development in this area. The uses that the suggested modification would eliminate are difficult to characterize as visitor serving. The suggested modification is necessary to maintain consistency within the LCP.

f. Coastal Industrial (C-I), Sections 9124.1 through 9124.14

Elevations, Site Plans and Landscaping Approval - Section 9124.12(D)

This modification to the allowable landscape materials section would encourage the use of native plants in landscaping in this district. The section as submitted requires an emphasis on "drought-resistant plants appropriate for the Central Coast area. . . ." Plants native to the California Central Coast are "appropriate for the Central Coast area" and are naturally drought resistant. By encouraging their use, the potential spread of non-natives that may adversely affect native species and habitats could be reduced. Still, it may be that in an industrial setting non-native drought resistant species may survive better than natives. This modification, 2.g.i, recognizes this by only encouraging native species, not requiring them.

g. Coastal Industrial Commercial (C-I C), Sections 9125.1 through 9125.14

Elevations, Site Plans and Landscaping Approval - Section 9125.12(D)

See ***f,*** above.

h. Agriculture Combining (AG), Sections 9136.1 through 9136.8

Findings for Removal of "AG" Combining District – Section 9136.8

None of the agricultural land in the coastal zone is prime land. LUE Section 1.4.2 governs the process for removing the Agricultural Combining District (AG) from agricultural land within the City. That section requires that the Planning Commission find that continued agricultural use is no longer feasible, that the proposed zoning change is accompanied by a development plan showing the proposed development of the land as non-agricultural land, that the proposed development provide public benefits (parks, etc.), and that the proposed development conform to the neighborhood plan.

Section 1.4.2 is consistent with Coastal Act Section 30242 in that conversion of agricultural land is not allowed unless it is shown that agricultural use is no longer viable. . The LUE is not fully consistent with Section 30242 because it does not require a finding that the conversion be compatible with continued agricultural use on surrounding lands. A suggested modification would make LUE Section 1.4.2 consistent with the Coastal Act. Because the Zoning Ordinance must be consistent with the LUE, this modification to Zoning Ordinance Section 9136.8 is necessary to achieve that consistency. Suggested modification 2i.i to Section 9136.8 of the Zoning Ordinance would add a new subsection E that would require a finding that the proposal to remove the "AG" combining district will not adversely affect surrounding agricultural uses

i. Mobilehome Park Development Standards, Sections 9139.1 through 9139.7

Minimum Building Site and Lot Widths Required – Section 9139.2(B)

This section established the minimum size for mobilehome parks in the C-C-V district. Like the minimum area required for travel trailer and recreational vehicle parks in Section 9129.7, this section requires a minimum of three acres for mobilehome parks. However, the C-C-V zone

district contains only about 15 acres. The minimum size required by this section for mobilehome parks is three acres, which is 20 percent of the total area devoted to coastal visitor services. According to the Zoning Ordinance, the purpose of the C-C-V zone district is "as a coastal area for tourist-dependent and oriented retail and service businesses" (emphasis added). A mobilehome park is not typically tourist-dependent nor is it a retail or service business. While it could be argued that a transient recreational vehicle park is visitor dependent and could be characterized as a visitor serving business, per square foot a motel could provide for more visitor serving accommodations than a recreational vehicle park. Finally, according to the City, there probably are no pieces of land in the zone district which are three acres in size, the minimum area required for a mobilehome park. Suggested modification 2.j.i would delete reference to the C-C-V zone district in terms of minimum building site and lot widths required for mobilehome parks. Therefore, for the reasons just discussed, this modification is necessary to maintain internal consistency within the Zoning Ordinance, and recognize that there are no pieces of land large enough in the C-C-V district to satisfy the minimum required area for a mobilehome park.

Maximum Density – Section 9139.3(B)

Because of the preceding suggested modification, to Section 9129.3(B), and for the same reasons, a modification, 2.j.ii, is necessary to this section to remove the reference to the C-C-V zone district.

3. Variances

The City's variance procedures as set forth in Section 9144.6 meet the requirements of Government Code Section 65906. That section requires the City to find that granting of a variance 1) will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and same zone district as the subject property and 2) that there are special circumstances applicable to the property including size, shape, topography, location, or surroundings that make it so that the strict application of the zoning regulations would deprive the property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

While meeting the requirements of Government Code Section 65906, the City's variance procedures lack the requirement for a finding that granting of a variance for projects within the coastal zone will be consistent with the LCP. The suggested modification 2.k.i would add this finding to the already required findings for the granting of a variance. Without this modification, variances for projects in the coastal zone could be granted that would be inconsistent with the LCP.

4. Coastal Development Permit Procedures (Zoning Ordinance, Part 45, Sections 9145.1 – 9145.19)

a. Exemptions (Section 9145.4)

This section lists five activities and developments that are exempted from the requirement of securing a coastal development permit. All five must be modified or deleted. Two of the five, Subsections (B) and (E), must be deleted. Subsection (B) would exempt "Activities of public

utilities as specified in the Repair, Maintenance and Utility Hookup Exclusion adopted by the Coastal Commission on September 5, 1978." However, this exemption is included in the type of development exempted by Subsection (C), as modified. Subsection (C) must be modified to correct the references to the Coastal Act and the Commission's regulations governing when a coastal development permit is not necessary. Subsection (D) must be modified to remove "other agriculturally related activities" as exempt activities. Those activities cannot be exempted from the requirement for a coastal development permit. Rather, they are part of a category of development for which the City would have to specifically request an exclusion (a categorical exclusion), as provided by Coastal Act Section 30610(e) and Commission regulations Section 13241 et seq. Similarly, the development proposed to be exempted by Subsection (E), "Fences for farm or ranch purposes or for existing developed areas when in compliance with minimum standards" would appropriately be part of an exclusion for that category of development, rather than an exemption. Thus suggested modification 2.I.ii is necessary.

b. Notice of Categorically Excluded or Exempt Development (Section 9145.5)

References to categorically excluded development should be deleted since there is no categorical exclusion from the requirement for a coastal development permit (see suggested modification 2.I.iii).

c. Emergency Coastal Development Permits (New Section 9145.5)

Currently, the City does not have a section dealing with emergency coastal development permits. This modification would add such a section, allowing the City to issue coastal development permits in emergency situations. Even though the likelihood of an emergency coastal development permit being requested is small, given the relative lack of coastal hazards in Grover Beach, without this section the City could not legally grant an emergency permit. Therefore, suggested modification 2.I.iii is added so that the City will have the authority to issue emergency permits if necessary.

d. Notice of Appealable Development (Section 9145.6)

Modification 2.I.iv to this section is to ensure that the Coastal Commission is notified of appealable developments and to reduce confusion by eliminating reference to the Regional Commission, which no longer exists.

e. Minor Development (Section 9145.7)

Modification 2.I.v is necessary to provide the City with the ability to process some proposed developments as "minor" develoments.

f. Finality of City Action (Section 9145.12)

This modification, 2.I.vi, adds language to include as one of the requirements for the City's action on a coastal development permit to be deemed final, that all local appeal periods must have passed without any local appeals

g. Final City Action – Notice (Section 9145.13)

Commission Regulations Section 13570 provides that a coastal development permit issued by a local government is not final until the required findings have been made and when all rights of local appeal have been exhausted. The Commission's Central Coast District Office has received notices of final action from some local governments that were mailed before the local appeal periods ended. These notices have been duly logged and numbered and Commission appeal periods started and in some cases Commissioner appeals filed based on these notices. Subsequently, it has been discovered that the local approval was appealed to a local appellate body (Planning Commission, Board of Supervisors, or City Council) during the local appeal period but after the notice of local final action was mailed. In order to prevent the premature mailing of final local action notices, modification 2.I.vii is suggested to clarify that final local action notices shall not be mailed to the Commission until the applicable local appeal periods have closed with no local appeal, or all local appeals have been exhausted.

h. Local Government Action – Effective Date (Section 9145.15)

While this section addresses effective dates of appealable coastal development permits, it does not address the effective date of non-appealable permits. Suggested modification 2.I.viii would add language about the effective date of non-appealable permits. The suggested modification would also delete the language that says that an appealable development will become effective after the 21st calendar day following the final local action. Presumably this time period includes the requirement for the City to provide notice to the Commission of a final action within seven days of that action plus the Commission's ten working day appeal period. However, unforeseen occurrences make this a less sure effective date than one that is tied to the completion of the Commission's ten working day appeal period. Finally, the modification would delete subsection C, which again ties the effectiveness date to the 21 day period and includes a reference to the exhaustion of local appeals

i. Exhaustion of Local Appeals (Section 9145.16)

The suggested modification, 2.I.ix, here is for clarity. It simply replaces "under the Commission's regulations" with "with the Coastal Commission" since the intent is to advise interested parties when they have exhausted local appeals and can file an appeal with the Commission.

A second part of the suggested modification would delete the footnote about the Commission reimbursing appeal fees because the reimbursement under SB90 does not apply to appeals.

j. Permit Extension (New Section to follow submitted Section 9145.17, Expiration of the Coastal Development Permit, and before submitted Section 9145.18, Permit Amendment)

The addition of this section is necessary so that permit extensions may legally occur. The extension period, timing of extension request, and method of review are typical of those in the LCPs of other jurisdictions and as suggested to be added is consistent with the Coastal Act (see suggested modification 2.I.x).

k. Permit Amendment (Submitted as Section 9145.18)

This modification, 2.l.xi, is necessary to clarify that permits approved by the Commission on appeal may be amended only by the Commission.

l. Open Space Dedication Procedures (Submitted as Section 9145.19)

The referenced Local Coastal Program Regulations section has been superseded by Commission Regulations Section 13574 and so can be deleted. References to the Community Development Director and to the City are for specificity and clarity. The final part of this suggested modification, 2.l.xii, deletes language regarding delegation of authority to process open space dedications from the Commission to the City. The language is directed to the Commission and so the City does not need to have it in the LCP.

4. Amendments (Zoning Ordinance, Part 46)

These two modifications, 2.m.i and ii, are necessary to clarify the required public review time for LCP amendments before the City makes a final decision and to clarify that an LCP amendment is not effective until the requirements of Commission Regulations section 13351 and 13352 are met.

5. Definitions

The definition section of the Zoning Ordinance contains most of the necessary coastal definitions, but is lacking definitions of aggrieved person and emergency and has certain definitions that need clarification to make references current (see suggested modifications 2.n. I-vi).

D. LAND USE AND ZONING MAP CHANGES

(Please see the maps at Exhibit J)

1. Area 1: This area is on the very northern edge of the City to the east and west of the section of North Fourth Street that runs diagonally from southwest to northeast across the coastal zone boundary and the City limit. As originally certified, the land use designation in this area was Coastal Planned Low Density Residential with a small area of Coastal Open Space just to the west of North Fourth Street. The zoning was Coastal Planned Single Family Residential (C-P-R-1) and Coastal Open Space (C-O). The proposed LUP and zoning map changes here reduce the residential area and expand the open space area. This reflects existing uses stemming from the approval and development of Tract 948 and Tract 1080 in the mid- to late- 1980s. The expanded open space area protects native vegetation on the slopes above Meadow Creek and Pismo Lake and the riparian vegetation along Meadow Creek, which in turn protects the wetland habitats from additional siltation that could occur as a result of greater development.

a. Coastal Act Policies

Section 30231.

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30240.

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

b. Issues, Analysis, and Consistency with the Coastal Act

No Coastal Act issues are raised by these proposed changes. The changes proposed for Area 1 serve to further protect native vegetation and the Meadow Creek and Pismo Lake stream and wetland habitats. The LUP map changes are therefore consistent with Coastal Act Sections 30231 and 30240 and the Zoning map changes are consistent with the LUP as proposed to be amended.

2. Area 2: Area 2 is centered around Grand Avenue, one of two beach accesses for vehicles (the other is in unincorporated Oceano about one mile to the south. The land use map changes here involve moving three parcels from Coastal Highway Commercial to Medium Density Residential, moving three parcels from Coastal Industry to Visitor Service, moving one parcel from Coastal Industry to Medium Density Residential, and moving two parcels from Coastal Medium Residential to Visitor Service. The Zoning map changes involve the same parcels with the zoning changes being, in the same order as the LUP map changes, from Coastal Highway Commercial (C-H-C) to Coastal Residential (C-R-2), Coastal Industry (C-I) to Coastal Visitor Services (C-C-V), Coastal Industry (C-I) to Coastal Residential (C-R-2), and Coastal Residential (C-R-2) to Coastal Visitor Services (C-C-V). This results in two additional residential parcels, two additional visitor serving parcels, and four fewer industrial parcels. These changes reflect existing development and will enable better future utilization of the parcels.

a. Coastal Act Policy

Section 30250.

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

b. Issues, Analysis, and Consistency with the Coastal Act

In Area 2, the changes result in two additional visitor serving parcels, two additional residential parcels, and four fewer industrial parcels. These changes are to parcels in an urbanized area with adequate services to serve further development. Visitor serving opportunities would be enhanced and none of the uses in the industrial areas of the City within the coastal zone are coastal-dependent or coastal-related. This is, at least in part, because they are over one-quarter mile inland with State Park land, Highway One, and the railroad tracks between them and the sea. It is unlikely that a coastal-dependent or coastal-related use would locate in these industrial areas where access to seawater, for example, could be very difficult. For example, a pipe carrying seawater to this area would have to be either trenched across State Park land and jacked under the highway and railroad, or put in place by means of directional drilling well beneath the land surface from this area to the sea. This scenario would also entail the construction of some sort of off-shore seafloor structure or seawater well for seawater intake. No coastal resources will be affected by these changes to the LUP map. The proposed LUP map changes are consistent with Coastal Act Section 30250 and the proposed Zoning map changes are consistent with the LUP map as proposed to be amended.

3. Area 3: Although an urban area, Grover Beach does have some agricultural lands within it. These are concentrated along the southern city limits. The coastal zone there is narrow – approximately 150 feet at its greatest width and includes, from west to east, the railroad tracks, South Fourth Street, and the first row of lots inland of the street. As certified, the LUP map for this area included Coastal Low Density Residential and Coastal Residential Agriculture. The land use map would be changed so that all of the area is Low Density Residential. The original zoning was Coastal Single Family Residential (C-R-1) and Coastal Residential Agriculture (C-R-A). The Zoning map would remain the same for the C-R-1 district; the southern half (more or less) of the C-R-A district would be changed to Coastal Residential Agriculture with an agriculture combining district (C-R-A-AG). The C-R-A-AG district recognizes the existing agricultural use and the planned future use of this non-prime agricultural land that is located adjacent to urban, non-agricultural uses and/or is already largely devoted to urban uses and/or uses peripheral to agriculture.

a. Coastal Act Policy

Section 30242.

All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (l) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

b. Issues, Analysis, and Consistency with the Coastal Act

According to the Zoning Ordinance, the purpose of the AG combining district "is to protect agricultural uses as viable, conforming uses in the short-term, and to provide opportunities for Transfers of Development Rights over the long-term." The Area 3 change, while further indicating a change from agricultural use to non-agricultural use, does not raise any Coastal Act protection-of-agriculture issues because the land is non-prime, agricultural use is becoming less feasible due to urban pressures, and the change would concentrate development consistent with Section 30250. Therefore, the LUP map change is consistent with the Coastal Act and the Zoning map change is consistent with the LUP map as proposed to be amended.

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. Therefore, local governments are not required to undertake environmental analysis on LCP amendments, although the Commission can and does utilize any environmental information the local government has developed. CEQA requires that alternatives to the proposed action be reviewed and considered for their potential effect on the environment and that the least damaging feasible alternative be chosen as the alternative to undertake. The Commission's suggested modifications are the result of consideration of alternatives. Approval of the amendment, as modified, will not have significant environmental effects for which feasible mitigation measures have not been employed consistent with the California Environmental Quality Act.

APPENDIX -- SUGGESTED MODIFICATIONS

Key for modifications: Unaltered text represents City-proposed language. **Bold** is language suggested by the Coastal Commission. ~~Struck through~~ language represents deletions suggested by the Coastal Commission.

1. Land Use Plan

a. Land Use Element Document

i. Modify second paragraph on page 1-1, as follows:

Relationships of General Plan Elements **and the Local Coastal Program**

The Land Use Element is one of a number of elements to the General Plan. . . . . The remaining elements are: . . . and Seismic safety. **The Local Coastal Program is not an element of the General Plan, but certain parts of the Land Use Element are applicable in the Coastal Zone and are part of the Local Coastal Program.**

ii. Modify Policy 8.1, Water Resources Policy on page 8-1, to read as follows

All community water. . . . shall **(1)** be protected from pollution **through application of Best Management Practices (BMPs) for control of polluted runoff, including, but not necessarily limited to, those identified in the California Storm Water Best Management Practice Handbooks (March 1993);** and **(2) be** reused . . . .

iii. Modify Policy 8.2 on page 8-3 of the Land Use Element, as follows:

Public Access Policy

Policy 8.2 New development ~~should~~ **shall** not ~~substantially or needlessly~~ eliminate existing public access . . . .

iv. Policy 8.7, Ocean, Dunes and Natural Areas Resource Policy on page 8-5, modify to read as follows:

All natural areas . . .should be protected from polluting influences **through application of Best Management Practices (BMPs) for control of polluted runoff, including, but not necessarily limited to, those identified in the California Storm Water Best Management Practice Handbooks (March 1993),** to the legal extent possible . . . .

v. Modify Section 1.4.2 on page nine of the South Grover Beach Plan, as follows:

1.4.2. Process for removal of the Combining District: The existing agricultural use of the affected properties shall be protected as a conforming use through the "AG" or Agricultural Combining District. Removal of this combining district, and development of this area for other uses as designated by the underlying neighborhood plan land use categories, may be allowed upon the ability of the Planning Commission to make the following findings based on information provided by City staff, other concerned agencies, the property owner and members of the public:

(a) That continued agricultural use is no longer ~~viable~~ **feasible** due to the termination of strawberry production, depressed markets, regulatory restrictions, or other economic, environmental, or social factors;

(b). . . .

(c). . . .

(d) That the proposed development conforms to the adopted neighborhood plan **and will concentrate development within, contiguous with, or in close proximity to, existing developed areas able to accommodate it.**

(e) That such proposed development in the Coastal Zone will be compatible with and will not adversely affect continued agricultural use on surrounding lands.

vi. Modify Section 2.5, Storm Drainage System Programs, of the South Grover Beach Plan, as follows:

2.5.1. To the maximum extent possible, storm runoff should be retained within the study area rather than conveyed in storm drains to Meadow Creek, in order to recharge the groundwater basin lying beneath the planning area. **All new development shall include all applicable Best Management Practices (BMPs) for control of polluted runoff, including, but not necessarily limited to, those identified in the California Storm Water Best Management Practice Handbooks (March 1993), in order to prevent polluted runoff from reaching Meadow Creek.** Additional storm runoff detention basin capacity should be developed, at a minimum, to meet the goals of the 1975 Drainage Master Plan.

b. Land Use Plan Document

i. Modify the last sentence of the second paragraph on page 18, Meadow Creek, Present and Potential uses, as follows:

The portion of Meadow Creek north of Grand Avenue between the golf course and a mobilehome park has been channeled for flood control purposes and much of the original habitat value has been lost. A restoration and enhancement plan for this 0.5 mile portion of the creek could provide for planting of riparian and

other native plants to help restore the resource value of the area. **New development in the Beach Neighborhood shall incorporate restoration and enhancement of this portion of the creek.**

ii. Modify Policy 2.1.5.A.3, on page 24 of the LCP, as follows:

Policy: Sand mining **in the Beach Neighborhood and** offshore but within the City's jurisdiction shall be prohibited. (Section 30233 (a) (6))

iii. Modify Policy 5 of the Meadow Creek (Western Branch) portion of Section 2.1.5.B:

Policy: That there shall be a minimum of a 50 foot buffer on both sides of ~~this~~ **the** portion of Meadow Creek **north of Grand Avenue**. The purpose of this buffer is to protect and enhance the **habitat values and** filtration capabilities of Meadow Creek **while recognizing that for most of its length north of Grand Avenue there is existing development on both sides of the creek**. However, after final development plans are prepared for the Coastal Planned Commercial area and reviewed by the State Department of Fish and Game, this 50 foot buffer on each side of this portion of Meadow Creek may be reduced to a width mutually agreeable**, but in no case shall the buffer on each side of the creek be less than 25 feet or the minimum required to maintain habitat values and the filtration capability of the creek, whichever is greater, as determined by the Department of Fish and Game and approved by the Executive Director of the Coastal Commission.**

iv. Add a new General Policy 3 at the end of Section 2.1.5, to read as follows:

2.3. Policy: All new development shall include all applicable Best Management Practices (BMPs) for control of polluted runoff, including, but not necessarily limited to, those identified in the California Storm Water Best Management Practice Handbooks (March 1993), in order to prevent polluted runoff from reaching Meadow Creek and the ocean.

v. Modify Maximum Access Policy "a" as follows:

No future development shall be permitted which obstructs access to the dunes, beach and shoreline from Highway 1 within the City limits. **New development west of Highway 1 shall provide access to the dunes, beach and shoreline if adequate access does not already exist nearby.**

vi. Modify Maximum Access Action "d" by adding the following after the last sentence:

Any such pier shall not detract from coastal views to and along the shoreline from the beach. Structural elements of such a pier shall be open to the greatest degree feasible to minimally obstruct views. No buildings or other structures having walls that would block views shall be allowed as part of the pier. Lighting shall be directed to the pier deck and shall be contained within the footprint of the pier to the greatest degree feasible.

vii. Modify Maximum Access Action "e" as follows:

A boardwalk across the dunes that links the picnic area at the beach to a proposed beach front promenade in Pismo Beach should be provided for pedestrians, **only if it minimizes disruption to and does not interfere with the dunes ecosystem and lagoon.** The boardwalk shall conform with Americans with Disabilities Act standards for accessibility, ~~minimize disruption to the dune ecosystems and lagoon,~~ maintain a high degree of user visual contact with the beach and ocean, and maintain safety and security on public and private properties.

viii. Modify Recreational Support Facilities Action "d" as follows:

In cooperation with the California Department of Parks and Recreation, the parking lot and picnic area shall be landscaped **with species that are drought tolerant and if feasible, with native species, and** shall be maintained. . . . .

ix. Modify Public Visitor-Serving and Recreation Facilities Action "a" as follows:

The area presently occupied by the LeSage Riviera Golf Course ~~should~~ **shall** remain designated ~~to permit this use only~~ **for open-space, low intensity public visitor-serving and recreation facilities only.**

x. Modify Private Visitor-Serving and Recreational Facilities Policy "a" as follows:

The City should ensure that visitors to the Pismo State Beach are provided with easily accessible, private commercial services, particularly those relating to provision of food and lodging **in any new development in the Coastal Planned Commercial area west of Highway 1 and in the Coastal Visitor Services area along Grand Avenue east of the railroad tracks.** A resort motel/conference center on the combined ~~71~~ **7½** acre state-owned and the 15 acres of privately – owned land fronting on Highway 1 is strongly suggested by the City. Room per acre density south of Le Sage Drive shall be at a maximum of 20 rooms/acre while the room per acre density north of Le Sage Drive shall be at a maximum of ~~30~~ **10** rooms/acre. The area south of Le Sage Drive shall be Phase I while the area north of Le Sage Drive shall be Phase II. **Development nodes are encouraged to be located at the north and south ends of the site, with parking and auxiliary buildings between.**

The proposed facility shall have the following general design requirements:

(1) An **overall** room/acre density of ~~20 to 30~~ **15** rooms per acre

. . . .

(5) The project shall maintain and where feasible shall enhance the filtration function of Meadow Creek **and shall restore habitat values of the creek.**

. . . .

(10) ~~To the extent feasible~~ **Ten percent of the required project parking shall be reserved for** public parking for day use of the pedestrian beach ~~shall be provided on the project~~ .

(11) All facilities shall be open to the general public; no individual ownership or long term uses of units shall be allowed. Rooms may not be rented to any individual, family, or group for more than 29 days per year nor for more than 14 days between Memorial Day and Labor Day.

xi. Modify Figure 3, Conceptual Coastal Commercial Plan, by including a legend explaining what is meant by the diagonal lines, and clearly distinguishing restrooms, parking, and restaurant.

2. Zoning Ordinance (Implementation Plan)

a. Coastal Residential Agricultural (C-R-A)

i. Modify Section 9105.6(A) and (B) as follows:

(A) Minimum building site: Twenty thousand (20,000) feet of area for residential agricultural uses~~, churches, and other public uses~~.

(B) Minimum lot width: One hundred (100) feet for residential and agricultural uses~~, churches, and other public uses~~.

b. Coastal Planned Single Family Residential (C-P-R-1)

i. Modify the second paragraph of Section 9106.9 (B) as follows:

The maximum number of dwelling units ~~are~~ **is the same as the number of lots (i.e., no more than one dwelling unit per lot)** shown on the conceptual cluster plan. . . .

ii. Modify Section 9106.14(A)(6) as follows:

Drought tolerant plant materials shall be utilized to the maximum extent feasible**; native plants are encouraged**

c. Coastal Visitor Services (C-C-V)

i. Modify Section 9129.7(A) and (B) as follows:

(A) Minimum Building Site

~~(1) Travel trailer and recreation vehicle parks: Three)3) acres.~~

~~(2)~~ **(1)** Public and private recreation uses: Twenty thousand (20,000) square feet.

~~(3)~~ **(2)** All other uses: Ten thousand (10,000) square feet.

(B) Minimum Lot Width

~~(1) Travel trailer and recreation vehicle parks: Two hundred (200) feet.~~

~~(2)~~ **(1)** All ~~other~~ uses: Sixty (60) feet except when site requirement is twenty thousand (20,000) square feet or more, then one hundred (100) feet in width.

d. ***Coastal Planned Commercial (C-P-C)***

i. Modify section 9122.4 by adding a row "H," as follows:

(H)	**Public Coastal Access**	**X**	**X**
(I)	**Public Coastal Views**	**X**	**X**

ii. Modify Section 9122.5 by adding "H" and "I," as follows:

(H) Provision for public access to and along the shoreline.
(I) Protection of existing public views and creation of 1 to 3 additional view corridors to the golf course and shoreline from Highway 1.

iii. Modify Section 9122.14 by adding to "G" and adding a new "M," as follows:

(G) That the architectural theme . . . shall be compatible and complimentary to the existing natural vegetation and land forms. **Multi-story structures shall include upper story wall setbacks from each end of the parallel walls of the story below of a minimum of 10 percent (10) of the horizontal dimension of the walls below, but in no case less than five feet, in order to reduce massing and reduce the sense of verticalness of structures.**

. . . .

(M) That all development in this area be required to maintain or enhance public access to and along the shoreline based on the development's impact on public access.

e. ***Table 1: Uses Permitted Within Commercial Districts***

i. Modify Table 1 to indicate that the following uses, which may be permitted in the Visitor Services district which lies outside of the coastal zone, are not permitted in the Coastal Visitor Services district (C-C-V), by adding "NP," strike through "P," and/or strike through superscript number: [2] that indicates footnote in Table that regulates where use may be located relative to Grand Avenue.

real estate office	P/**NP**
veterinary offices and hospitals	AUP/**NP**
credit institutions	P/NP[2]
financial institutions	UP/**NP**
insurance offices	P/NP[2]
mortgage bankers, brokers, and services	P/NP[2]
savings and load offices	AUP/**NP**
animal grooming salons	AUP/~~P~~[7] **NP**
billiard and pool establishments	AUP/**NP**
computer software sales	AUP/~~P~~[7] **NP**
copying and duplicating services	P/NP[2]

fabric, yardage, yarn and sewing stores	P/**NP**
florists/flower shops	P/**NP**
fur shops	P/**NP**
nurseries (plant)	UP/**NP**
paint and wallpaper shops	P/NP[2]
swimming pool and spas sales and service	UP/**NP**
vehicle sales (auto, light truck, boat, camper, motorcycle)	UP/**NP**
recreation vehicle/travel trailer parks	UP/**NP**
child care facilities	UP/**NP**
churches	UP/**NP**
public utility offices/uses not including yards	UP/**NP**

f. ***Table 1: Uses Permitted Within Commercial Districts***

i. Modify Table 1 to indicate that the following uses, which may be permitted in the Planned Commercial district (P-C) which lies outside of the coastal zone, are not permitted in the Coastal Planned Commercial district (C-P-C), by adding "NP:"

fabric, yardage, yarn and sewing stores	P/**NP**
florists/flower shops	P/**NP**
public utility offices/uses not including yards	P/**NP**

g. ***Coastal Industrial (C-I)***

i. Modify Section 9124.12(D) as follows:

The use of drought-resistant plants appropriate for the Central Coast . . . to conserve water**; native plants are encouraged**.

h. ***Coastal Industrial Commercial (C-I-C)***

i. Modify section 9125.12(D) as follows:

The use of drought-resistant plants appropriate for the Central Coast . . . to conserve water**; native plants are encouraged**.

i. ***Agriculture Combining (AG)***

i. Modify Section 9136.8 as follows:

(A) That continued agricultural use is no longer ~~viable~~ **feasible** due to. . . .

. . . .

(D) That the proposed development conforms to the adopted Neighborhood Plan **and will be compatible with continued agricultural use on surrounding lands.**

(E) That the proposed zoning change (i.e., removal of the "AG" Combining District) will not adversely affect surrounding agricultural uses.

j. ***Mobilehome Park Development Standards***

i. Modify Section 9139.2(B) as follows:

(B) "C-V" ~~and "C-C-V"~~ Districts: Minimum building site. . . not less than two hundred (200) feet.

ii. Modify Section 9139.3(B) as follows:

(B) "C-V" ~~and "C-C-V"~~ Districts: Not more than twelve (12) . . . on each acre of gross area of the facility.

k. Variances – Section 9144.6

i. Modify Section 9144.6(A) as follows:

(A) Applicability: Applications for Variances from the strict application of the terms of this Chapter may be made and Variances granted when the following circumstances are found to apply:

(1) . . .
(2) . . .
(3) For projects within the coastal zone, that the granting of a variance is consistent with the provisions of the Local Coastal Program.

l. Coastal Development Permit Procedures

i. Modify Section 9145.1 to correct the reference to the definition of "coastal zone" in the coastal Act, as follows

This part establishes the permit procedures for developments located in the coastal zone as defined in Section 30103~~(f~~ a) of the Public Resources Code.

ii. Modify Section 9145.4 as follows:

(A) Occupancy permits.

~~(B) Activities of public utilities as specified in the Repair, Maintenance and Utility Hookup Exclusion adopted by the Coastal Commission on September 5, 1978.~~

~~(C)~~ **(B)**~~Repair and maintenance activities which do not result in an addition to or enlargement or expansion of the object of such activities~~, **Development exempted by PRC 30106 and 30610** except as otherwise specified by the Coastal Commission in ~~Subchapter 7, Title 14, California Administrative Code~~ **Title 14 of the California Code of Regulations, Chapter 6, Sections 13250, 13252, and 13253** and any amendments thereafter adopted~~, subject to provisions of Public Resources Code 30610(d) and Section 13252 of Title 14 of the California Administrative Code~~.

~~(D)~~ (C) Harvesting of agricultural crops~~, or other agriculturally related activities specifically defined as . . . allowable uses herein~~.

~~(E) Fences for farm or ranch purposes or for existing developed areas when in compliance with minimum standards~~

iii. Delete Section 9145.5, "Notice of Categorically Excluded or Exempt Development," entirely and add a new Section 9145.5, "Emergency Permits."

Sec. 9145.5 Emergency Coastal Development Permits

A. Application

1. Notification to City

In case of emergency, applications shall be made by letter to the Community Development Director, or in person or by telephone, if time does not allow.

2. Application Information

The following information should be included in the request:

a. Nature of the emergency;

b. Cause of the emergency, insofar as this can be established;

c. Location of the emergency;

d. The remedial, protective, or preventive work required to deal with the emergency; and

e. The circumstances during the emergency that appeared to justify the action taken, including the probable consequences of failing to take action.

B. Verification of Emergency

The Community Development Director shall verify the facts including the existence and the nature of the emergency, as time allows.

C. Criteria for Granting Emergency Permit

1. Public Notice

The Community Development Director shall provide public notice of the emergency work, with the extent and type of notice determined on the basis of the nature of the emergency.

2. Community Development Director's Findings

The Community Development Director may grant an emergency permit if an emergency exists as defined in Section 9148.2 of this chapter. If granted, the permit shall be subject to reasonable terms and conditions, including language indicating that the work accomplished under an emergency permit is considered temporary until a regular permit is issued for the work, an expiration date of the emergency permit, and a condition specifying the necessity for the submittal of a regular permit application within 30 days of the effective date of the emergency permit. The emergency permit may be granted if the Community Development Director finds that:

a. An emergency exists that requires action more quickly than permitted by the procedures for administrative permits and the work can and will be completed within thirty days unless otherwise specified by the terms of the permit;

b. Public comment on the proposed emergency action has been reviewed, if time allows;

c. The work proposed would be consistent with the requirements of the certified Local Coastal Program; and

d. The emergency permit shall be followed up with a regular Coastal Development application within 30 days of issuance of the emergency permit. The emergency permit, if not exercised or if the emergency ceases to exist, shall become null and void within seven (7) days of issuance of the permit.

D. Report of Emergency Permits to City Council

1. Timing, content, and distribution

The Community Development Director shall report, in writing to the City Council, at its first scheduled meeting after the emergency permit has been issued, the nature of the emergency and the work involved. Copies of this report shall be available at the meeting and shall be mailed to the Executive Director of the Coastal; Commission and to all persons who have requested such notification in writing.

2. Director's discretion

The report of the Director shall be information only; the decision to issue an emergency permit is solely at the discretion of the Director, subject to the provision of this Chapter.

iv. Modify Section 9145.6 by adding Coastal Commission to those provided notice of appealable development and by deleting reference to the Regional Commission, as follows:

Within ten (10) calendar days of accepting. . . application for appealable development. This notice shall be provided to each applicant. . . to all residents within one hundred (100) feet of the perimeter of the parcel on which the development is proposed**, to the appropriate district office of the Coastal Commission**; be posted in three (3) public places; **and** be published at least once in a newspaper of general circulation~~, and be sent to the Regional Commission or the Commission~~.

v. Modify Section 9145.7 as follows to allow for waiver of public hearing for "minor development" as defined in Section 9148.2 and pursuant to Public Resources Code Section 30624.9:

(B) **A public hearing that would otherwise be required prior to City action on a minor development that is appealable to the Coastal Commission may be waived only for a development which:**

1. Is consistent with the certified Local Coastal Program;

2. Requires no discretionary approval other than a coastal development permit; and

3. Has no adverse effect either individually or cumulatively on coastal resources or public access to the shoreline or along the coast.

The Director of Community Development ~~Director~~ may waive the requirement for a public hearing on a coastal development permit application for a minor development only if both of the following occur: . . . .

vi. Modify Section 9145.12 as follows:

Section 9145.12 Finality of City Action

A local decision on an application for a development shall be deemed final when (1) the local decision. . . and (2) when all local rights of appeal have been exhausted as defined in Section 9145.16 of this Chapter, **or when the final local period for appeal has passed and no appeal has been filed with the City**.

vii. Modify Section 9145.13 as follows:

Sec. 9145.13. Final City Action – Notice.

Within seven (7) calendar days of a final decision, **as defined by Section 9145.12,** on an application. . . .Such notice shall include conditions of approval and written findings and the procedures for appeal to the Coastal Commission. **No notice of final City action shall be mailed to the Commission until all applicable local appeal periods have been exhausted.**

viii. Modify Section 9145.15 as follows:

Sec. 9145.15 Local Government Action – Effective Date

(1) Non-appealable Coastal Development Permits

A final decision on an application for a coastal development permit for projects that are not appealable to the Commission shall become effective after the City's ten (10) day appeal period has expired without an appeal being filed with the City, and the notice to the Commission of final action is adequate.

(2) Appealable Coastal Development Permits

A final decision of the City on an application for an appealable development shall become effective after the ten (10) working day appeal period to the Commission has expired ~~or after the twenty-first (21st) calendar day following the final local action~~ unless any of the following occur:

. . . .

~~(C) The notice of final local government action . . . .the effective date of the City action has been suspended.~~

ix. Modify Section 9145.16 as follows:

Section 9145.16 Exhaustion Local Appeals **and Appeals to the Coastal Commission**

(A) **Decisions by the Community Development Director, Planning Commission, or City Council on developments within the coastal zone may be appealed**

to the California Coastal Commission as set forth in this section. An appellant shall be deemed to have exhausted local appeals for the purposes of filing an appeal ~~under the Commission's regulations~~ **with the Coastal Commission** and be. . . .

. . .

(4) The local government jurisdiction charges an appeal fee for the filing or processing of appeals.[4]

(B) Where a project is appealed. . . .

(C) Appealable Development. As set forth in Public Resources Code Section 30603(a), a decision by the City on a permit application for any of the following projects may be appealed to the Coastal Commission:

1. Developments approved between the ocean and the first public road parallel to the ocean, or within 300 feet of the inland extend of any beach, whichever is the greater distance, as shown on the adopted post-certification appeals map.

2. Approved developments not included in subsection 3(a) of this section that are proposed to be located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, as shown on the adopted post-certification appeals map.

3. Developments approved in areas not identified in subsections 3(a) or 3(b) above that are located in a Sensitive Coastal Resource Area as defined in Section 9148.2.

4. Any development that constitutes a Major Public Works Project of Major Energy Facility. :Major Public Works Project or "Major Energy Facility" shall mean any proposed public works project or energy facility exceeding $100,000 in estimated construction cost, pursuant to Section 13012, Division 5.5, Title 14 of the California Code of Regulations.

(D) Grounds for Appeal. As required by Section 30603 of the Public Resources Code, appeals to the Coastal Commission shall use only the following grounds for appeal and no others:

1. For approval of developments included in 3(a), (b), or (c) above, that the development does not conform to the standards set forth in the certified local coastal program or the public access policies set forth in Chapter 3 of the Coastal Act.

2. For denial of developments included in 3(d) above, that the development conforms to the standards set forth in the certified local coastal program and the public access policies set forth in Chapter 3 of the Coastal Act.

(E) Time for Appeal to the Coastal Commission. Any final action by the City on an appealable development shall become effective after the 10-working day appeal period to the Coastal Commission has ended.

(F) The effect of a City-approved permit appealed to the Coastal Commission is

stayed pending the action of the Commission on the appeal. If the Commission finds that no substantial issue is raised by the appeal, the City's approval stands. If the Commission finds that substantial issue is raised, the permit then comes under the jurisdiction of the Coastal Commission and the City's coastal development permit is void. Any amendment of a permit that has come under the jurisdiction of the Coastal Commission shall require approval by the Commission or the Executive Director of the Commission, as appropriate.

~~[4]Where the local government would ordinarily require an appeal fee for the processing of appeals within the appealable areas of the coastal zone, the City may elect to waive the appeal fee and apply to the Commission for a reimbursement of that fee through an SB 90 Claim, or similar reimbursement process.~~

x. Add a new Section 9145.18, as follows, and renumber City proposed Sections 9145.18 and 9145.19 accordingly.

Sec. 9145.18 Permit Extension
The term for coastal development permits may be extended by the Community Development Director for up to two (2) one year periods. An applicant shall generally submit a request for a time extension at least sixty (60) days prior to the expiration date of the permit; however, the Director may accept requests for time extensions at any time prior to expiration of the permit. A permit extension request accepted prior to the expiration of the permit shall stay the expiration while the extension request is under consideration. However, no work may be initiated while the extension request is under consideration. Such request shall be in writing and shall be accompanied by a fee set by the City Council. The Director shall review the proposal for consistency with all applicable ordinances and policies effective at the time of the request for extension and shall consider any changed circumstances in the law, at the project site, and in community resources necessary to support the project that have occurred since the time of the original approval or previous extension, as applicable. Provision of notice, level of hearing, and appeals shall be the same as for the original permit.

Extension requests for coastal development permits approved by the Coastal commission on appeal shall be submitted to the Coastal Commission for processing consistent with California Regulations, Title 14, Section 13169.

xi. Modify City-proposed Section 9145.18 as follows:

Upon application by the permitted, a permit may be amended. . . . as specified by the Chapter for initial approval. **Amendments to coastal development permits approved by the Coastal Commission on appeal shall be submitted to the appropriate office of the Coastal Commission for processing.**

xii. Modify City-proposed Section 9145.19 as follows:

RE: ~~Local Coastal Program Regulations 00188.5~~ **California Code of Regulations,**

Title 14, Division 5.5, Section 13574

All coastal development permits. . . .
(A) The Executive Director . . . .
(1) Upon completion of permit review by the local government and prior to the issuance of the permit, the ~~local government~~ **Community Development Director** shall forward. . . .
(2) the Executive Director. . . .and notify the applicant **and the City** of recommended revisions if any.
(3) . . . .
(4) If the Executive Director has recommended revisions to the applicant **and the City**, the permit. . .of the Executive Director~~; or~~
~~(B) If the City requests, the Commission shall . . . to the following~~:
~~(1) Upon completion of the recordation . . .to the Executive Director of the Commission.~~

m. Amendments

i. Ad a new Section 9146.7 as follows:

Sec. 9146.7 City Final Action on LCP Amendment
In no event shall the City's final action on an amendment to this chapter or any other part of the City's certified Local Coastal Program occur sooner than six (6) weeks after notice of public review sessions, availability of review drafts, studies, or other relevant documents or actions pertaining to the preparation of an amendment.

ii. Add a new Section 9146.8 as follows:

Sec. 9146.8 Effective Date of LCP Amendment
No amendment to this Chapter of any other part of the certified Local Coastal Program shall be effective until after the amendment has been submitted to and approved by the Coastal Commission pursuant to Sections 13351 and 13552, Division 5.5, Title 14, California Code of Regulations.

n. Section 9148.2 Coastal Act Definitions

i. Add the following to the definition of aggrieved person:

"Aggrieved person" includes the applicant for a permit and, in the case of an approval of a local coastal program, the local government involved.

ii. Modify the definition of Appealable Development as follows:

Appealable Development: In accordance with. . . .
(a). . . .
(b). . . .
~~(c) Any development. . .of the Coastal Act (commencing with Section 30500.)~~

(d) Any development which . . .public works project as defined by ~~§~~ **Section** 13012. . by Public Resources Code ~~§~~ **Section** 30107.

iii. Modify definition of Coastal Commission by deleting reference to Regional Commission.

~~(b) "Regional Commission" means any . . . . .it means the regional coastal commission.~~

iv. Modify the definition of Coastal Plan, as follows:

~~(a)~~ **Pursuant to Public Resources Code Section 30103,** "Coastal Zone" means. . .

~~(b) The Commission shall. . . .to readily identifiable natural or manmade features~~.

v. Add the following definition of "emergency:"

Emergency: A sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services.

vi. Modify the definition of "Implementing Actions" as follows:

The ordinances, regulations, or programs which implement either the provisions of the certified Local Coastal Program or the policies of this ~~division~~ **chapter** and which are submitted pursuant to **Public Resources Code** Section ~~30502~~ **30513.**

ATTACHMENT A

APR 1 4 1998

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

RESOLUTION NO. 98-19

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH AMENDING THE CITY'S LOCAL COASTAL PROGRAM AND AUTHORIZING SUBMITTAL OF THE AMENDMENT TO THE STATE COASTAL COMMISSION

WHEREAS, in January 1982, the State Coastal Commission certified the Local Coastal Program for the City of Grover Beach; and

WHEREAS, on December 7, 1992, the City Council of the City of Grover Beach adopted Resolution No. 92-86 updating the Land Use Element of the General Plan; and

WHEREAS, on July 15, 1996, the City Council adopted Ordinance No. 96-1, which adopted an updated Zoning Ordinance and was effective on August 15, 1996; and

WHEREAS, portions of the updated Land Use Element and Zoning Ordinance apply to property within the Coastal Zone of the City of Grover Beach and require amendment to the Local Coastal Program; and

WHEREAS, the amendment to the Local Coastal Program is required to be submitted to the State Coastal Commission for review and certification.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Grover Beach **DOES HEREBY ADOPT** the amendments to the City's Local Coastal Program, as set forth in Exhibit "A" - "Local Coastal Program Update, Hearing Draft January 23, 1998," and incorporated by reference as part of this document, and in Exhibit "B" attached - "Revised pages to Local Coastal Program Update, Hearing Draft January 23, 1998."

AND BE IT FURTHER RESOLVED as follows:

1. The City of Grover Beach intends to carry out the Local Coastal Program in a manner fully consistent with the California Coastal Act.

2. The Local Coastal Program will take effect upon certification and approval by the State Coastal Commission.

On motion by Council Member Gates, seconded by Council Member Arnoldsen, and on the following roll-call vote, to wit:

AYES:	Council Members Arnoldsen, Keith, Gates, Reed and Mayor Santos
NOES:	None
ABSENT:	None
ABSTAIN:	None

Resolution No. 98-19 was passed, approved, and adopted this 6th day of April, 1998.

MAYOR SANTOS

ATTEST:

PATRICIA A. PEREZ, CITY CLERK

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EXHIBIT "B"

REVISED PAGES TO LOCAL COASTAL PROGRAM UPDATE, HEARING DRAFT JANUARY 23, 1998

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B. INTERTIDAL ZONE

OWNERSHIP

The intertidal zone lies between the mean higher high water and mean lower low water lines. Within the boundaries of Grover Beach, this intertidal zone is owned by the California Department of Parks and Recreation. This Department ~~has also at one time~~ proposed to acquire jurisdiction over the portion of the subtidal zone which is presently owned by the State Lands Commission ~~but currently is not pursuing this venture~~. The California Department of Fish and Game has jurisdiction over most matters concerning the area's wildlife populations, including the popular Pismo clam, although the Federal government is responsible for marine mammals such as the sea otter.

PRESENT AND POTENTIAL USES

The intertidal zone is perhaps Grover Beach's most valuable recreational resource area. During low tides, it is used intensively by clammers. At high tides it is popular for surf fishing, and during all but the higher tides, the lower intertidal is used for beach touring in vehicles of all types. At all times the intertidal zone is a popular site for pleasure walking, jogging, birdwatching, and horseback riding.

A clam preserve has been established in the intertidal zone north of Grand Avenue to the City's northern boundary. During the period of time in which this area has preserve status, no clams may be taken from this part of the beach.

The preserve, however, will be shifted from area to area over a period of years to allow clam populations in different portions of the intertidal to regenerate.

Vehicular access is presently permitted ~~throughout~~ within the hard, sandy intertidal zone within Grover Beach boundaries. ~~It is proposed that~~ However, the area generally from the Grand Avenue ramp north to the City limits ~~be~~ is restricted to pedestrian beach users. ~~It is probable that "walk-in" or pedestrian beach usage in this area will significantly increase.~~

DESCRIPTION

PHYSICAL FEATURES

The beach's intertidal zone is covered and uncovered by water twice each day. As in the subtidal zone, the intertidal region of Pismo State Beach is characterized by a sandy, rockless substrate. Fine sand and constant, heavy tidal action has combined to produce an unusually hard beach which is so compacted that much of the intertidal zone can be driven on by vehicles. Because of its hardness and physical uniformity, the beach possesses very little habitat diversity (Thos. Reid & Assoc., 1977).

FLORA AND FAUNA

Those species which inhabit the sandy intertidal must adapt to a harsh environment. Continuous scouring and transport of sand by tidal action, the absence of protective rocks, and seasonal changes in beach morphology have allowed only a sparse and variable biotic community. Invertebrates of the sandy intertidal have evolved such adaptive features as thick shells, sand-filtering papillae and burrowing mechanisms rather than the strong attachment devices of rocky intertidal species (California Department of Parks and Recreation, 1975).

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Two types of biotic communities are found in the sandy intertidal zone. These are the macroscopic community of burrowing organisms and the microscopic community of interstitial flora and fauna. The former community includes various species of crustaceans, mollusks, and polychaetes. The dominant invertebrate is the sand crab although this region's most familiar biotic resource is its population of Pismo clams (*Tivela stultorum*). The less common bean clam and razor clam, found here at the southern extremity of their ranges, have also been identified in the intertidal zone (Thos. Reid & Assoc., 1977).

Various specialized forms of flora and fauna live between sand grains in the surface layers of the intertidal zone. Members of this community, which is critical to the marine food chain, include varieties of microflagellates, chrysophytes, amphipods, isopods, kinorhyncha and nematodes (Ecomar, 1975).

A variety of avian species feed in the intertidal zone. Many of these birds are dependent, at least during some parts of their life cycle, upon habitat and food provided in the nearby coastal dunes and wetlands. Shorebirds observed in the intertidal zone, many of which are migratory, include the least sandpiper and the western snowy plover, which uses the area for breeding and wintering. Several species of loons, grebes, and gulls have also been observed feeding in the intertidal zone of near-shore waters.

The sea otter has recently become an inhabitant of the intertidal zone near Grover Beach. This endangered species has recovered its depleted numbers under federal protection to the extent that it now represents a serious threat to the clam populations upon which it preys. The sea otter has migrated south from northern California, where the last of these marine mammals first gained protection, leaving clam populations so reduced that it is unlikely this bivalve will ever again represent a significant recreational resource in areas inhabited by the otter.

CONFLICTS

The most significant conflicts within the beach's intertidal zone are those which arise from the variety of recreational uses, not always compatible, which this resource area accommodates. In many cases conflicts between user groups over the question of appropriate uses for the Coastal Zone reflect a dichotomy between those who wish to drive on the beach and those who do not.

There is no documented evidence that vehicles driven on the hard beach of the intertidal zone seriously damage clam populations of the area. It has been suggested, but not demonstrated, by some researchers that vehicular beach use diminishes habitat values in the intertidal zone through excessive compaction of the sand (Ecomar, 1975).

While vehicular beach use may thus not represent a critical source of conflict with clam populations, it is felt by many to conflict with the value of the clamming experience as well as with those of surf fishing, jogging, pleasure walking, picnicking, and other similar beach activities. Conflicts between the values and objectives of different groups in relation to the use of the intertidal zone are expected to increase in the future.

The size of clam catches in the Pismo State Beach intertidal area has decreased significantly since the early days of Grover Beach. However, in relation to clam populations in other coastal areas, the populations in the vicinity of Grover Beach are considered to be of a "healthy" size and capable of reproducing adequately to meet future demands. However, it is probable that despite this fact, clam populations here will be critically impacted by the sea otter since the otter's migration has extended to Pismo State Beach. Populations of clams, significantly depleted in comparison to historical population sizes, may now be below the minimum size necessary to withstand the sea otter's predation.

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Flora and Fauna: South of Grand Avenue, where native vegetation has not been extensively disturbed, the creek and the wetlands through which it flows support diverse riparian and freshwater marsh habitats. Herbaceous vegetation, including wild rose, elderberry, wild cucumber, nettle, and poison oak as well as California wax myrtle and other small trees, are found near the creek and wetlands immediately south of Grand Avenue. North of Grand Avenue, native riparian vegetation has been almost entirely removed and replaced by ornamental grass or by weeds.

Wildlife found in the riparian habitat of the creek is often seen in freshwater marsh or woodland habitats as well since these three habitats overlap in this coastal wetlands system. This diversity of habitat is responsible for the diversity of wildlife found here. Avian species include a variety of water fowl, herons, egrets, hawks, and owls. Among the mammals identified here are opossums, raccoons and beavers. No rare or endangered species have been identified in the riparian or marsh habitats along the creek.

CONFLICTS

Meadow Creek, like Pismo Lake, is fed primarily by runoff from the surrounding watershed. A large part of this runoff consists of water carried from streets in Grover Beach which is discharged through storm drain outfalls directly into the creek at several points. With the exception of Margarita Avenue, ~~e~~Existing storm drain outfalls are not equipped with oil separators or with devices designed to filter sediment out of water discharged into the creek. The sediment and pollutants which enter the creek bed in this manner have contributed to flooding hazards in several places along the creek's west bank. Portions of the creek have become so clogged with sediment, overgrown vegetation, and algae "blooms" that they now represent a public nuisance as mosquito breeding grounds. The inability of runoff to flow through the creek bed freely has also reduced its habitat value for the plants and invertebrates upon which a variety of wildlife once fed in large numbers. Oil and other pollutants carried directly from City streets to the creek reduce water quality and the ability of the creek bed to function as an aquifer recharge area.

An additional source of sedimentation in the creek's western branch is the sand eroded by wind from nearby dunes. While this form of erosion is essentially a natural process, it is susceptible to acceleration when stabilizing dune vegetation is removed or destroyed. Destruction of vegetation on the dunes near Grand Avenue and along the beach by vehicles has already resulted in increased sand erosion problems.

The California Department of Parks and Recreation, in an attempt to alleviate mosquito control and flood hazard problems caused by sedimentation, dredged the southern portion of the creek channel south of Grand Avenue in 1963~~ and recently proposed to redredge the same channel~~. The Deparment has no future plans to drain the wetlands south of Grand Avenue.~~At present the Department is using a relatively inexpensive interim method of reducing stagnant water areas. This method involves drainage water from the creek and wetlands immediately south of Grand Avenue into the Oceano Lagoon each year. Mosquito problems in the creek bed near Grand Avenue are alleviated in this way but the yearly removal of all water from this portion of the creek and wetlands has greatly reduced the wildlife habitat value of the drained area.~~

~~The proposal to redredge the creek rather than continue to drain it each year has not been given approval by the Coastal Commission. The California Department of Fish and Game has indicated that the proposed dredging would not seriously jeopardize the habitat value of the creek and surrounding riparian vegetation. The Coastal Commission has given conceptual approval to this proposal, but indicated concern that disposal of dredging spoils would temporarily displace lower growing, herbs and shrubs along the creek banks. The proposal to redredge the channel, while accomplishing short-term goals, would have to be repeated periodically unless sources of sedimentation, primarily urban runoff and sand erosion, are controlled.~~

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OCEANO LAGOON

OWNERSHIP

The body of water called Oceano Lagoon lies south of Grover Beach's southern boundary in the community of Oceano. However, this lagoon ultimately receives much of the runoff transported by Meadow Creek from within Grover Beach and is an integral part of the creek drainage system. Most of the lagoon is owned by the California Department of Parks and Recreation and is considered part of Pismo State Beach. A smaller portion of the lagoon and adjoining marsh land lie south of Pier Avenue under the jurisdiction of the County. The sewage treatment plant adjacent to the lagoon has recently purchased a small part of this marsh land for eventual use as an additional sludge drying bed.

PRESENT AND PROJECTED USES

Presently the Oceano Lagoon serves chiefly as a natural settling basin for water which flows from Meadow Creek and either re-enters the aquifer beneath the lagoon or flows onto the mouth of Arroyo Grande Creek. Much of the vegetation in the vicinity of the lagoon is disturbed or introduced. The state campground adjacent to the lagoon and residential development at its southern extremity have replaced native vegetation in this area. Also located adjacent to the lagoon south of Pier Avenue is the South San Luis Obispo County Sanitation District plant which provides sewer service to Grover Beach.

DESCRIPTION

Physical features of the lagoon are similar to those of Pismo Lake. Water quality is generally poor and high in nitrates. Stagnating water in portions of the lagoon creates mosquito control problems during the summer and fall months.

Vegetation adjacent to the Oceano Lagoon is significantly disturbed, although some native riparian and marsh species occur along portions of its banks. The riparian habitat provides one of the best areas along the central coast to view migrating and vagrant warblers, vireos, tanagers, and nut hatches. ~~The area does not provide significant wildlife habitat due to the replacement of native vegetation and to the proximity of the state campground, the airport, and residential development. Some waterfowl and other birds, most of them migratory, feed in the lagoon and adjacent lands.~~

CONFLICTS

Although the Oceano Lagoon lies beyond Grover Beach boundaries, it is an important part of the wetlands system upon which Grover Beach has a substantial impact. As in the case of Pismo Lake and of Meadow Creek, the chief source of conflict with lagoon resource values are sedimentation and pollution. While neither of these processes has been monitored, siltation and the erosion of sand into the lagoon pose a threat to good drainage. Increases in growth of algae and duckweed, which indicate that an excess of nutrients in the water may be causing eutrophication, have also created drainage problems in the lagoon. It is probable that unclarified runoff from Grover Beach storm drains which is carried by Meadow Creek to the lagoon is contributing to its pollution and sedimentation.

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(b) *That the project does not harm or destroy a species or habitat that is rare or endangered.*

(c) *That the project does not significantly harm a species or habitat that is essential to the natural biological functioning of the Meadow Creek ecosystem.*

(d) *That the project does not significantly reduce consumptive values of the Meadow Creek ecosystem.*

5. *Action: As the areas designated for low density development within the City limits in the Pismo Lake area actually develop, natural buffer areas and open space dedications shall be made for as much of the undeveloped land as feasible.*

6. Policy: The area generally known as the Meadow Creek Uplands shall be developed with clustered single family detached dwellings. The cluster design will aid in development which is sensitive to surrounding habitat areas. Development in this area shall be sited and designed to prevent impacts which would significantly degrade Pismo Lake and/or Meadow Creek habitat values. Please see ~~conceptual cluster plan~~ approved development plan (Figure 1) at the end of this component. The number of dwelling units shown on this exhibit for areas within the Coastal Zone represent the maximum number allowed.

   Access to development in the Meadow Creek upland area shall be via a 30' wide private residential street extensions ~~off~~ of North 5th Street ~~and Grand View Drive~~ ending in ~~a loop/~~cul-de-sacs, and off of Charles Place connecting to ~~a proposed extension of~~ Margarita Avenue ~~through the adjacent development~~. Parking shall be required as per existing City standards.

7. Policy: All materials used to cover any part of the ground within the proposed developable areas, other than residential structures, public roads, public street improvements, and swimming pools shall be permeable. Permeable surfaces may consist of paving blocks, porous concrete, brick, or any other similar material which will permit percolation of precipitation and runoff into the ground. (Section 30231)

8. Policy:
   (a) Lands with a slope of 25% or greater shall not be developed. Lands with a slope between ~~15~~10% and 25% may be developed if the development incorporates specific measures to minimize grading and drainage systems which limit the rate of runoff, including siltation and erosion, to that which occurs naturally on the undeveloped site. Applications for development on sites between ~~15~~10% and 25% shall be accompanied by site specific professional engineering plans.

   (b) Prior to the transmittal of a coastal development permit, the permittee shall submit a runoff control plan designed by a licensed engineer qualified in hydrology and hydraulics, which would assure no increase in peak runoff rate from developed site over the greatest discharge expected from the existing undeveloped site as a result of a 100 year frequency storm ~~over a six hour duration (10 year, 6 hour rainstorm)~~. Runoff control shall be accomplished by such means as on-site detention/desiltation basins or other devices. Energy dissipating measures at the terminus of outflow drains shall be constructed. The runoff control plan including supporting calculations shall be in accordance with the latest adopted City Standards and shall be submitted to and determined adequate in writing by the ~~City Engineer, Public Works Director, and City Planner~~ Community Development Department.

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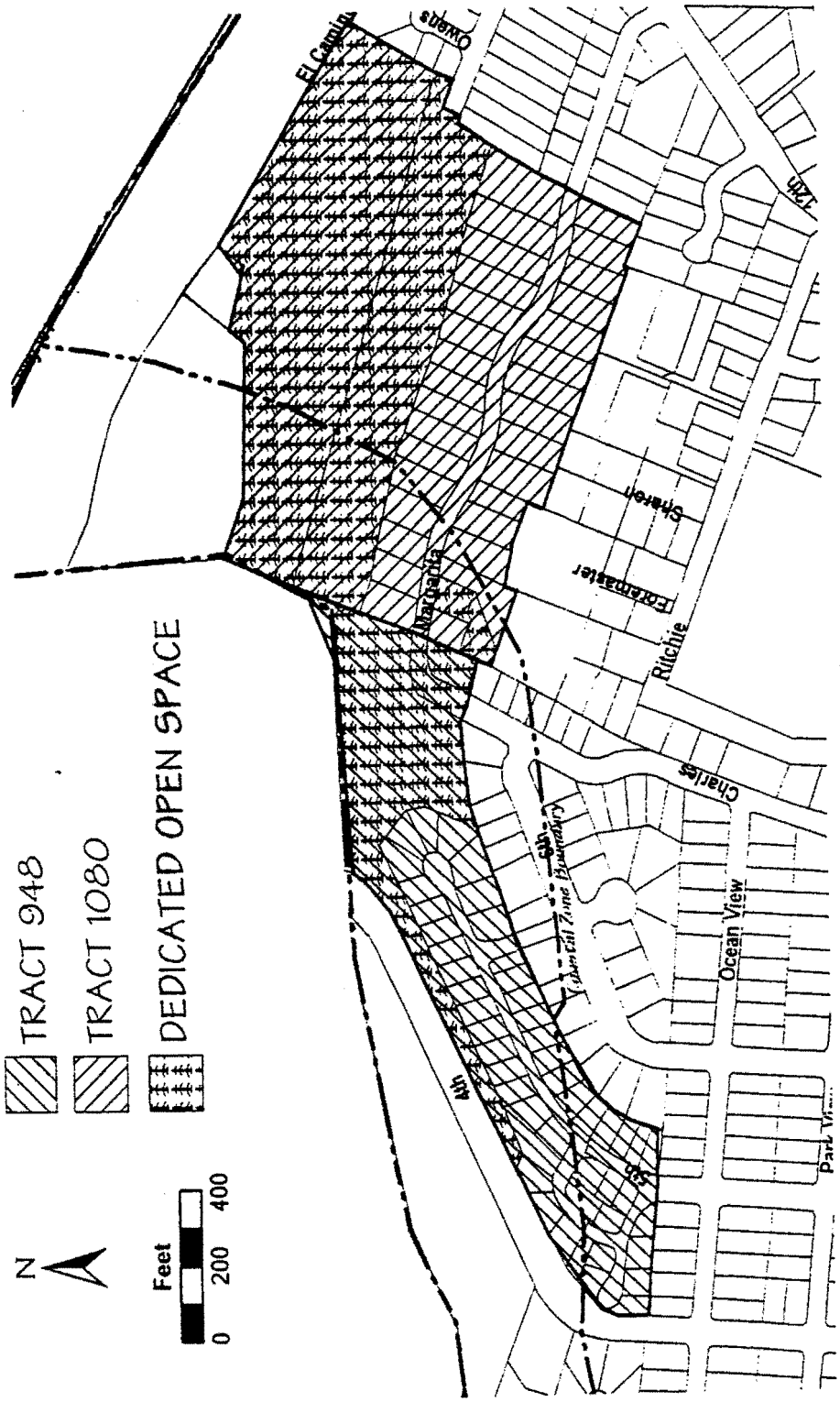
FIGURE 1
APPROVED DEVELOPMENT PLAN



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improve regulation of access to the sensitive dunes, they would attract greater numbers of visitors, increasing the level of use of this area and reducing its value as a wildlife habitat. Current Department policy precludes the development of facilities in sensitive coastal areas.

5.5.2 RECREATIONAL SUPPORT FACILITIES

~~Section 30212.5 of the Coastal Act has particular significance for Grover Beach. While the use of the Grand Avenue beach entrance by both drive-in and walk-in visitors has greatly increased in recent years, public facilities in the area have not been expanded. Near the ramp entrance at the foot of Grand Avenue, public restrooms and off-beach parking spaces for a few vehicles are provided. This parking area, which is located within the City's 100-foot wide easement for Grand Avenue, must also serve as a turn-around space and as a loading and unloading area. The ramp is two lanes wide.~~

~~During peak use periods, the conditions described above contribute to serious congestion problems as vehicles attempt to enter and leave the beach, park and/or unload at the ramp entrance, and turn around or back up, all within an area of approximately 10,000 square feet. These congested conditions impact upon Grand Avenue and Highway 1 traffic conditions further inland and create critical safety hazards and enforcement problems near the beach entrance.~~

~~Implementation of the California Department of Parks and Recreation proposal described earlier to make Grand Avenue the main entrance to Pismo State Beach and to prohibit vehicles on the beach north of Grand Avenue will result in increased use of Grover Beach's beach access. This increased level of use will be accompanied by a much greater demand for off-beach parking and other support facilities. The single small area which presently serves so many purposes will not be adequate to meet this type of demand. In order to provide satisfactory and safe recreation support services, additional facilities near the ramp will be necessary. In compliance with Section 30212.5 of the Coastal Act, these facilities should be segregated to avoid impacts of overuse, and should be located in such a way that no single area is critically congested, even during peak use periods.~~ Public restrooms, picnic area, and a large off-beach parking lot are located at the end of Grand Avenue near the entrance station to the beach. These support facilities were previously identified as serious needs. Currently, lack of landscaping, however, makes this area not very inviting to visitors.

5.5.3 PUBLIC VISITOR-SERVING AND RECREATIONAL FACILITIES

Pismo State Beach is the only publicly operated recreation area in Grover Beach's portion of the Coastal Zone. ~~It does not contain public recreational or visitor-serving facilities other than the minimal support services discussed above.~~ The nature of the most popular beach activities in the Grover Beach area - surf-fishing, clamming, and beach touring - is such that many visitors can, at a relatively low cost, provide their own equipment with little difficulty. However, some of the trends projected for recreational beach use, such as an increase in the number of pedestrian beach users and greater emphasis on local recreational beach users and greater emphasis on local recreation opportunities, suggest that a greater demand for inexpensive facilities on and near the beach will arise in the future. The State's Department of Parks and Recreation and the City of Grover Beach will need to cooperate in planning for and providing facilities accessible to all types of beach visitors. In 1997, the City prepared a feasibility study for the development of an accessible pedestrain path over the dunes and is pursuing grant funding for its construction.

~~Provision and/or protection of low-cost housing within the Coastal Zone, another concern of Section 30213, will be discussed in depth in a later section. It should be noted at this point, however, that~~

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~~a~~ A portion of the City's moderate-cost housing stock in the form of an attractively landscaped 60-unit mobilehome park occupies land adjacent to Pismo State Beach and LeSage Golf Course. This privately-owned park, because of its proximity to the beach and public golf course, is suitable for visitor-serving commercial facilities to which the Coastal Act gives priority over residential uses as is indicated in Section 30222 of the Coastal Act. The potential conflict between the need for moderate-cost housing in the Coastal Zone and the Coastal Act's emphasis on visitor-serving facilities nearest the shoreline is discussed under the heading which follows.

5.5.4 PRIVATE VISITOR-SERVING AND RECREATIONAL FACILITIES

Although Pismo State Beach is Grover Beach's most outstanding attraction for both residents and visitors the City does not, like many other beach communities, draw its own character from the nearby shoreline. Recreational and visitor-oriented land uses have received low priority in the community's development even on land nearest to the beach.

The presence of the Southern Pacific Railroad's tracks along the east side of Highway 1 is partially responsible for the lack of emphasis upon local coastal resources in Grover Beach's development. These railroad tracks separate the community from the shoreline, both physically and visually, and in doing so reduce the recreational and visitor-serving potential of most of the privately-owned land nearest the ocean. A positive use of the railroad easement land ~~would be an AMTRAK Station~~ is ~~the~~ multi-modal transportation facility.

Land adjacent to railroad tracks ~~is~~ was traditionally designated as industrial and service-commercial uses and this pattern ~~has been~~ was followed in Grover Beach. Most of the land nearest the east side of the railroad tracks is designated for industrial uses. While this land particularly north of Grand Avenue is well-sited for visitor-oriented commercial uses, industrial and general commercial developments are already established in the area. Most of these developments are relatively new and have long economic lives ahead of them.

In addition to the industrial land discussed above, the City's portion of the Coastal Zone contains other lands suitable for visitor-serving uses. Most of these lands are ~~within Highway Commercial districts~~ located along Grand Avenue east of Highway 1 and along the west side of Highway 1 north of Grand Avenue. A six-acre site owned by the State Department of Parks and Recreation is most suitable for visitor-serving commercial use.

The west end of Grand Avenue was zoned Coastal Highway Commercial (C-H-C) in 1981, a designation ~~that~~ permits uses which are visitor-oriented and several which are not. The majority of existing uses in ~~these coastal H-C zones~~ this area, while in conformance with the ordinance, are not visitor-serving or recreation-related. This situation indicates a conflict between the City's present zoning designations for these areas and the priority given by the Coastal Act to visitor-serving and recreation-related uses on "suitable" lands.

A conflict of this type is particularly apparent in the ~~H-C~~ Coastal Planned Commercial (C-P-C) ~~D~~district which lies on the west side of Highway 1 north of Grand Avenue. A large portion of this district is occupied by a well-designed, 60-unit mobilehome park which overlooks the adjacent golf course and Pismo State Beach. This type of development is not among the uses permitted by the City's zoning ordinance ~~in H-C zones~~, nor can it be considered the type of visitor-serving or recreation-related use which is given priority by the Coastal Act. However, it presently provides much-needed, comfortable moderate-cost housing for many of the City's elderly residents. ~~Lower cost housing is another of the Coastal Act's priority uses for the Coastal Zone, and the Act's mandate to protect such housing indicates that the mobilehome park which exists at present is an acceptable use for the site. It must be noted that 42 of these units are vacation homes.~~

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Department of Parks and Recreation. This ramp should provide access for the ~~handicapped~~ disabled.

d. With the cooperation of the State Department of Parks and Recreation at a future date a pedestrian pier should be constructed perpendicular to the coastline and as an extension of Grand Avenue. Said pedestrian pier should be approximately 25-30 feet wide and of sufficient length to allow fishing beyond the area where the waves break. Said pier shall be so constructed as to allow emergency and maintenance vehicles to pass under to gain access to the pedestrian beach. The proposed pier shall also be properly lighted for public safety.

e. A boardwalk across the dunes that links the picnic area at the beach to a proposed beach front promenade in Pismo Beach should be provided for pedestrians. The boardwalk shall conform with Americans with Disabilities Act standards for accessibility, minimize disruption to the dune ecosystems and lagoon, maintain a high degree of user visual contact with the beach and ocean, and maintain safety and security on public and private properties.

B. PROTECTION OF PUBLIC SAFETY

Ensure that public access to the beach and shoreline is consistent with the protection of public safety.

1. Policies

a. The City, in cooperation with the California Department of Parks and Recreation and other public agencies, shall adopt and enforce public safety regulations and vehicle regulations on the beach.

b. The City, in cooperation with the California Department of Parks and Recreation and other public agencies, shall take any actions necessary to minimize conflict between vehicular and non-vehicular beach uses and to reduce public safety hazards created by such conflicts.

2. *Actions*

a. ~~That~~ the area between Grand Avenue and the City's northerly City limits shall ~~be~~ remain designated for pedestrian uses only, except for emergency, law enforcement, and maintenance vehicles. Also excepting the area between Grand Avenue and 400' to the north to provide an area for emergency turnaround if the beach ramp is blocked by disabled vehicles. And furthermore, this 400' may be used by handicapped persons for on-beach parking and subsequent access to the pedestrian beach area. Enforcement of these provisions shall be made through appropriate signage and routine police patrol. ~~This Action will be implemented only after the provision of off-beach/off-road parking has been made.~~

b. Through the cooperation of the California Department of Parks and Recreation, the cities of Pismo Beach and Grover Beach, and the County of San Luis Obispo, a control station should be provided at existing and future public entrances to Pismo State Beach and the Oceano Dunes Recreational Vehicle Area to facilitate control of vehicular beach use and apprehension of violators of State and local laws.

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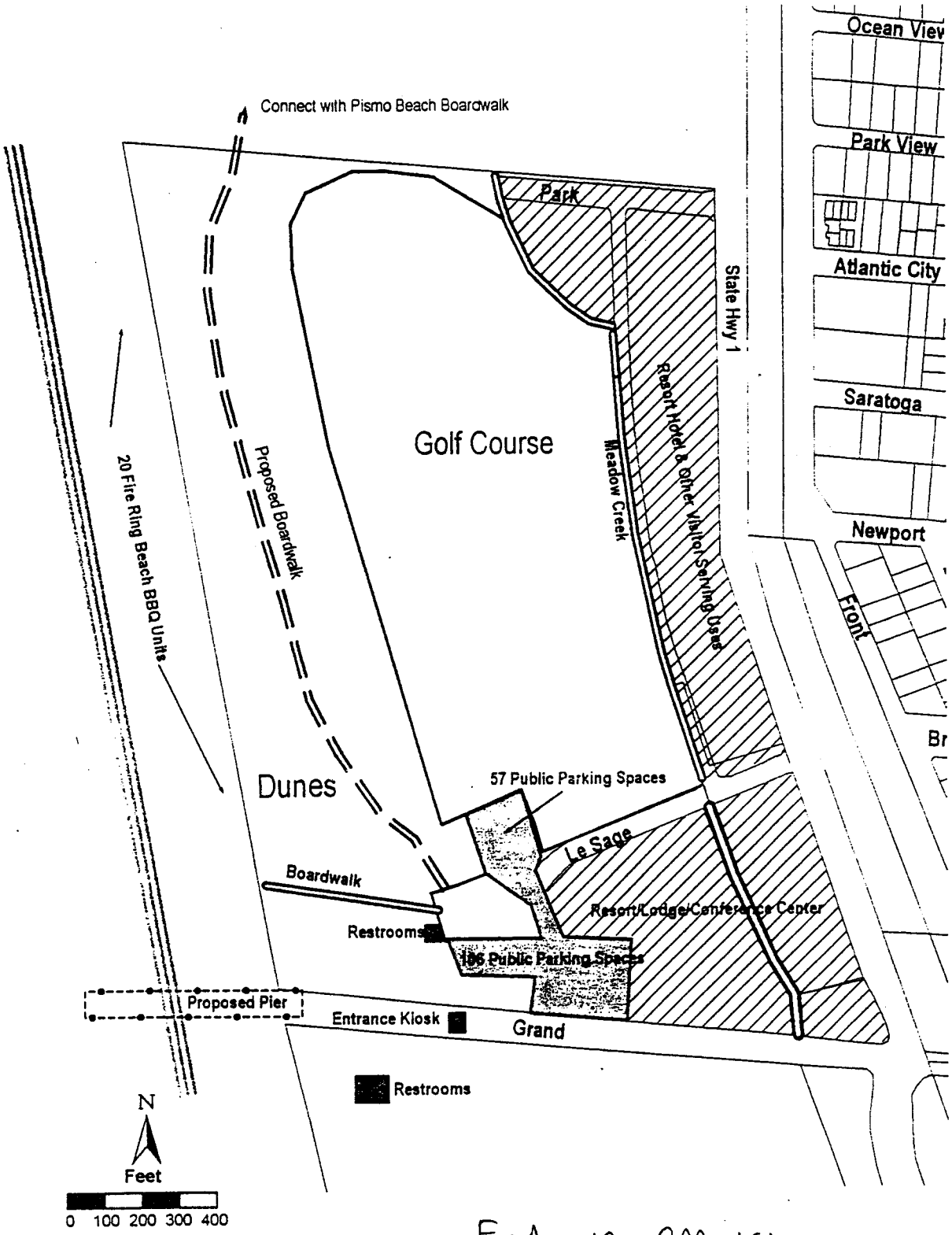
FIGURE 3
CONCEPTUAL COASTAL COMMERCIAL PLAN



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ORDINANCE NO. 98-4

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH AMENDING THE ZONING ORDINANCE TO ALLOW CERTAIN USES IN COMMERCIAL AND INDUSTRIAL DISTRICTS TO BE SUBJECT TO ADMINISTRATIVE USE PERMIT REVIEW; TO ALLOW CERTAIN USES IN VISITOR SERVICES (C-V) AND COASTAL VISITOR SERVICES (C-C-V) DISTRICTS TO BECOME PERMITTED OR CONDITIONALLY PERMITTED USES; AMEND DEVELOPMENT AND PARKING STANDARDS FOR MINI-WAREHOUSES; AND AMEND SIZE OF CARETAKER'S RESIDENCES

WHEREAS, Section 65800 of the California Government Code provides for the adoption of zoning laws, ordinances, rules, and regulations by all cities and counties; and

WHEREAS, Section 65860 of the California Government Code provides for the adoption of ordinances by any county or city that regulate the use of buildings, structures and land; size of buildings and structures; and

WHEREAS, Section 65850 of the California Government Code provides for the adoption of ordinances by any county or city that establish requirements for off-street parking and loading; and

WHEREAS, public participation in the development of the amendments to the Zoning Ordinance included holding workshops with the Planning Commission and publishing an 1/8 page public hearing notice in the newspaper; and

WHEREAS, duly noticed public hearings were held by the Planning Commission of the City of Grover Beach on January 27, 1998 at which all interested persons were given the opportunity to be heard; and

WHEREAS, duly noticed public hearings were held by the City Council of the City of Grover Beach on February 17, 1998 at which all interested persons were given the opportunity to be heard; and

WHEREAS, the City Council has adopted Resolution No. 98-3 adopting a Negative Declaration relating to the amendments to the Zoning Ordinance; and

WHEREAS, the City Council has reviewed and considered the information and public testimony presented at the public hearings and in the proposed documents and staff reports.

THE CITY COUNCIL OF THE CITY OF GROVER BEACH DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Section 9137.17 is amended to read as follows: "Self-Service Storage Facilities. The following development standards apply to all proposed self-service storage facilities in addition to the applicable standards for the Zoning District in which it is located and Part 38, Parking Regulations:

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(A) Landscaping:

(1) A landscaped strip at least twenty (20) feet in width is required along all street frontages and along property lines adjacent to residentially-zoned property.

(2) Landscaped areas shall also be provided in the interior of the development as set forth in Section 9138.6.

(B) Driveway Widths:

(1) The minimum width for driveways shall be twenty-five (25) feet.

(2) The driveway width shall be increased to thirty (30) feet, when the length of the driveway exceeds 150 feet.

(3) Parking lanes are not required.

(4) Driveways are not required to be striped.

(C) Fencing: Fencing is required around the side and rear yeards of the project. The fence shall be a minimum of six (6) feet in height and constructed of decorative concrete block or chain-link with slats, as approved by the Planning Commission.

(D) Size: The maximum storage unit size shall be 400 square feet."

SECTION 2: Section 9138.1 A, Warehousing and Industrial Uses, regarding parking standards for mini-warehouses, is amended to read as follows: "Self-Service Storage Facilities - 1 space for each 100 storage units; plus 2 spaces for a caretaker's residence; plus 1 space for 50 storage units when access to said storage units is limited to pedestrian traffic only."

SECTION 3: Section 9137.7 is amended to read as follows: "Caretaker's Residences. The following development standards shall apply to all proposed caretaker's residences:

(A) Size:

(1) The maximum size for a one-bedroom unit shall be 675 square feet.

(2) The maximum size for a two-bedroom unit shall be 1,000 square feet. The following provisions shall apply only to a two-bedroom unit:

(a) A 300 square foot private yard area shall be provided for the unit, which is to be located in the rear or side yard, and shall not be less than 10 feet in any direction.

(b) The private yard area shall not be located in the front yard area.

(c) On-site retention basins shall be prohibited in the private yard area."

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SECTION 4: Table 1 of the Zoning Ordinance is amended as shown in Exhibit "A" and incorporated herein by reference as part of this document.

SECTION 5: Table 2 of the Zoning Ordinance is amended as shown in Exhibit "B" and incorporated herein by reference as part of this document.

SECTION 6: The City Council hereby finds as follows:

1. The amendments to the Zoning Ordinance are necessary to protect the public health, safety, or welfare and are in the best interests of the City of Grover Beach.

2. Certain uses in the commercial and industrial districts, which currently require a Use Permit, may now be approved by the Community Development Director as an Administrative Use Permit, since they are not of sufficient magnitude to warrant full Planning Commission review through the current Use Permit process.

3. Certain uses, which currently require a Use Permit or are not permitted, may now be classified as less restrictive permitted uses or conditionally permitted uses in the Visitor Services District (C-V Zone) and Coastal Visitor Services District (C-C-V Zone).

4. Regulations pertaining to mini-warehouse parking lanes and parking standards require revision because such uses do not generate a high demand for parking.

5. Regulations pertaining to the maximum size of caretaker's residences require revision, since the current size is too restrictive.

SECTION 7: This ordinance shall be in full force and effect thirty (30) days after its passage. Based on the length of the ordinance, it is not feasible to prepare a fair and adequate summary of this ordinance. A one-quarter page display advertisement indicating the general nature of and providing information about the ordinance shall be published in a newspaper of general circulation within the City 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.

INTRODUCED at a regular meeting of the City Council held on February 17, 1998 and **PASSED** and **ADOPTED** by the City Council on March 2, 1998 on the following roll-call vote, to wit:

AYES:	Council Members Gates, Reed, Arnoldsen, Keith and Mayor Santos
NOES:	None
ABSENT:	None
ABSTAIN:	None

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MAYOR SANTOS

ATTEST:

PATRICIA A. PEREZ, CITY CLERK

APPROVED AS TO FORM:

JAMES F. RUPP, JR., CITY ATTORNEY

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EXHIBIT "A"

TABLE 1
USES PERMITTED WITHIN COMMERCIAL DISTRICTS

LEGEND

P = PERMITTED
UP = PERMITTED SUBJECT TO OBTAINING APPROVAL OF A USE PERMIT
AUP = PERMITTED SUBJECT TO OBTAINING APPROVAL OF AN ADMINISTRATIVE USE PERMIT
TUP = PERMITTED SUBJECT OBTAINING APPROVAL OF A TEMPORARY USE PERMIT
NP = NOT PERMITTED

USES	C-B-D	C-N	C-P	C-V and C-C-V	C-S	P-C	C-P-C
OFFICE AND RELATED USES							
accountant office	AUP/P[1]	P	P	P/NP[2]	P	NP	NP
architect's office	AUP/P[1]	P	P	P/NP[2]	P	NP	NP
attorney	AUP/P[1]	P	P	P/NP[2]	P	NP	NP
bookkeeping offices	AUP/P[1]	P	P	P/NP[2]	P	NP	NP
business consultant	AUP/P[1]	P	P	P/NP[2]	P	NP	NP
counseling centers	UP	UP	P	NP	P	NP	NP
employment agency	AUP/P[1]	P	P	P/NP[2]	P	NP	NP
engineer or surveyor	AUP/P[1]	P	P	P/NP[2]	P	NP	NP
general office	AUP/P[1]	UP	P	P/NP[2]	P	NP	NP
hospitals	NP	NP	UP	NP	NP	NP	NP
mailing services and telegram offices	P	NP	P	P	P	NP	NP
massage therapists[3]	P	NP	P	P	P	NP	NP
medical/dental laboratories[4]	NP	NP	AUP	NP	AUP	NP	NP
medical/dental offices and clinics	AUP/P[1]	UP	P	P/NP[2]	P	NP	NP
mental health/alcohol or chemical dependency treatment offices	UP	P	UP	NP	UP	NP	NP
optician	AUP/P[1]	P	P	P/NP[2]	P	NP	NP
pharmacies	P	P	P	AUP	P	NP	NP
private detective or security service	AUP	P	P	NP	P	NP	NP
professional offices	AUP/P[1]	P	P	P/NP[2]	P	NP	NP
real estate office	AUP/P[1]	P	P	P	P	NP	NP
taxicab service offices	UP	NP	NP	UP/NP[5]	P	NP	NP
travel agencies	P	P	P	P	P	NP	NP
veterinary offices and hospitals	NP	NP	AUP	AUP	AUP	NP	NP

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USES	C-B-D	C-N	C-P	C-V and C-C-V	C-S	P-C	C-P-C
FINANCIAL SERVICES							
banks	P	NP	NP	AUP	P	NP	NP
credit institutions	P	NP	NP	P/NP[2]	P	NP	NP
financial institutions	P	NP	NP	UP	P	NP	NP
insurance offices	P	P	P	P/NP[2]	P	NP	NP
mortgage bankers, brokers, and services	AUP/P[1]	NP	P	P/NP[2]	P	NP	NP
savings and loan offices	P	NP	NP	AUP	P	NP	NP
stock brokerages	AUP/P[1]	NP	P	NP	P	NP	NP
FOOD/BEVERAGE SERVICE USES							
cafes	P	AUP	AUP	P	P	P	P
cocktail lounges/bars/microbreweries - access. to restaurant	P	UP	UP	P	P	P	P
cocktail lounges/bars	UP	NP	NP	UP	UP	NP	NP
delicatessens	P	P	AUP	P	P	P	P
donut shops	P	P	AUP	P	P	P	P
ice cream/frozen yogurt shops	P	P	AUP	P	P	P	P
refreshment stands	AUP	NP	NP	AUP	AUP	P	P
restaurants	P	AUP	AUP	P	P	P	P
GENERAL COMMERCIAL USES							
adult-oriented recreational businesses	P[6]	NP	NP	NP	NP	NP	NP
ambulance services	NP	UP	UP	NP	UP	NP	NP
animal grooming salons	AUP/P[1]	UP	NP	AUP/P[7]	P	NP	NP
antenna sales and service	P	NP	NP	NP	PP	NP	NP
antique stores	AUP	NP	NP	AUP/P[7]	P	NP	NP
apparel shops	P	P	NP	P	P	P	P
appliance repair and service - access. to retail	P	P	NP	NP	P	NP	NP
appliance repair and service	AUP	UP	NP	NP	AUP	NP	NP
appliance sales	P	UP	NP	NP	P	NP	NP
art galleries	P	NP	AUP	P	P	P	P
art studios	AUP	UP	AUP	P	P	NP	NP
bakeries - retail	P	P	NP	P	P	P	P
barber and beauty shops	AUP/P[1]	P	AUP	P	P	P	P
beach equipment rental (excluding vehicles)	P	NP	NP	P	P	NP	P
bicycle sales, rental, service	P	UP	NP	P	P	P	P
billiard and pool establishments	UP	NP	NP	AUP	UP	UP	UP
bookstores	P	P	NP	P	P	P	P

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USES	C-B-D	C-N	C-P	C-V and C-C-V	C-S	P-C	C-P-C
building materials sales entirely w/in building	NP	NP	NP	NP	AUP	NP	NP
camera shops	P	P	NP	P	P	P	P
candy stores	P	P	NP	P	P	P	P
carpet and flooring stores	P	NP	NP	NP	P	NP	NP
catering shops	P	AUP	AUP	P	P	NP	NP
computer software sales	P	NP	P	AUP/P[7]	P	NP	NP
convenience food stores	UP	P	NP	UP	P	NP	NP
copying and duplicating services	P	P	P	P/NP[2]	P	NP	NP
craft shops making articles for retail sale on premises	P	NP	NP	P	P	P	NP
craft studios	NP	NP	AUP	AUP/P[7]	AUP	NP	NP
dance studios	UP	NP	NP	NP	AUP	NP	NP
department stores	P	NP	NP	NP	P	NP	NP
drapery stores	P	NP	NP	NP	P	NP	NP
dressmaking shops	P	P	NP	NP	P	NP	NP
drug stores	P	AUP	AUP	P	P	P	P
electronic equipment parts and supplies	P	NP	NP	UP	P	NP	NP
electronic equipment repair and service - access. to retail	P	NP	NP	NP	P	NP	NP
electronic equipment repair and service	UP	UP	NP	NP	UP	NP	NP
electronic equipment sales	P	NP	NP	NP	P	NP	NP
fabric, yardage, yarn and sewing stores	P	P	NP	P	P	P	P
florists/flower shops	P	P	AUP	P	P	P	P
food or grocery stores	P	P	NP	P	P	NP	NP
fur shops	P	NP	NP	P	P	NP	NP
furniture stores - new	P	NP	NP	NP	P	NP	NP
furniture stores - used	UP	NP	NP	NP	UP	NP	NP
general retail, not classified in table	P	UP	NP	UP	P	NP	NP
gift shops	P	NP	NP	P	P	P	P
gun shops	UP	NP	NP	NP	UP	NP	NP
hardware stores w/no outside storage	AUP	P	NP	NP	AUP	NP	NP
hobby stores	P	NP	NP	P	P	NP	NP
home improvement stores w/no outdoor storage	AUP	NP	NP	NP	AUP	NP	NP
homeware stores	P	NP	NP	P	P	NP	NP
interior decorating shops	AUP/P[1]	NP	AUP	NP	P	NP	NP

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USES	C-B-D	C-N	C-P	C-V and C-C-V	C-S	P-C	C-P-C
janitorial services and supplies	P	NP	AUP	NP	P	NP	NP
jewelry stores	P	NP	NP	P	P	P	P
laundry and cleaning/pressing agencies	AUP	P	AUP	UP/P[6]	P	NP	NP
laundry - coin operated	UP	P	NP	AUP	P	NP	NP
liquor sales	UP	UP	NP	UP	UP	NP	NP
locksmith shops	P	NP	NP	P	P	NP	NP
meat markets[9]	P	AUP	NP	P	P	NP	NP
millinery shops	P	NP	NP	P	P	NP	NP
music and record stores	P	NP	NP	P	P	NP	NP
music studios	UP	NP	NP	NP	UP	NP	NP
nurseries (plant)	NP	UP	NP	UP	UP	NP	NP
office equipment repair	NP	NP	NP	NP	P	NP	NP
office supplies	P	NP	NP	NP	P	NP	NP
paint and wallpaper shops	P	NP	NP	P/NP[2]	P	NP	NP
pet shops	UP	NP	NP	NP	AUP	NP	NP
photographic studios	P	AUP	NP	P	P	P	P
photographic supplies and film processing	P	P	NP	P	P	P	P
produce markets	P	AUP	NP	P	P	NP	NP
radio SEE electronic equipment							
second-hand sales	UP	NP	NP	NP	UP	NP	NP
shoe stores	P	NP	NP	P	P	NP	NP
shoe repair - access. to retail	P	NP	NP	P	P	NP	NP
shoe repair	P	P	NP	AUP/P[7]	P	NP	NP
shopping centers	UP	UP	NP	UP	UP	NP	NP
sickroom supplies sales/rental	NP	NP	NP	NP	P	NP	NP
smoke shops	P	P	NP	P	P	NP	NP
souvenir shops	P	P	NP	P	P	P	P
specialized food stores	P	AUP	NP	P	P	P	P
specialty stores	P	P	NP	P	P	P	P
sporting goods	P	P	NP	P	P	P	P
stamp and coin shops	P	NP	NP	P	P	NP	NP
stationery supplies	P	P	NP	P	P	NP	NP
supermarket	NP	NP	NP	NP	P	NP	NP
swimming pool and spas sales and service	P	NP	NP	UP	AUP	NP	NP
tailor shops	P	P	NP	NP	P	NP	NP
tanning salons	AUP/P[1]	P	NP	P	P	P	P

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USES	C-B-D	C-N	C-P	C-V and C-C-V	C-S	P-C	C-P-C
television SEE electronic equipment							
toy stores	P	NP	NP	P	P	NP	NP
upholstery repair	NP	NP	NP	NP	AUP	NP	NP
upholstery repair w/retail fabric store	AUP	NP	NP	NP	AUP	NP	NP
video rental and sales	P	P	NP	P	P	NP	NP
visitor-serving retail uses	P	NP	NP	P	P	P	P
VEHICLE RELATED USES							
car wash	NP	NP	NP	NP	UP	NP	NP
car wash - access. to service station	NP	NP	NP	UP	UP	NP	NP
gasoline service stations[10]	NP	NP	NP	UP	UP	UP	NP
tire sales and service	NP	NP	NP	NP	UP	NP	NP
vehicle parts sales (auto, light truck, boat, camper, motorcycle)	NP	NP	NP	AUP	P	NP	NP
vehicle rental (auto, light truck, boat, camper, motorcycle)	NP	NP	NP	UP	UP	NP	NP
vehicle rental - beach related	NP	NP	NP	UP	NP	NP	UP
vehicle sales (auto, light truck, boat, camper, motorcycle)	NP	NP	NP	UP	UP	NP	NP
vehicle service and repair (auto, light truck, boat, camper, motorcycle	NP	NP	NP	NP	UP	NP	NP
RESIDENTIAL/LODGING USES							
bed and breakfast inns	NP	NP	NP	P	NP	P	P
convalescent hospitals and congregate care homes	NP	NP	UP	NP	NP	NP	NP
homeless shelters	NP	UP	UP	NP	UP	NP	NP
hotels and motels	NP	NP	NP	P	NP	P	P
mixed-use developments (dwelling units + commercial use)[11]	UP	UP	UP	UP	UP	NP	NP
recreation vehicle/travel trailer parks[12]	NP	NP	NP	UP	NP	NP	NP
rest homes and sanitariums not including mental institutions	NP	NP	P	NP	NP	NP	NP
PUBLIC/QUASI-PUBLIC USES							
aquariums	NP	NP	NP	UP	NP	NP	P
child care facilities	UP	UP	UP	UP	UP	NP	NP
churches	UP	UP	UP	UP	UP	NP	NP
clubs	NP	NP	UP	UP	UP	NP	NP
community centers	UP	UP	UP	NP	UP	NP	NP
golf courses (miniature)	NP	NP	NP	UP	NP	P	P
lodges	NP	NP	UP	NP	UP	NP	NP
museums	UP	NP	NP	UP	UP	P	P

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USES	C-B-D	C-N	C-P	C-V and C-C-V	C-S	P-C	C-P-C
parking garages	UP	NP	UP	UP	UP	P	P
parking lots - private or public	UP	UP	UP	UP	UP	P	P
parks and playgrounds	UP	UP	UP	UP	UP	P	P
philanthropic and social service assistance centers (non-profit)	UP	UP	UP	NP	UP	NP	NP
public utility offices/uses not including yards	P	UP	UP	UP	UP	P	P
quasi-public buildings and uses	UP	UP	UP	UP	UP	NP	NP
schools - commercial/vocational	UP	NP	UP	NP	UP	NP	NP
schools - K-12	NP	NP	UP	NP	NP	NP	NP
schools - nursery	UP	UP	UP	NP	UP	NP	NP
OTHER UNCLASSIFIED USES							
architectural feature exceeding maximum	UP	UP	UP	UP	UP	UP	UP
arts and crafts shows	TUP	NP	TUP	TUP	TUP	TUP	TUP
athletic, health or fitness clubs	UP	UP	NP	UP/NP[13]	UP	NP	NP
auctions within a building	NP	NP	NP	UP	UP	NP	NP
farmers' markets	UP	NP	UP	UP	UP	P	P
mortuaries	NP	NP	UP	NP	NP	NP	NP
open air markets	UP	NP	NP	UP	UP	P	P
outdoor sales w/permitted use	UP	NP	NP	UP	UP	P	P
radio and television broadcasting stations	UP	NP	UP	NP	UP	NP	NP
recreational centers, private	UP	UP	NP	UP	UP	UP	P
theaters	UP	NP	NP	UP	UP	UP	P
transportation facilities	UP	NP	UP	P	UP	P	P
uses similar to, and no more objectionable to permitted or conditional uses identified above, as determined by the Planning Commission	UP	UP	UP	UP	UP	UP	UP

1. This use requires approval of an Administrative Use Permit if located on the first floor of a commercial building, but is a permitted use on the second floor.

2. Use is not permitted in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line.

3. Subject to Section 3900 et. al. of the Municipal Code.

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4. Must not include product manufacture for general sale or distribution.

5. Use is not permitted in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted subject to obtaining approval of a Use Permit on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line.

6. Subject to Section 9117.12 of the Municipal Code.

7. Use requires approval of an Administrative Use Permit in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line.

8. Use requires approval of a Use Permit in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line.

9. Butchering is prohibited.

10. Subject to Section 3112 of the Municipal Code.

11. See development standards for applicable Zoning District for regulations on location and size of dwelling unit.

12. Storage of vehicles is prohibited.

13. Use is not permitted in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted subject to obtaining approval of a Use Permit on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line..

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EXHIBIT "8"

TABLE 2
USES PERMITTED WITHIN INDUSTRIAL DISTRICTS

LEGEND

P	=	PERMITTED
UP	=	PERMITTED SUBJECT TO OBTAINING APPROVAL OF A USE PERMIT
AUP	=	PERMITTED SUBJECT TO OBTAINING APPROVAL OF AN ADMINISTRATIVE USE PERMIT
TUP	=	PERMITTED SUBJECT TO OBTAINING APPROVAL OF A TEMPORARY USE PERMIT
NP	=	NOT PERMITTED

USE	C-I-C	C-I	L-M	P-M
MANUFACTURING USES				
Book binding and publishing	AUP	P	P	P
Beverage and bottling plants	NP	UP	UP	UP
Breweries and distillers	NP	UP	UP	UP
Cabinet & carpentry shops	P	P	P	P
Cement or concrete pipe and blocks	UP	UP	UP	P
Electronics and optical products: electrical and related parts; electrical appliances, motors and devices; radio, television, computer, and entertainment equipment	P	P	P	P
Food processing, including frozen foods	UP	UP	UP	UP
Furniture manufacturing and upholstery	P	P	P	P
Instruments: electronic and precision; medical and dental; timing and measuring; musical	P	P	P	P
Laboratories (chemical, dental, electrical, optical, mechanical, and medical)	P	P	P	UP
Machine shops	UP	UP	AUP	AUP
Manufacturing/assembly from previously prepared materials - apparel; crafts; jewelry; sporting goods; art materials; novelties; wire	P	P	P	P
Manufacturing of basic metals, chemicals, building materials, fabricated metals, textiles, paper & cardboard; machinery, transportation equipment	NP	UP	UP	P
Packing houses - not including meat and fowl packing plants	NP	UP	NP	UP

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USE	C-I-C	C-I	L-M	P-M
Pharmaceuticals: cosmetics, drugs, perfumes, toiletries, and soap	P	P	P	P
Pottery	AUP	AUP	AUP	P
Ready-mix concrete plant	NP	UP	UP	NP
Research and development	P	P	P	P
Sign manufacturing	P	P	P	AUP
COMMERCIAL SERVICE USES				
Ambulance services	NP	NP	AUP	AUP
Animal grooming	NP	NP	AUP	NP
Antennas (commercial broadcasting)	NP	NP	UP	UP
Appliance sales and service	NP	NP	P	P
Artist studios	P	P	NP	NP
Athletic/health clubs, gymnasiums, fitness centers, game courts	UP	AUP	AUP	AUP
Bicycle sales and repair	NP	NP	AUP	NP
Broadcast studios	AUP	AUP	AUP	AUP
Building/landscape maintenance services	AUP	P	P	AUP
Building materials	P/NP[1]	P/AUP[2]	P/AUP[3]	UP
Business services	NP	P	P	P
Butcher	NP	NP	AUP	NP
Carwash	NP	NP	AUP	NP
Catering services	NP	NP	P	AUP
Circus, carnivals, fairs	NP	NP	TUP	TUP
Cleaning services	P	P	P	NP
Computer services	NP	NP	P	AUP
Contractor's yards/storage	NP	NP	P/UP[4]	UP
Corporation or service yards	NP	UP[5]	UP[5]	UP
Dance and gymnastic studios	UP	NP	AUP	AUP
Delivery & mailing services and telegram offices	NP	NP	AUP	NP

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USE	C-I-C	C-I	L-M	P-M
Equipment sales, service and rental	NP	P	P	UP
Exterminators/fumigators, pest control services	NP	NP	P	UP
Feed stores/farm supply	NP	NP	P	UP
Floor & wall coverings, paint, glass stores, etc.	NP	NP	P	UP
Food preparation	NP	NP	P	UP
Gas distributors/containerized (propane, oxygen, etc.)	NP	UP	UP	NP
Gasoline service stations (full-serve and self-serve)	NP	UP[6]	UP[6]	NP
Laundry/dry cleaners: Cleaning plant only Cleaning plant with retail service	 NP NP	 AUP AUP	 P P	 UP NP
Newspaper and magazine printing & publishing	UP	P	P	P
Nurseries (plant) and garden supplies- retail	NP	NP	P	UP
Outdoor sales	NP	NP	UP	UP
Outdoor wholesale sales	NP	UP	UP	UP
Petroleum distribution plants where all tanks are completely underground	NP	UP	UP	UP
Photofinishing - wholesale (includes blueprinting, microfilming, etc.)	P	P	P	AUP
Photographic/film/video studios	UP	NP	UP	UP
Property management	NP	P	P	P
Recycling centers	NP	UP	NP	NP
Refuse hauling, septic tank & portable toilet services	NP	NP	AUP	NP
Repair services - household items (carpet cleaning, shoes, locksmiths)	NP	NP	P	AUP
Restaurants/eating places	AUP[7]	AUP[7]	AUP[7]	NP
RV storage - open	NP	NP	UP	NP
Second hand sales	NP	NP	P	NP
Sharpening services	P	P	P	NP
Shipping and trucking terminals	NP	UP	UP	UP
Skating rinks - roller, ice	UP	NP	UP	NP

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USE	C-I-C	C-I	L-M	P-M
Swap meets	NP	NP	UP	NP
Taxi/limo service	NP	NP	P	AUP
Television and video repair	P	P	P	NP
Tire recapping	NP	UP	UP	NP
Transportation Facilities - (railroad stations, bus terminals, parking lots)	UP	UP	UP	UP
Vehicle parts & accessories sales(tires, etc.)	P	P	P	NP
Vehicle repair & related services (body, brake, transmission, painting, muffler, sound, etc.)	UP	P	AUP	NP
Vehicle sales and rental - (autos, trucks, motorcycles, RV's, ATV's, trailers, farm equipment, boats, aircraft, mobile homes)	UP	P	UP	UP
Vehicle dismantling, scrap dealers, salvage, storage	NP	UP[8]	NP	NP
Vending machines	NP	NP	P	P
Veterinary hospitals and clinics; animal boarding, training	AUP	AUP	AUP	NP
Warehousing, mini-storage, moving & van lines services	NP	P	P	NP
Water well supplies	NP	P	P	NP
Water treatment services	NP	NP	P	AUP
Wholesale or mail order houses	P	P	P	AUP
OFFICE USES				
Administrative, general, and executive offices accessory to permitted uses	P	P	P	P
Offices - Contractors - Engineering/architect - Organizations (e.g. labor, trade)	P P P	P AUP UP	P AUP UP	P AUP NP
PUBLIC AND QUASI-PUBLIC USES				
Business, trade, recreational or other specialized school	UP	UP	UP	UP
Childcare	UP	NP	NP	UP
College or university	UP	UP	UP	UP

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USE	C-I-C	C-I	L-M	P-M
Government corporation yards	NP	P	P	NP
Public buildings - fire or police stations	P	P	P	P
Public assembly facilities (community meeting rooms, auditoriums, halls)	UP	NP	UP	NP
Utility company- Corporation yards Engineering/Administration offices Substations	 NP P P	 P P P	 P UP P	 UP NP UP
AGRICULTURAL USES				
Row crops	NP	NP	P	P
Greenhouses	NP	NP	UP	UP
Processing, packaging, and freezing - not including meat and fowl packing plants	P	P	P	NP
ACCESSORY USES				
Cafeterias serving employees of permitted use	AUP	AUP	AUP	UP
Caretaker's quarters	AUP	AUP	AUP	AUP
OTHER UNCLASSIFIED USES				
Building that exceeds 1 story or 18 feet in height if located 100 feet or less from a residential district boundary	UP	UP	UP	UP
Uses similar to, and no more objectionable to permitted or conditional uses identified above, as determined by the Planning Commission	UP	UP	UP	UP

1. Permitted use when conducted within a building. Outside storage or yards not permitted.

2. Permitted use when conducted within a building. Use Permit is required for outside yards conducted within a solid fence (minimum six (6) feet, maximum eight (8) feet in height) and all materials stacked below the top of the fence.

3. Permitted use when conducted within a building or if outside yard is wholly enclosed by a solid six (6) foot fence and all materials are stacked below the top of the fence. Use Permit is required when the height of stacked materials exceed the top of the fence. Permitted height of stacks is set as a condition of approval.

4. Permitted use when yard is wholly enclosed by a solid six (6) foot fence and all materials are stacked below the top of the fence. Use Permit is required when the height of stacked materials exceed the top of the fence. Permitted height of stacks is set as a condition of approval.

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5. Must be completely enclosed by a solid six (6) foot fence. Permitted height of related materials stacks to be set as a condition of approval.

6. Must be designed to serve the industrial area exclusively.

7. Must be designed to serve the industrial area exclusively.

8. Must be completely enclosed by a solid eight (8) foot fence and all related materials stacked below the top of the fence.

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ORDINANCE NO. 97-2

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH AMENDING ARTICLE IX, CHAPTER 1 OF THE MUNICIPAL CODE TO ADD REGULATIONS FOR HIGH OCCUPANCY RESIDENTIAL USES

WHEREAS, it is desirable to promote the quality of life in low density residential neighborhoods by ensuring that dwellings provide adequate support facilities; and

WHEREAS, the City of Grover Beach has identified these support facilities; and

WHEREAS, the City Council of the City of Grover Beach finds that the high occupancy residential use regulations are consistent with the City's General Plan by preserving low density residential neighborhoods.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Grover Beach as follows:

SECTION 1: Section 9137.15.1 shall be added to Article IX, Chapter 1, of the City Municipal Code as follows:

"**Sec. 9137.15.1 High Occupancy Residential Use Regulations**
This Section is intended to promote the quality of life in low-density residential neighborhoods by ensuring that dwellings provide adequate support facilities.

(A) General Requirements:

(1) Applicability: A high occupancy residential use is allowed in the R-A, C-R-A, R-1, C-R-1, and C-P-R-1 Districts subject to the development standards set forth in subsection (B), below.
(2) Relation to District standards: Where this chapter does not contain a particular type of standard or procedure, conventional zoning standards shall apply.
(3) Nothing in this section prohibits applicants from requesting exceptions or variances from the strict interpretation of Zoning Regulations to the extent allowed by said regulations for any use.

(B) Development Standards: Upon approval of an Administrative Use Permit, as described in Section 9144.2, a high occupancy residential use may be established with occupancy of six or more adults. The purpose of the Administrative Use Permit is to ensure compliance with the development standards described below, and to ensure the compatibility of the use at particular locations.

(1) The dwelling must contain a minimum 300 square feet of gross floor area, less garage area, per adult.
(2) The parking requirement shall be the greater of: a) The number of spaces required for dwellings as described in Section 9138.1 OR b) one off-street parking space per adult occupant, less one.
(3) The parking of two vehicles within a required front yard or setback is allowed.
(4) Each required parking space shall be of an all-weather surface and have dimensions as described in Section 9138.3.

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(5) Upon approval of the Community Development Director, parking spaces may be provided in tandem. No more than two areas of tandem parking shall be allowed.
(6) There shall be a minimum of one bathroom provided for every three adult occupants.
(7) The dwelling must meet all current building, health, safety and fire codes and have been built with all required permits. An inspection by the Grover Beach Fire Department shall be required as part of the Administrative Use Permit process. The applicant is responsible for the cost of the fire inspection.

(C) Permit Requirement: For high occupancy residential uses with six or more adult occupants, the applicant shall apply for and obtain an Administrative Use Permit as described in the Zoning Regulations. The applicant shall submit and certify the following information as part of the application for an Administrative Use Permit:

(1) Address of dwelling.
(2) A site plan which shows:
  (a) the entire boundary of the site as well as adjacent structures within 20 feet.
  (b) the number and location of off-street parking spaces.
  (c) the gross floor area of the dwelling in square feet.
  (d) the floor plan for the dwelling with the rooms clearly labeled.
(3) The number of proposed adult occupants.
(4) Property owner's signature.
(5) Any other information deemed necessary by the Community Development Director.

(D) Periodic Review and Enforcement:

(1) High occupancy residential uses shall be reviewed annually to insure compliance with the provisions of this section. It shall be the responsibility of the property owner to initiate the annual review and pay applicable fees. The review shall be conducted in the same manner as the processing of Administrative Use Permits.
(2) Violation of any of the provisions of this Section shall be the basis for enforcement action by the City which may include revocation of a previously approved Administrative Use Permit.

(E) Existing High Occupancy Residential Uses: High occupancy residential uses in existence on the effective date of the adoption of this Section shall comply with the above requirements according to the following schedule:

(1) Documented expenditures have been made to the dwelling that are related to the high occupancy residential use and exceed $5,000.00 in value, as determined by the Community Development Director - One (1) year.
(2) Documented expenditures have been made to the dwelling that are related to the high occupancy residential use and are valued between $0 and $5,000.00, as determined by the Community Development Director - Six (6) months."

SECTION 2: Section 9148.2 of Article IX, Chapter 1, shall be amended to include the following definitions, arranged alphabetically:

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"**Adult:** A person 18 years of age and older."

"**High Occupancy Residential Use:** Any dwelling, other than a residential care facility as defined in Section 9148.2 of this code or a group home operated by a non-profit organization for the elderly, disabled, single parents, or battered spouses, in the R-A, C-R-A, R-1, C-R-1, or C-P-R-1 Zoning Districts when the occupancy of the dwelling consists of six or more adults."

"**Tandem parking:** The arrangement of parking where no more than two cars are arranged in tandem, one in front of the other."

SECTION 3: The City Council has considered the environmental initial study and draft Negative Declaration, and has adopted Resolution No. 97-7, which finds that the project will not have a significant effect on the environment.

SECTION 4: This Ordinance shall be in full force and effect thirty (30) days after its passage. Based on the length of the ordinance, it is not feasible to prepare a fair and adequate summary of this ordinance. A one-quarter page display advertisement indicating the general nature of and providing information about the ordinance shall be published in a newspaper of general circulation within the City 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.

INTRODUCED at a regular meeting of the City Council held on February 3, 1997 and **PASSED** and **ADOPTED** by the City Council on February 18, 1997, on the following roll call vote, to-wit:

AYES:	Council Members Gates, Santos, Arnoldsen, and Mayor Reed
NOES:	None
ABSENT:	Council Member Keith
ABSTAIN:	None

MAYOR REED

ATTEST:

PATRICIA A. PEREZ, CITY CLERK

APPROVED AS TO FORM:

JAMES F. RUPP, JR., CITY ATTORNEY

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ORDINANCE NO. 96-1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH ADOPTING THE 1996 ZONING REGULATIONS REPLACING CHAPTER 1 OF ARTICLE IX OF THE MUNICIPAL CODE IN ITS ENTIRETY

WHEREAS, on December 7, 1992 and October 4, 1993, the City of Grover Beach updated the Land Use and Housing Elements of the General Plan; and

WHEREAS, Section 65800 of the California Government Code provides for the adoption of zoning laws, ordinances, rules, and regulations by all cities and counties; and

WHEREAS, Section 65860 of the California Government Code directs that a city's zoning ordinance must be consistent with its General Plan; and

WHEREAS, Section 65850 of the California Government Code provides for the adoption of ordinances by any county or city that regulate the use of buildings, structures, and land; signs and billboards; location, height, bulk, number of stories, and size of building and structures; size and use of lots, yards, courts, and other open spaces; percentage of a lot which may be occupied by a building or structure; or intensity of land use; and

WHEREAS, Section 65850 of the California Government Code provides for the adoption of ordinances by any county or city that establish requirements for off-street parking and loading; establish and maintain building setback lines; or create civic districts around civic centers, public parks, public buildings, or public grounds and establish regulations for those districts; and

WHEREAS, a comprehensive update of the Zoning Ordinance has not occurred since 1975; and

WHEREAS, public participation in the development of the updated Zoning Regulations included holding workshops with the Planning Commission and publishing an 1/8 page public hearing notice in the newspaper; and

WHEREAS, duly noticed public hearings were held by the Planning Commission of the City of Grover Beach on February 13, March 12, and March 27, 1996 at which all interested persons were given the opportunity to be heard; and

WHEREAS, duly noticed public hearings were held by the City Council of the City of Grover Beach on May 6, May 20, and July 1, 1996 at which all interested persons were given the opportunity to be heard; and

WHEREAS, the City Council has adopted Resolution No. 96-37 adopting a Negative Declaration relating to the 1996 Zoning Regulations; and

WHEREAS, the City Council has reviewed and considered the information and public testimony presented at the public hearings and in the proposed documents and staff reports.

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THE CITY COUNCIL OF THE CITY OF GROVER BEACH DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Chapter 1 of Article IX of the Grover Beach Municipal Code is hereby repealed in its entirety.

SECTION 2: A new Chapter 1 of Article IX relating to Zoning Regulations is hereby adopted as set forth in Exhibit "A" and incorporated herein by reference as part of this document.

SECTION 3: The City Council hereby finds as follows:

1. The 1996 Zoning Regulations are necessary to protect the public health, safety, or welfare and are in the best interests of the City of Grover Beach.

2. Each part of the Zoning Ordinance was reviewed for internal consistency with the entire Municipal Code and revised as necessary.

3. All changes to the Zoning Map were made to maintain consistency with the General Plan Land Use Element adopted on December 7, 1992.

4. Areas that were changed from R-A (RESIDENTIAL AGRICULTURE) to R-A-AG (RESIDENTIAL AGRICULTURE WITH AGRICULTURAL COMBINING DISTRICT) were revised to be consistent with the agricultural combining designation in the South Grover Beach Neighborhood Plan of the Land Use Element of the General Plan.

5. Areas that were changed from R-A (RESIDENTIAL AGRICULTURE) to P-M-AG (PLANNED MANUFACTURING WITH AGRICULTURAL COMBINING DISTRICT) were revised to be consistent with the general plan designation in the South Grover Beach Neighborhood Plan of the Land Use Element of the General Plan.

6. Areas that were changed from R-A (RESIDENTIAL AGRICULTURE) to P-F (PUBLIC FACILITIES) were revised to make the Zoning District consistent with the existing use on the parcel.

7. Areas that were changed from R-A (RESIDENTIAL AGRICULTURE) to R-A-F-P (RESIDENTIAL AGRICULTURE WITH FLOOD PLAIN COMBINING DISTRICT) were revised to reflect the FEMA flood insurance maps.

8. Areas that were changed from R-1 (SINGLE FAMILY RESIDENTIAL) to P-F (PUBLIC FACILITIES) were revised to make the Zoning District consistent with the existing use on the parcel (such as a school or park).

9. Areas that were changed from R-1 (SINGLE FAMILY RESIDENTIAL) to O (OPEN SPACE) were revised to make the Zoning District consistent with the existing uses of the parcel.

10. Areas that were changed from R-1 (SINGLE FAMILY RESIDENTIAL) to O-F-P (OPEN SPACE WITH FLOOD PLAIN COMBINING DISTRICT) were revised to make the

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Zoning District consistent with the existing uses of the parcel and to reflect the FEMA flood insurance maps.

11. Areas that were changed from C-P-R-1 (COASTAL PLANNED SINGLE FAMILY RESIDENTIAL) to C-O (COASTAL OPEN SPACE) were revised to make the Zoning District consistent with the existing uses of the parcel.

12. Areas that were changed from C-P-R-1 (COASTAL PLANNED SINGLE FAMILY RESIDENTIAL) to C-O-F-P (COASTAL OPEN SPACE WITH FLOOD PLAIN COMBINING DISTRICT) were revised to make the Zoning District consistent with the existing uses of the parcel and to reflect the FEMA flood insurance maps.

13. Areas that were changed from C-P-C (COASTAL PLANNED COMMERCIAL) to C-O-F-P (COASTAL OPEN SPACE WITH FLOOD PLAIN COMBINING DISTRICT) were revised to make the Zoning District consistent with the existing uses of the parcel and to reflect the FEMA flood insurance maps.

14. Areas that were changed from R-2 (DUPLEX RESIDENTIAL) to P-F (PUBLIC FACILITIES) were revised to make the Zoning District consistent with the existing use on the parcel or to be consistent with the general plan designation.

15. Areas that were changed from R-3 (MULTIPLE RESIDENTIAL) to P-F (PUBLIC FACILITIES) were revised to make the Zoning District consistent with the existing use on the parcel or to be consistent with the general plan designation.

16. Areas that were changed from R-3 (MULTIPLE RESIDENTIAL) to R-2 (DUPLEX RESIDENTIAL) were revised to make the Zoning District consistent with the general plan designation and existing uses or densities on the parcel or surrounding area.

17. Areas that were changed from R-3 (MULTIPLE RESIDENTIAL) to C-N (NEIGHBORHOOD COMMERCIAL) were revised to make the Zoning District consistent with the general plan designation and existing uses or densities on the parcel or surrounding area.

18. Areas that were changed from R-3 (MULTIPLE RESIDENTIAL) to M-U (MIXED USE DEVELOPMENT) were revised to make the Zoning District consistent with the general plan designation.

19. Areas that were changed from H-C (HIGHWAY COMMERCIAL) to P-F (PUBLIC FACILITIES) were revised to make the Zoning District consistent with the existing use on the parcel or to be consistent with the general plan designation.

20. Areas that were changed from H-C (HIGHWAY COMMERCIAL) to M-U (MIXED USE DEVELOPMENT) were revised to make the Zoning District consistent with the general plan designation.

21. Areas that were changed from H-C (HIGHWAY COMMERCIAL) to C-V (VISITOR SERVICES) were revised to make the Zoning District consistent with the general plan designation.

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22. Areas that were changed from C-H-C (COASTAL HIGHWAY COMMERCIAL) to R-2 (DUPLEX RESIDENTIAL) were revised to make the Zoning District consistent with the general plan designation and existing uses or densities on the parcel or surrounding area.

23. Areas that were changed from C-H-C (COASTAL HIGHWAY COMMERCIAL) to C-C-V (COASTAL VISITOR SERVICES) were revised to make the Zoning District consistent with the general plan designation.

24. Areas that were changed from C-P (PROFESSIONAL OFFICE) to P-F (PUBLIC FACILITIES) were revised to make the Zoning District consistent with the existing use on the parcel or to be consistent with the general plan designation.

25. Areas that were changed from C-P (PROFESSIONAL OFFICE) to M-U (MIXED USE DEVELOPMENT) were revised to make the Zoning District consistent with the general plan designation.

26. Areas that were changed from C-N (NEIGHBORHOOD COMMERCIAL) to R-3 (MULTIPLE RESIDENTIAL) were revised to make the Zoning District consistent with the general plan designation and existing uses or densities on the parcel or surrounding area.

27. Areas that were changed from C-N (NEIGHBORHOOD COMMERCIAL) to C-N-D-#8 (NEIGHBORHOOD COMMERCIAL WITH DESIGN DEVELOPMENT COMBINING DISTRICT) were revised to provide special use and development standards as set forth in the Land Use Element of the General Plan.

28. Areas that were changed from C-B-D (CENTRAL BUSINESS DISTRICT) to C-V (VISITOR SERVICES) were revised to make the Zoning District consistent with the general plan designation.

29. Areas that were changed from C-I (COASTAL INDUSTRIAL) to C-C-V (COASTAL VISITOR SERVICES) were revised to make the Zoning District consistent with the general plan designation.

30. Areas that were changed from C-I (COASTAL INDUSTRIAL) to C-R-2 (COASTAL RESIDENTIAL) were revised to make the Zoning District consistent with the general plan designation.

31. Areas that were changed from C-I (COASTAL INDUSTRIAL) to C-R-1 (COASTAL SINGLE FAMILY RESIDENTIAL) were revised to make the Zoning District consistent with the general plan designation.

32. Areas that were changed from C-I (COASTAL INDUSTRIAL) to C-I-C (COASTAL INDUSTRIAL COMMERCIAL) were revised to make the Zoning District consistent with the recommendations of the land use study completed for the Beckett/ Front Street area.

33. Areas that were changed from M (INDUSTRIAL) to R-1 (SINGLE FAMILY

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RESIDENTIAL) were revised to make the Zoning District consistent with the general plan designation.

34. Areas that were changed from M (INDUSTRIAL) to P-F (PUBLIC FACILITIES) were revised to make the Zoning District consistent with the existing use on the parcel.

35. Areas that were changed from C-M (COMMERCIAL MANUFACTURING) to C-P-D-#9 (PROFESSIONAL OFFICE WITH DESIGN DEVELOPMENT COMBINING DISTRICT) were revised to provide special use and development standards as set forth in the Land Use Element of the General Plan.

36. Areas that were changed from H-S (HIGHWAY SERVICE) to P-C (PLANNED COMMERCIAL) were revised to make the Zoning District consistent with the general plan designation.

37. Areas that were changed from M-H (MOBILEHOME) to M-H-F-P (MOBILEHOME WITH FLOOD PLAIN COMBINING DISTRICT) were revised to reflect the FEMA flood insurance maps.

38. Areas that were changed from C-S-F (COASTAL SECONDARY FLOOD PLAIN) to C-P-C (COASTAL PLANNED COMMERCIAL) were revised to reflect the FEMA flood insurance maps and to make the Zoning District consistent with the general plan designation.

39. Areas that were changed from S-F (SECONDARY FLOOD PLAIN) to R-A-F-P (RESIDENTIAL AGRICULTURE WITH FLOOD PLAIN COMBINING DISTRICT) were revised to make the Zoning District consistent with the general plan designation and to reflect the FEMA flood insurance maps.

40. Areas that were changed from S-F (SECONDARY FLOOD PLAIN) to O-F-P (OPEN SPACE WITH FLOOD PLAIN COMBINING DISTRICT) were revised to make the Zoning District consistent with the general plan designation and to reflect the FEMA flood insurance maps.

41. Areas that were changed from S-F (SECONDARY FLOOD PLAIN) to P-C (PLANNED COMMERCIAL) were revised to make the Zoning District consistent with the general plan designation and to reflect the FEMA flood insurance maps.

42. Areas that were changed from O (OPEN SPACE) to P-F (PUBLIC FACILITIES) were revised to make the Zoning District consistent with the existing use on the parcel (such as a park).

43. Areas that were changed from C-G-C (COASTAL GOLF COURSE) to C-P-C (COASTAL PLANNED COMMERCIAL) were revised to make the Zoning District consistent with the general plan designation.

ExD, p 5
GRD
LCP 1-98

44. The MIXED USE (M-U) District will provide for the long-term redevelopment of existing mobilehome parks and surrounding areas in accordance with the Land Use Element's Grand Corridor Neighborhood Plan.

45. The VISITOR SERVICES (C-V) and COASTAL VISITOR SERVICES (C-C-V) Districts will provide services for visitors who require restaurants, gifts, mementos, and gas stations.

46. The SHOPPING CENTER (C-S) District will provide for the basic retail shopping needs of the community.

47. The PLANNED COMMERCIAL (P-C) District will provide for visitor-serving uses in a sensitive area requiring planned development.

48. The LIGHT MANUFACTURING (L-M) and COASTAL INDUSTRIAL (C-I) Districts will provide areas for primarily small-scale manufacturing or commercial service uses. Design and site development standards are included that implement the Land Use Element's South Grover Beach Neighborhood Plan.

49. The COASTAL INDUSTRIAL COMMERCIAL (C-I-C) District will provide areas for custom and light manufacturing and assembly, and commercial recreation and child care as directed by the City Council during the 1995 C-I Zone Land Use Study.

50. The PLANNED MANUFACTURING (P-M) District will provide for larger manufacturing, wholesaling or industrial uses. Design and site development standards are included that implement the Land Use Element's South Grover Beach Neighborhood Plan.

51. The PUBLIC FACILITIES (P-F) District provides areas for public services and facilities in accordance with Policy 9.2 of the Land Use Element.

52. The AGRICULTURE COMBINING (AG) District will protect existing agricultural land uses as set forth in the Land Use Element's South Grover Beach Neighborhood Plan.

53. The preponderance of second hand stores within Grover Beach in the past three years necessitate regulations that limit their concentration. These regulations are consistent with Goals 2.2 and 2.5 of the Land Use Element, which call for providing a diverse economic base for the community and offering a wide variety of products and services.

54. Additional development standards for mini-warehouses are needed that provide for adequate landscaping, parking, and on-site circulation system. These standards implement Goals 1.2 and 1.8 of the Land Use Element, which call for a physically safe environment and projects that are at a human scale.

55. Additional design and site development standards for industrial developments contained in the L-M, P-M, C-I-C, and C-I Districts implement Policies 7.1 and 7.3 of the Land Use Element.

56. Outdoor private use area standards for the R-2, C-R-2, R-3, and C-R-3 Districts implement Land Use Element Program 5.1.1.

57. Convenience stores are intensive operations that require special development standards to protect surrounding residential areas from parking, lighting, noise, and litter impacts.

Exd, p6
GRB
LCP 1-98

58. Parking design standards have been revised to be consistent with Land Use Element Programs 6.1.6, 6.4.6, 7.1.2, and 7.3.7, and Housing Element Program 1.3.4.

59. Mobilehome parks will be allowed in residential districts subject to obtaining approval of a Use Permit in accordance with Housing Element Program 1.2.1 and Government Code Section 65852.7.

60. Boarding houses operating in single family residential districts (R-1, C-R-1, C-P-R-1) generate excessive noise, parking, and traffic impacts that are not normally associated with these quiet neighborhoods. These impacts are detrimental to the community's health and welfare and are a nuisance to the residents in the neighborhood.

SECTION 4: This ordinance shall be in full force and effect thirty (30) days after its passage. Based on the length of the ordinance, it is not feasible to prepare a fair and adequate summary of this ordinance. A one-quarter page display advertisement indicating the general nature of and providing information about the ordinance shall be published in a newspaper of general circulation within the City 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.

INTRODUCED at a regular meeting of the City Council held on July 1, 1996 and **PASSED** and **ADOPTED** by the City Council on July 15, 1996, on the following roll-call vote, to wit:

AYES:	Munroe, Gates, Forister, Hamilton, Mayor Arnoldsen
NOES:	None
ABSENT:	None
ABSTAIN:	None

RONALD ARNOLDSEN, MAYOR

ATTEST:

PATRICIA A. PEREZ, CITY CLERK

APPROVED AS TO FORM:

JAMES F. RUPP, JR., CITY ATTORNEY

Ex D, p7
GRB LCP 1-98

RESOLUTION NO. 96-36

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH APPROVING APPLICATION 96-011

WHEREAS, the City of Grover Beach adopted an updated Land Use Element of the Grover Beach General Plan on December 7, 1992; and

WHEREAS, the West Grand Avenue Visitor Service District of the Grand Corridor Neighborhood Plan contained in the Land Use Element of the General Plan states "that a Zoning Ordinance and review and amendment be accomplished so that, excepting full-service gas stations, no new auto service related land uses be allowed;" and

WHEREAS, there is a need for other types of gas stations in this visitor-serving area of the City, including, self-service gasoline stations and combination gasoline station/mini-marts; and

WHEREAS, a duly noticed public hearing was held by the City Council of the City of Grover Beach on May 6, 1996 at which all interested persons were given the opportunity to be heard; and

WHEREAS, the City Council at its meeting of even date herewith adopted a Resolution recommending adoption of a Negative Declaration for Application No. 96-011; and

WHEREAS, the City Council has reviewed and considered the information and public testimony presented at the public hearing and in the staff report.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Grover Beach does hereby approve Application 96-011, an amendment to page B-2 of the Grand Corridor Neighborhood Plan of the Land Use Element of the General Plan, by adding the highlighted text and deleting the struck-out text shown in Exhibit A.

On motion by Council Member Gates, seconded by Council Member Munroe, and on the following roll-call vote, to wit:

AYES:	Council Members Gates, Munroe, Hamilton, Forister, and Mayor Arnoldsen
NOES:	None
ABSENT:	None
ABSTAIN:	None

the foregoing RESOLUTION NO. 96-36 was ADOPTED on this 6th day of May, 1996.

MAYOR ARNOLDSEN

ATTEST:

PATRICIA A. RISOLDI, CITY CLERK

Ex E
GRB LCP 1-98

EXHIBIT 'A'

NEIGHBORHOOD CONCERNS AND POTENTIAL SOLUTIONS:

*** The neighborhood lacks a strong identity.**

The neighborhood may capitalize upon its central location between the beach visitor area and the Central Business District if there are more public activities such as art, craft, antique, animal, gun and specialty shows, nature hikes, sing-a-long bonfires, camera shoots, butterfly and bird counts, music and dance concerts, community festivals, parades, and events which make the area interesting twelve months a year. These visitor attractions may have to be created and supported by tourist-dependent and oriented businesses.

The neighborhood may also capitalize from increased visitors generated by a destination resort and conference facilities created in the beach area, or by any other beach area activities and programs designed to educate people about the ocean and beach habitats and environments.

Lodging providers can provide shuttle services to and from events and attractions in the beach area, Central Business District, and within the neighborhood such as restaurants.

*** Some neighborhood uses are not visitor oriented or serving, and diminish the attractiveness of the area for visitors to use.**

The zoning ordinance could be reviewed and amended to provide for the elimination of permitted and use permit uses which do not directly serve visitors or support the intent and purpose of the district.

That a zoning ordinance review and amendment be accomplished so that, excepting ~~full-service~~ gasoline service stations, no new auto service related land uses be allowed and that all existing auto service related land uses be phased out over a period of time.

*** Some neighborhood properties will not adequately serve a tourist service or commercial use when their current non-conforming uses end. Their conversion to commercial developments could be detrimental to neighboring residential properties.**

The zoning map should be amended to provide for the transfer of all Coastal Highway Commercial properties north of Las Tiendas shopping center between North Second and Third Streets to medium-density residential.

*** A single-ownership 30,000 square foot Grand Avenue property between Sixth and Seventh Streets is divided by zoning districts so as to make a development on the site difficult.**

The zoning map should be amended to provide for the transfer of all commercially-zoned properties in the Grand Avenue/North Sixth to North Seventh Streets block to the visitor serving/commercial district so as to eliminate the zoning division of the Grand Avenue parking lot and building.

*** The neighborhood, as a whole, lacks strong visual interest and appeal for the visitor in comparison with other competitive tourist and visitor centers in the region.**

A design plan, complementing the Central Business District design theme, may be prepared and adopted for this area which would support the goals of the neighborhood plan and which could help entice visitors into this Grover Beach business district from other regional visitor areas.

Ex E
GRB LCP 1-98

RESOLUTION NO. 92-16

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVER CITY AMENDING A PORTION OF THE CITY'S CERTIFIED TOTAL LOCAL COASTAL PROGRAM RELATING TO THE ALLOWED WIDTH OF NORTH FOURTH STREET

WHEREAS, the paved width of North Fourth Street from Grand Avenue to the Coastal Zone Boundary is fifty-six feet, and

WHEREAS, the paved width of North Fourth Street within the City of Pismo Beach, within the Coastal Zone, as it crosses the wetlands is fifty-two feet and remains that width until the coterminous City Limits of Grover City and Pismo Beach, and

WHEREAS, the section of North Fourth Street in question is not in a wetlands area, but rather uplands, and

WHEREAS, Sections 30,233, 30,240, and 30,607.1 of the Public Resources Code simply are not applicable at this point in time, and

WHEREAS, this section of North Fourth Street has become a traffic bottle neck on this arterial road, and

WHEREAS, on March 2, 1992 the City Council did conduct a duly noticed Public Hearing.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Grover City DOES HEREBY amend a portion of the City's Certified Total Local Coastal Program as specified in the attached Exhibit "A".

On motion by Council Member Gates, seconded by Council Member Keith, and on the following roll-call vote, to wit:

AYES:	Council Members Gates, Keith, Munroe, Forister and Mayor Comstock
NOES:	None
ABSENT:	None
ABSTAIN:	None

the foregoing RESOLUTION NO. 92-16 was PASSED AND APPROVED on this 2nd day of March, 1992.

Chuck Comstock
MAYOR

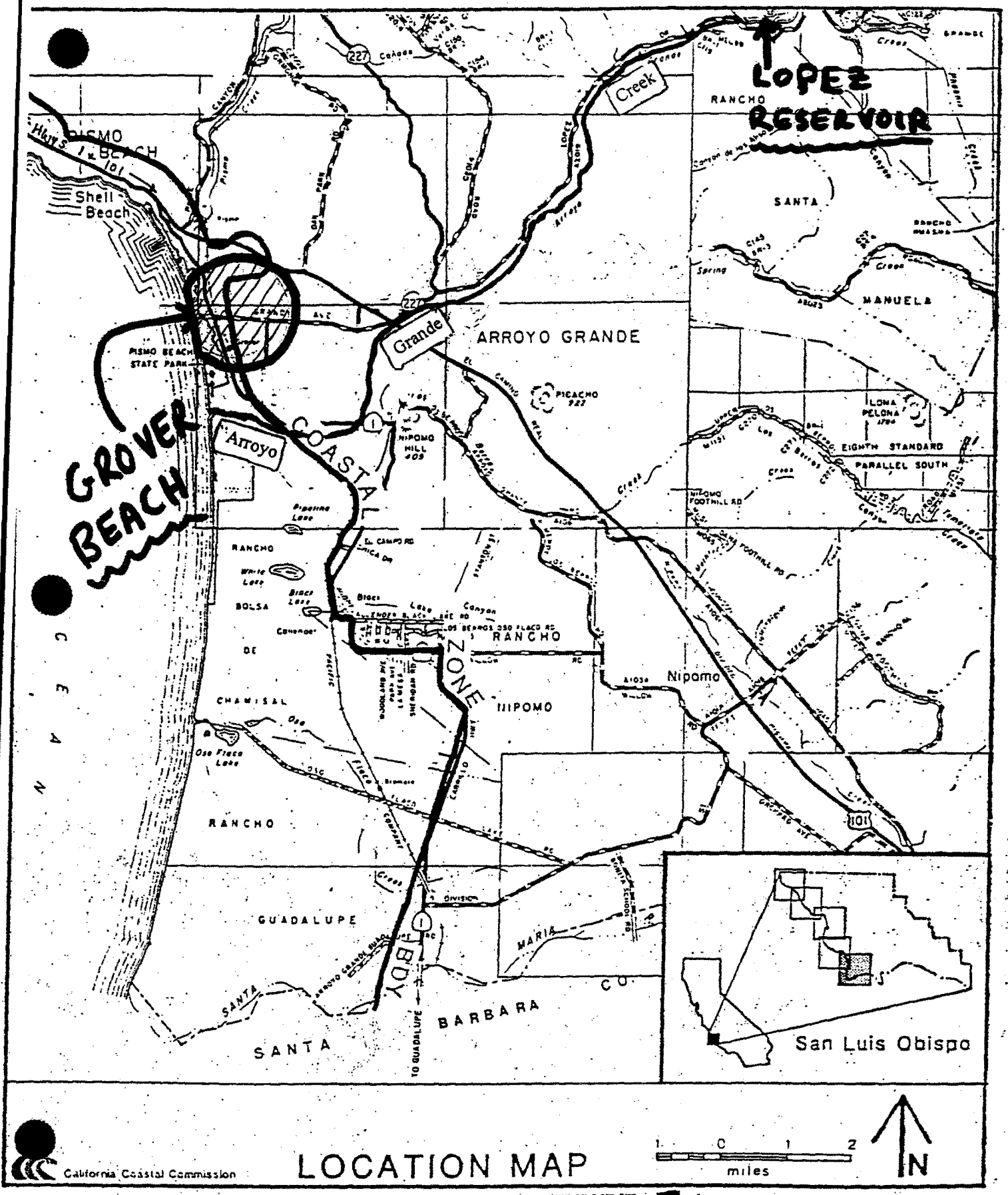
ATTEST:

Patricia A. Risoldi
CITY CLERK

I, Patricia A. Risoldi, City Clerk for the City of Grover City, do hereby certify that this is a true and correct copy of Resolution No. 92-16 which was adopted by the City Council on March 2, 1992.

Patricia A. Risoldi
PATRICIA A. RISOLDI, CITY CLERK

Ex F
GRB LCP 1-98



California Coastal Commission

LOCATION MAP

1 0 1 2 miles

N

County of San Luis Obispo

EXHIBIT J 1
GRB LCP 1-98

Sheet 5 of 5

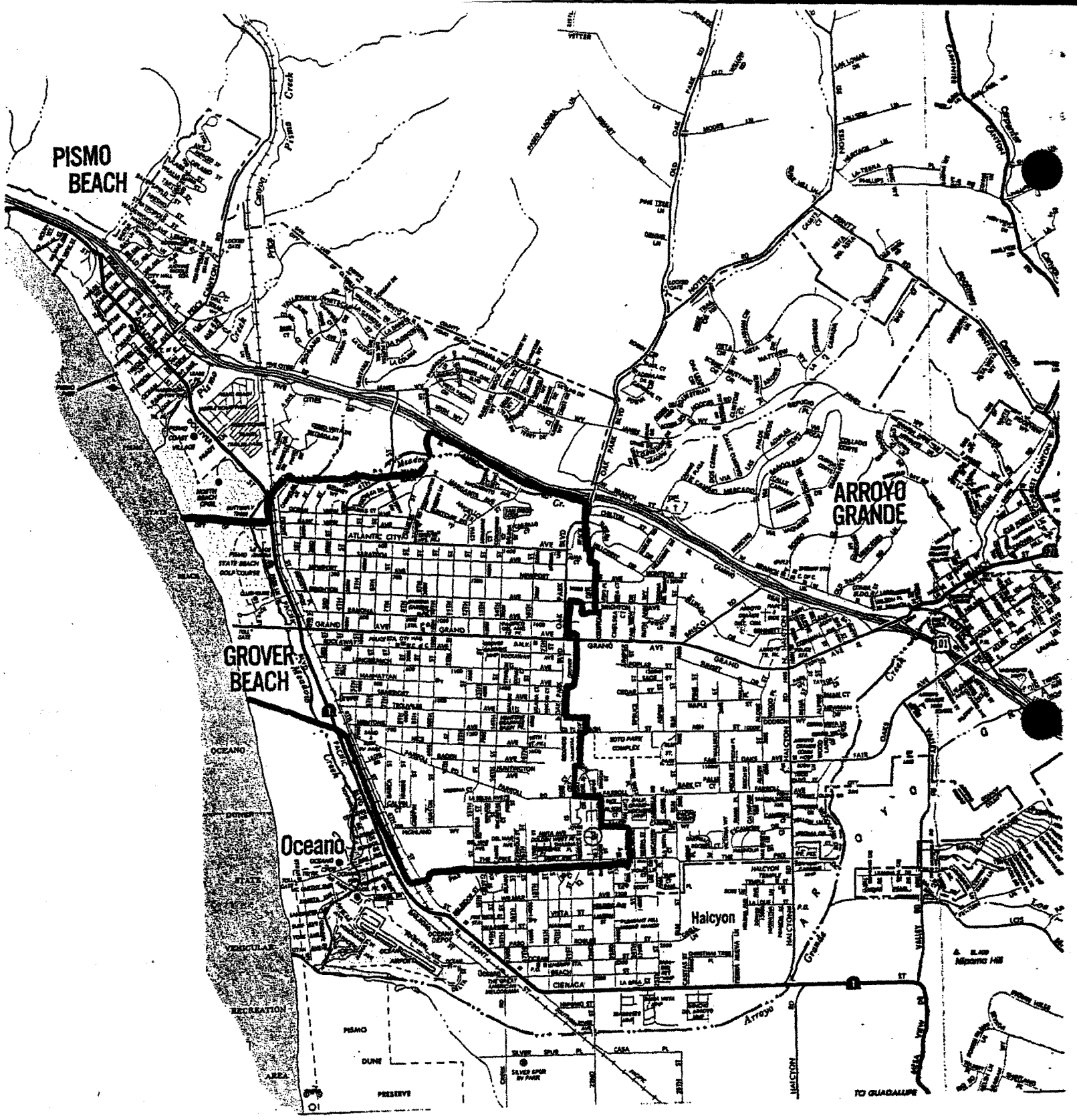
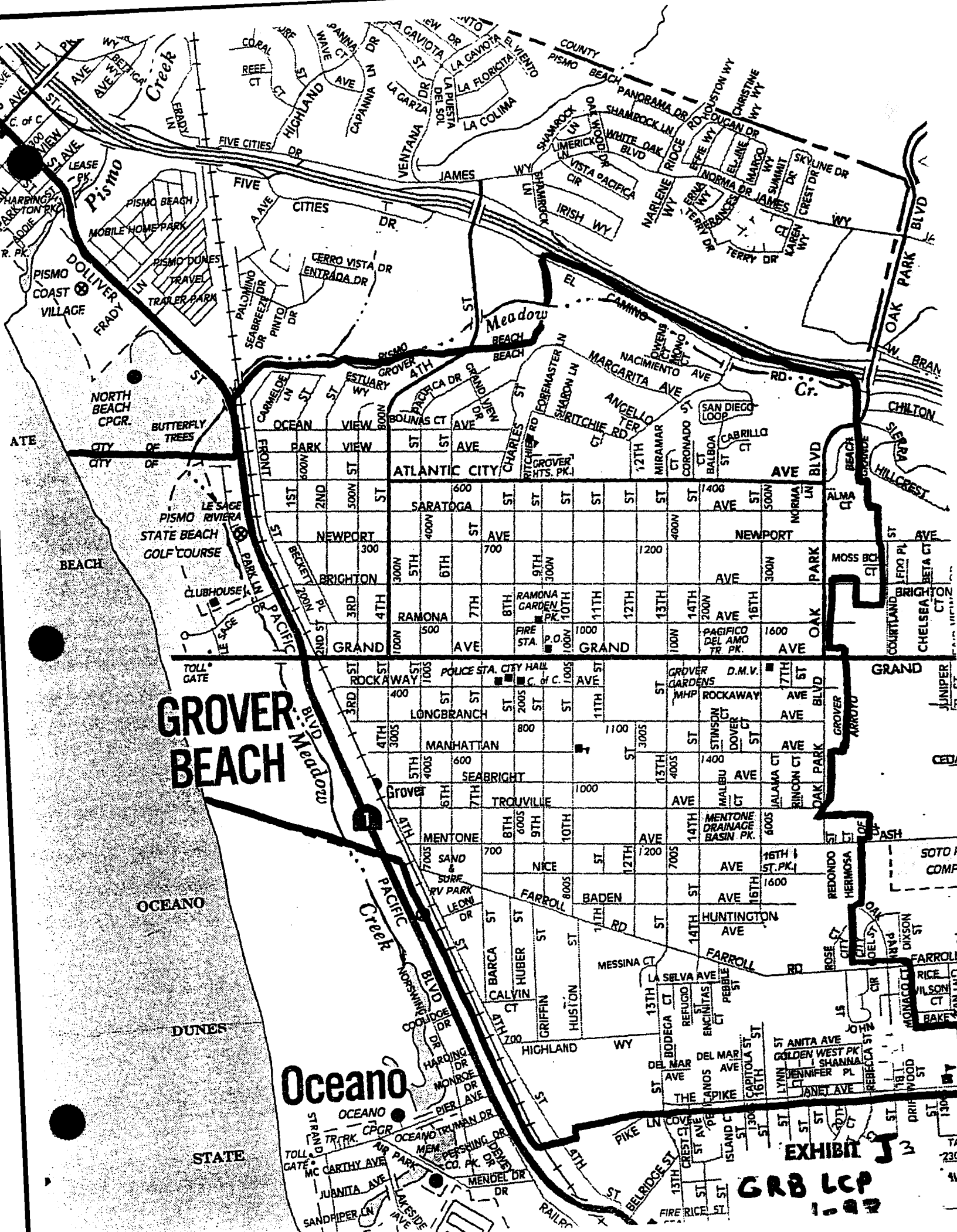


EXHIBIT J2

GRB LCP 1-98


GROVER BEACH
Oceano
Pismo
Meadow
Creek
PACIFIC
COUNTY
PISMO BEACH
FIVE CITIES DR
JAMES WY
EL CAMINO
OAK PARK BLVD
ATLANTIC CITY AVE
GRAND AVE
NEWPORT AVE
BRIGHTON
RAMONA AVE
ROCKAWAY AVE
LONGBRANCH
MANHATTAN
SEABRIGHT
TROUVILLE
MENTONE
NICE
BADEN
HUNTINGTON AVE
HIGHLAND WY
PISMO BEACH MOBILE HOME PARK
PISMO DUNES TRAVEL TRAILER PARK
PISMO COAST VILLAGE
NORTH BEACH CPGR.
BUTTERFLY TREES
LE SAGE RIVIERA
STATE BEACH GOLF COURSE
CLUBHOUSE
TOLL GATE
POLICE STA. CITY HALL
GROVER GARDENS MHP
D.M.V.
RAMONA GARDEN PK.
FIRE STA.
P.O.
PACIFICO DEL AMO TR. PK.
MENTONE DRAINAGE BASIN PK.
SAND & SURE RV PARK
16TH ST. PK.
OCEANO
OCEANO TR. PK. CPGR
OCEANO MEM. CO. PK.
AIR PARK
STATE
DUNES
EXHIBIT J
GRB LCP

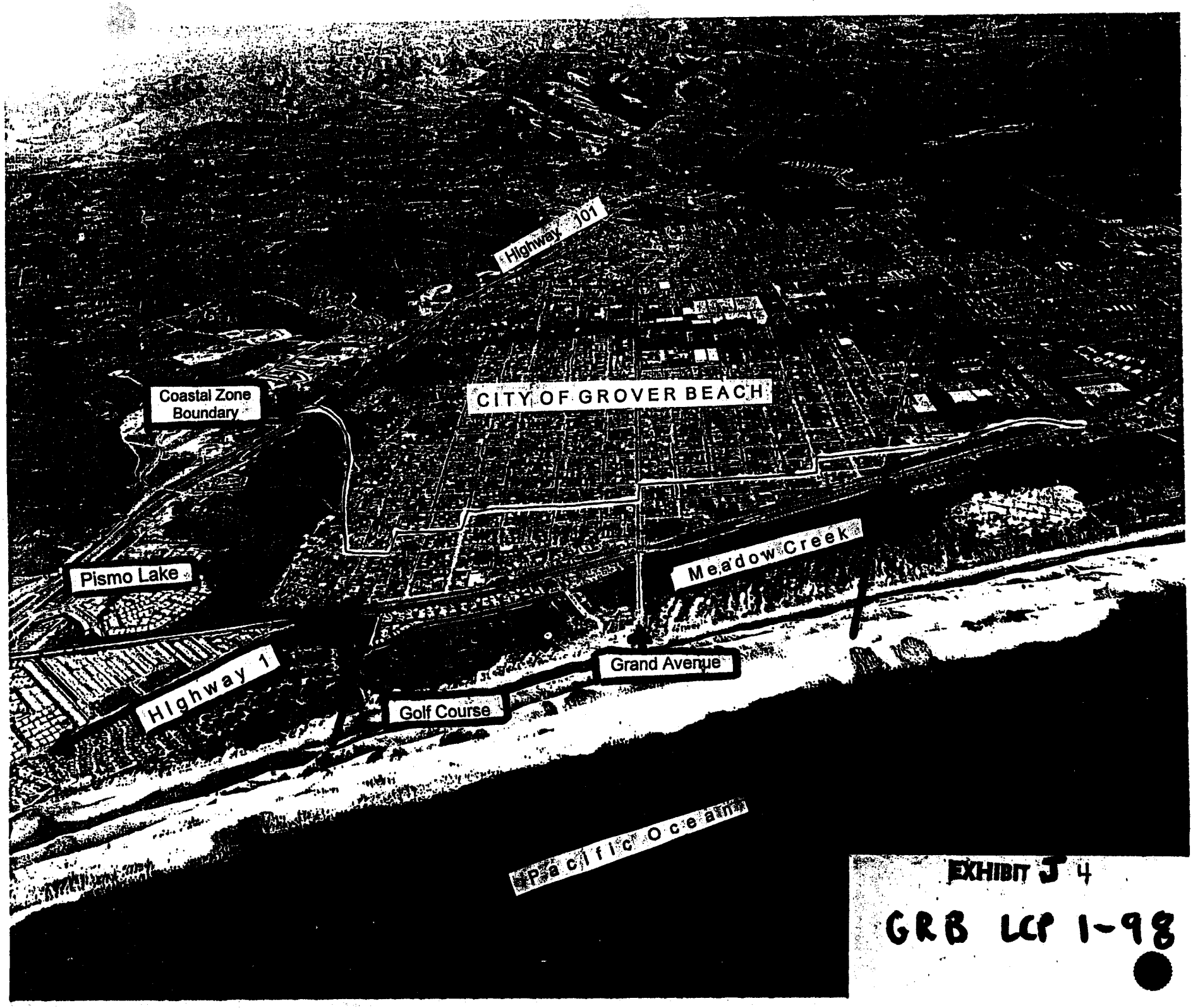
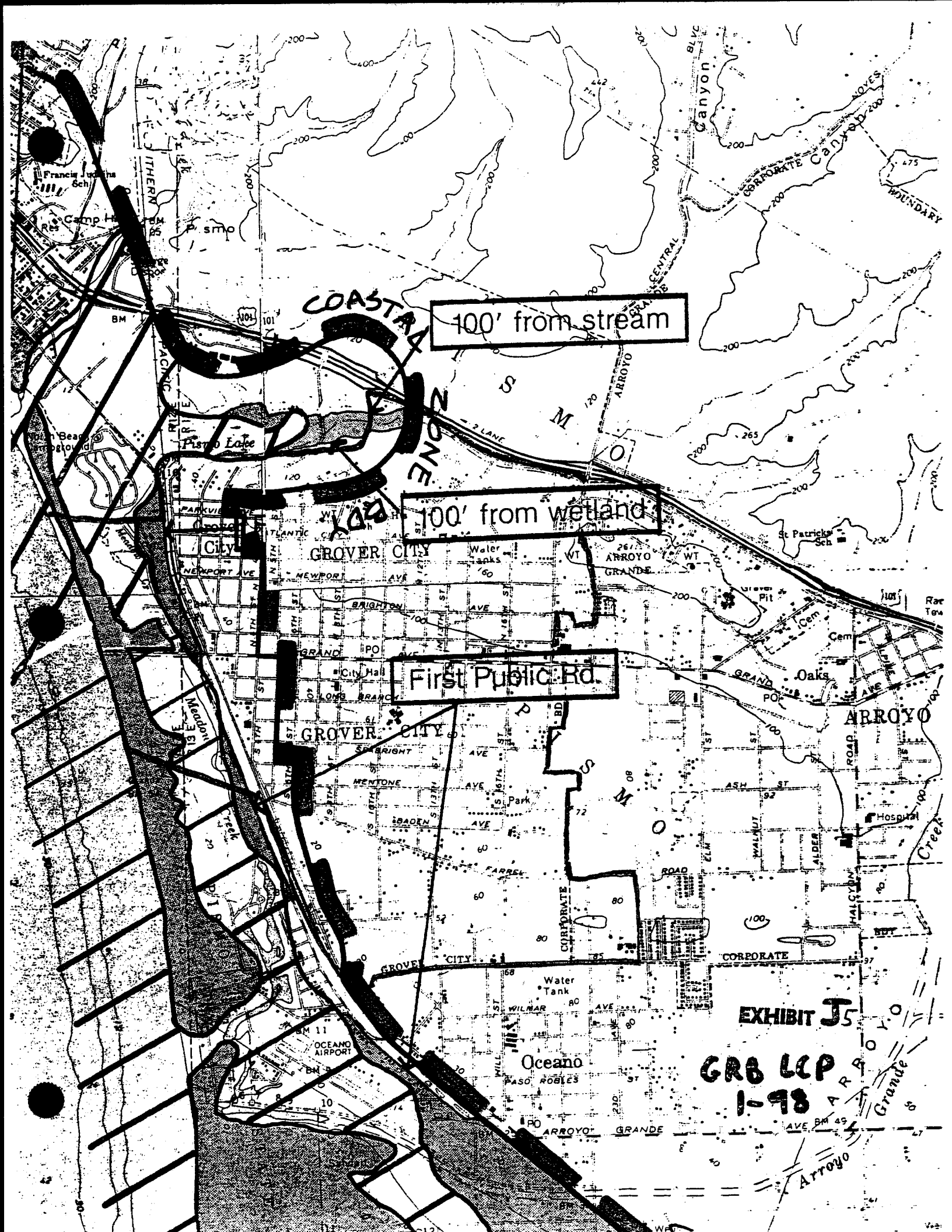


EXHIBIT 4

GRB LCP 1-98


COASTAL ZONE
100' from stream
100' from wetland
First Public Rd.
GROVER CITY
City Hall
Water Tanks
Oceano
Oceano Airport
Arroyo Grande
Pismo Lake
Meadow
Canyon
Corporate Canyon
Corporate Boundary
Arroyo Grande Creek
Hospital
St Patricks Sch
Francis Judkins Sch
Camp Hi
Pismo
Oceano Beach Campground
Water Tank
Park
Cem
Oaks
Pit
EXHIBIT J5
GRB LCP
1-98

City of Grover Beach

Local Coastal Program

Map 1 - Coastal Zone Boundaries

APR 1 4 1998
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

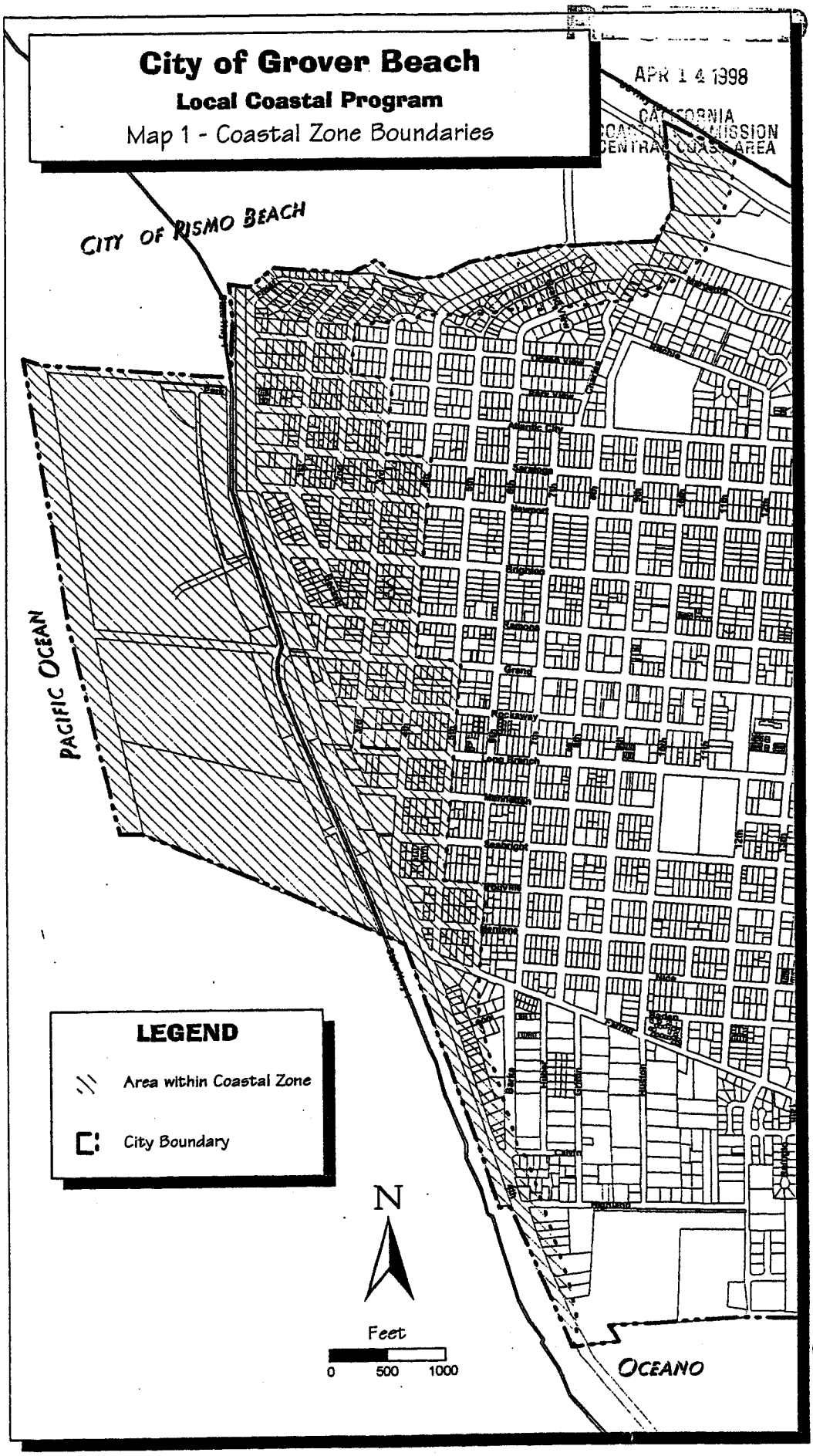
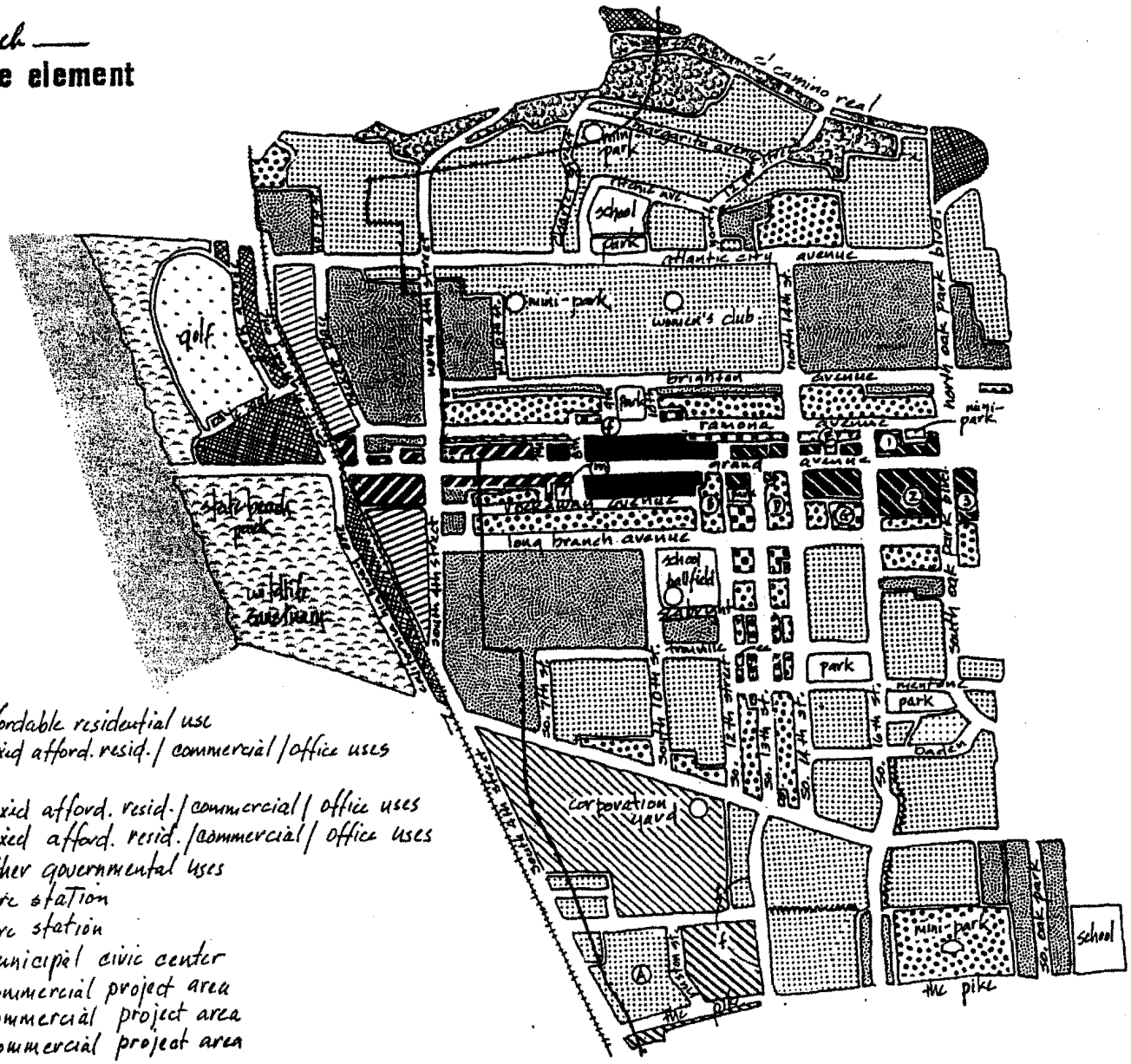


EXHIBIT J 6

GRB
LCP 1-98

ower Beach
land use element



land uses

- low-density residential (2-5 du/ac)
- medium-density residential (6-9 du/ac)
- high-density residential (10-20 du/ac)
- neighborhood commercial
- planned commercial
- visitor services
- central business
- shopping center
- light industrial
- industrial
- planned manufacturing
- professional office
- open space
- flood plain
- state park

projects

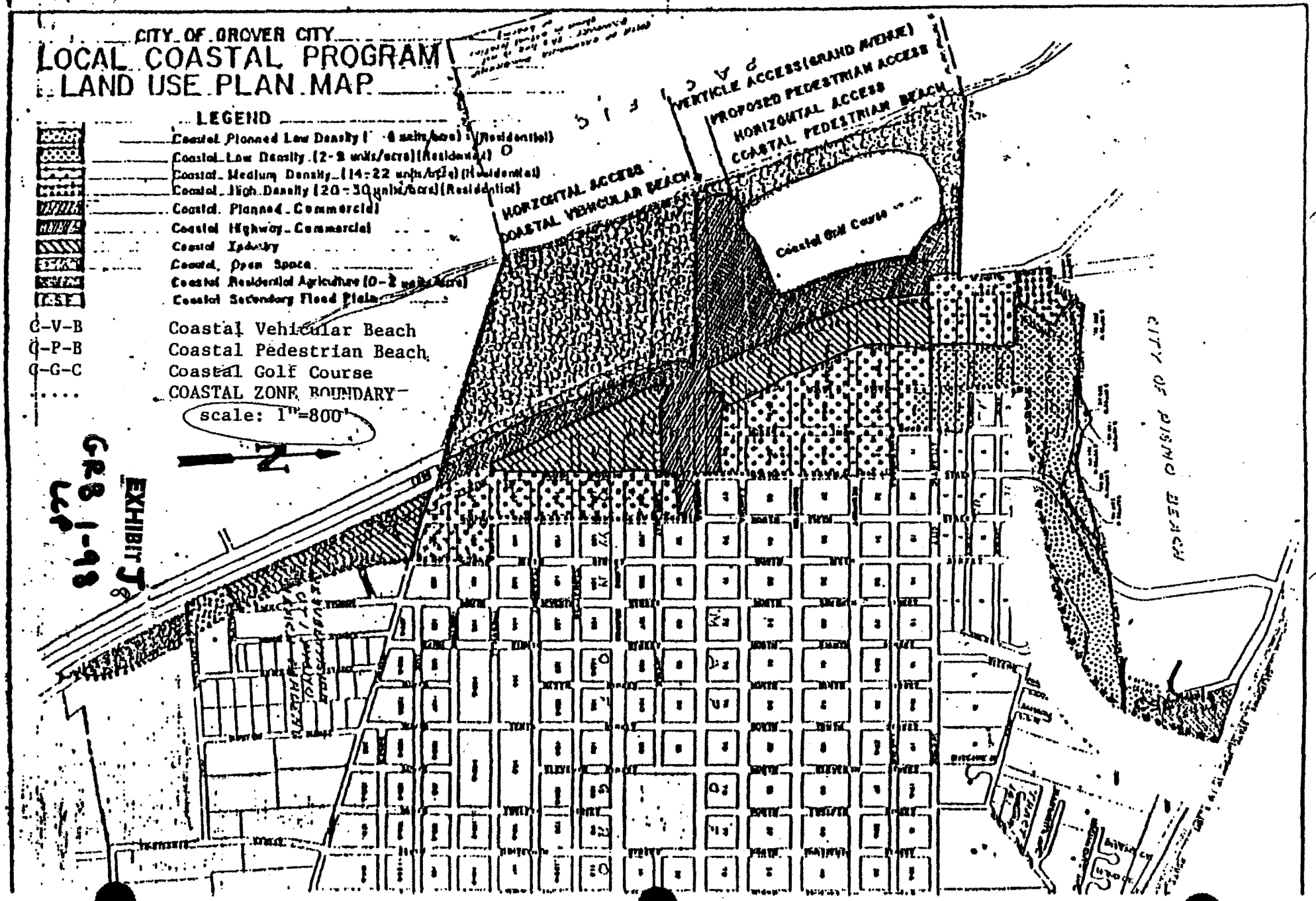
- (A) affordable residential use
- (B) mixed afford. resid./commercial/office uses
- (D) mixed afford. resid./commercial/office uses
- (E) mixed afford. resid./commercial/office uses
- (G) other governmental uses
- (F) fire station
- f fire station
- (M) municipal civic center
- (1) commercial project area
- (2) commercial project area
- (3) commercial project area
- greenway
- coastal zone boundary
- cc community center

N

0 500 feet

adopted December 7, 1992

EXHIBIT 7
LCP 1-93


CITY OF GROVER CITY
LOCAL COASTAL PROGRAM
LAND USE PLAN MAP
LEGEND
Coastal Planned Low Density (1-4 units/acre) (Residential)
Coastal Low Density (2-8 units/acre) (Residential)
Coastal Medium Density (14-22 units/acre) (Residential)
Coastal High Density (20-30 units/acre) (Residential)
Coastal Planned Commercial
Coastal Highway Commercial
Coastal Industry
Coastal Open Space
Coastal Residential Agriculture (0-2 units/acre)
Coastal Secondary Flood Plain
C-V-B Coastal Vehicular Beach
C-P-B Coastal Pedestrian Beach
C-G-C Coastal Golf Course
COASTAL ZONE BOUNDARY
scale: 1"=800'
VERTICLE ACCESS (GRAND AVENUE)
PROPOSED PEDESTRIAN ACCESS
HORIZONTAL ACCESS
COASTAL PEDESTRIAN BEACH
HORIZONTAL ACCESS
COASTAL VEHICULAR BEACH
Coastal Golf Course
CITY OF PISMO BEACH
EXHIBIT J
GRB 1-98
LCP

City of Grover Beach

Local Coastal Program

Map 5 - Land Use Designations

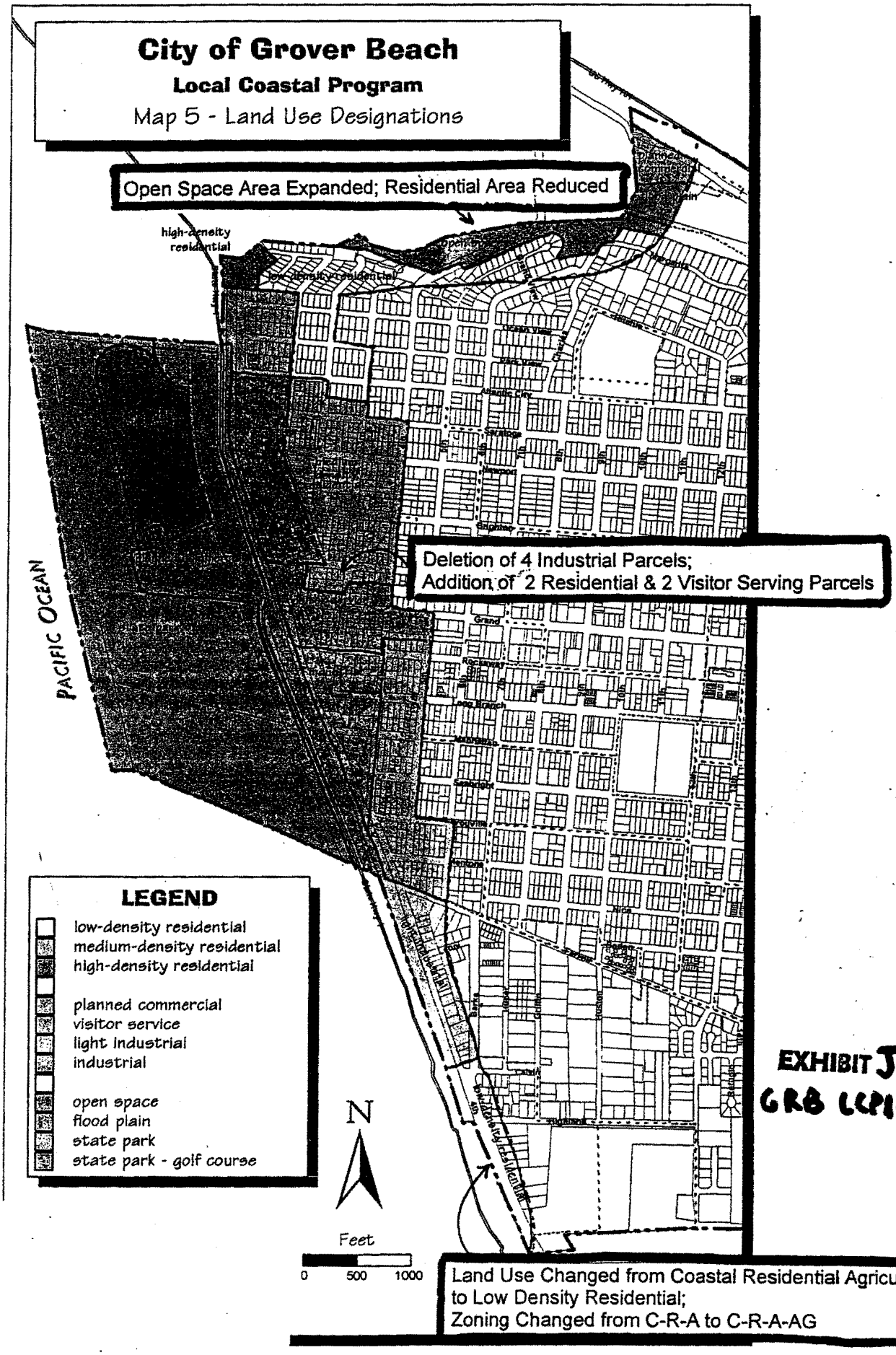


EXHIBIT J 9
GRB LCP1-98

CITY OF GROVER CITY
LOCAL COASTAL PROGRAM
ZONING MAP

LEGEND

C-R-A	Coastal Residential Agriculture
C-P-R	Coastal Planned Residential
C-R-1	Coastal Single Family Residential
C-R-2	Coastal Residential
C-R-3	Coastal Multiple Residential
C-P-C	Coastal Planned Commercial
C-H-C	Coastal Highway Commercial
C-I	Coastal Industry
C-O	Coastal Open Space
C-S-F	Combining Coastal Secondary Flood Plain
C-V-B	Coastal Vehicular Beach
C-P-B	Coastal Pedestrian Beach
C-G-C	Coastal Golf Course
.....	COASTAL ZONE BOUNDARY

scale: 1"=800'

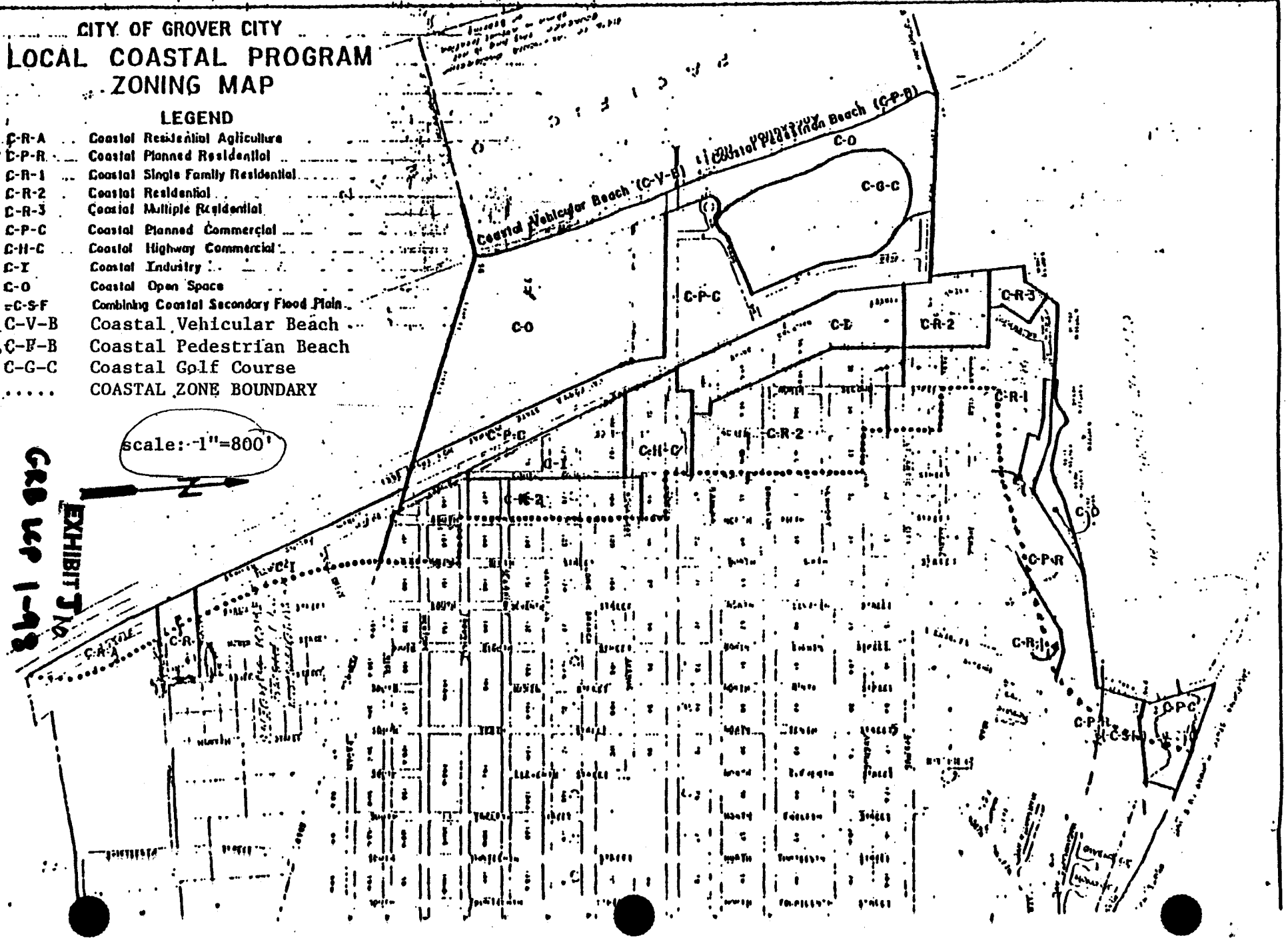


EXHIBIT 1 of 1-98

City of Grover Beach

Local Coastal Program

Map 6 - Zoning Districts

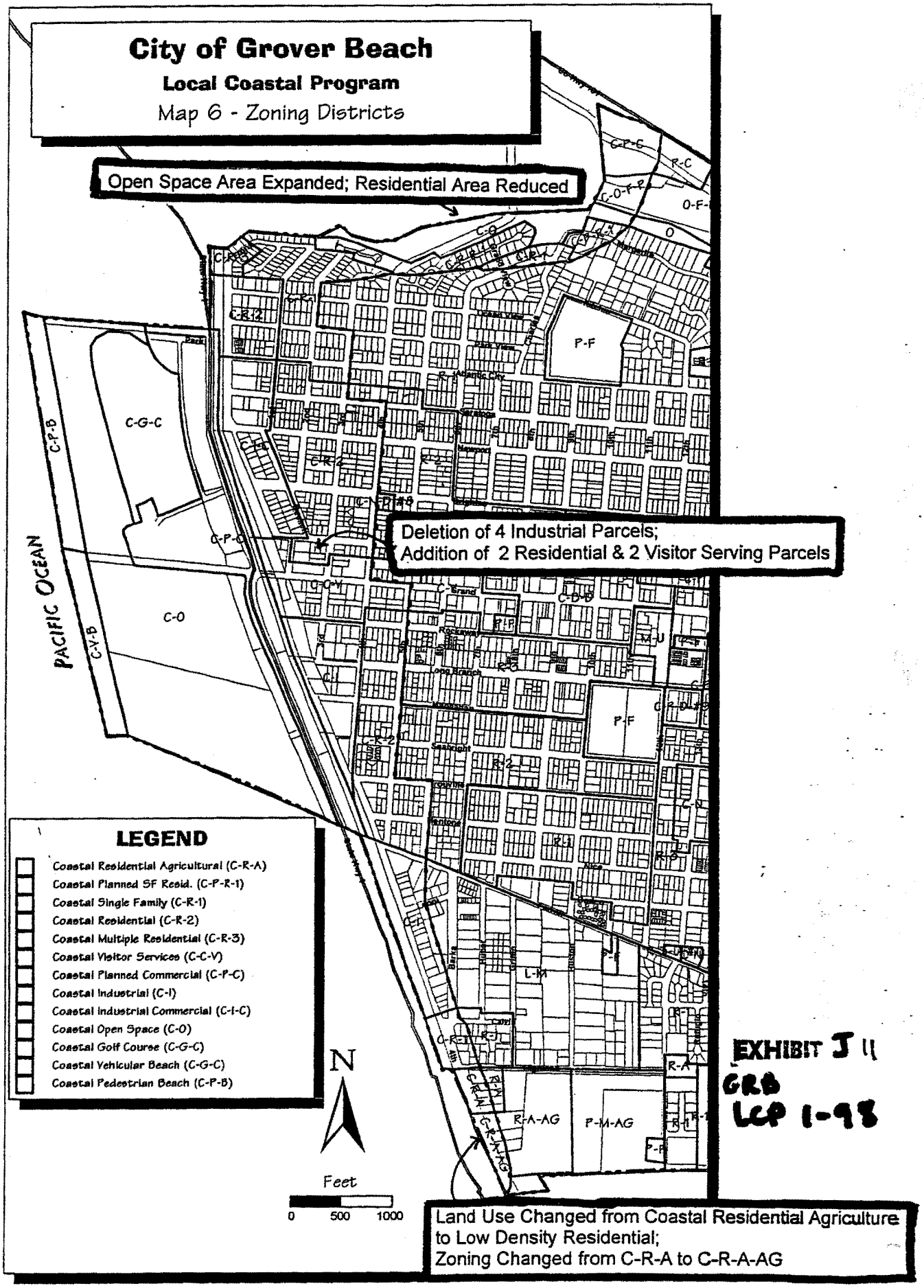


EXHIBIT J 11
GRB
LCP 1-98

City of Grover Beach

Local Coastal Program

Map 3 - Vegetation

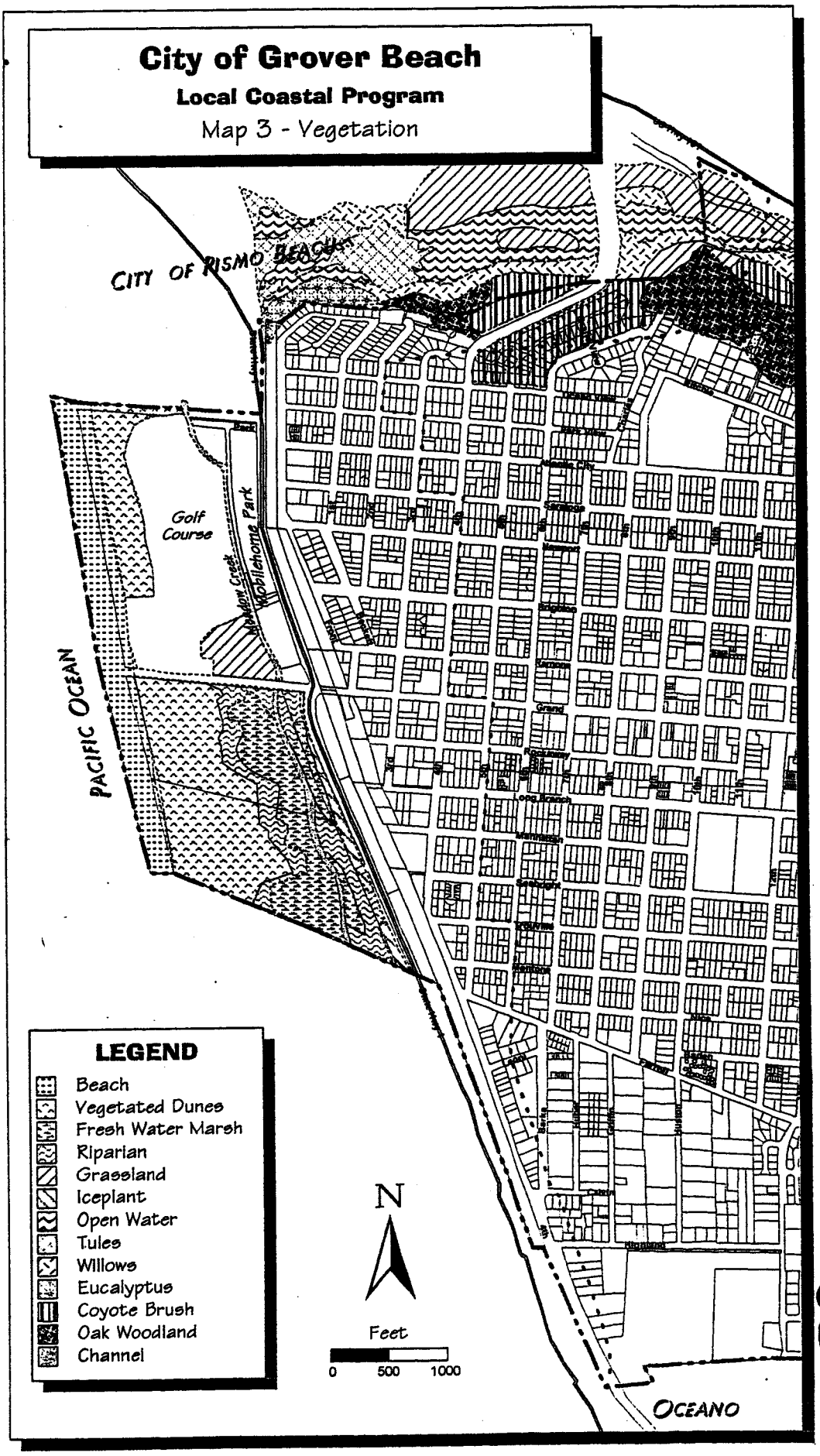


EXHIBIT J 12
GRB
LCP 1-98

City of Grover Beach

Local Coastal Program

Map 4 - Visual Resource Areas

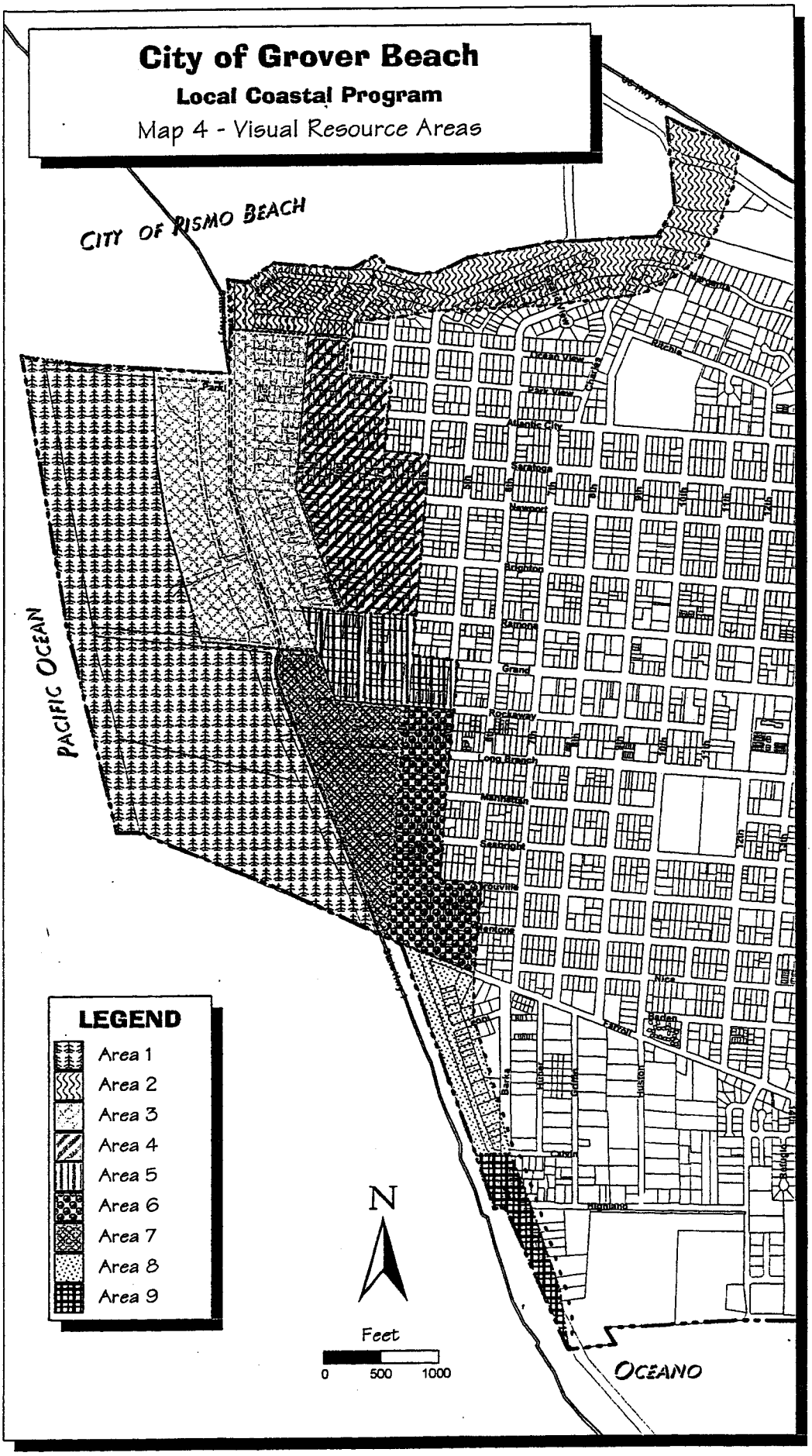


EXHIBIT J 13
GRB
LCP 1-98

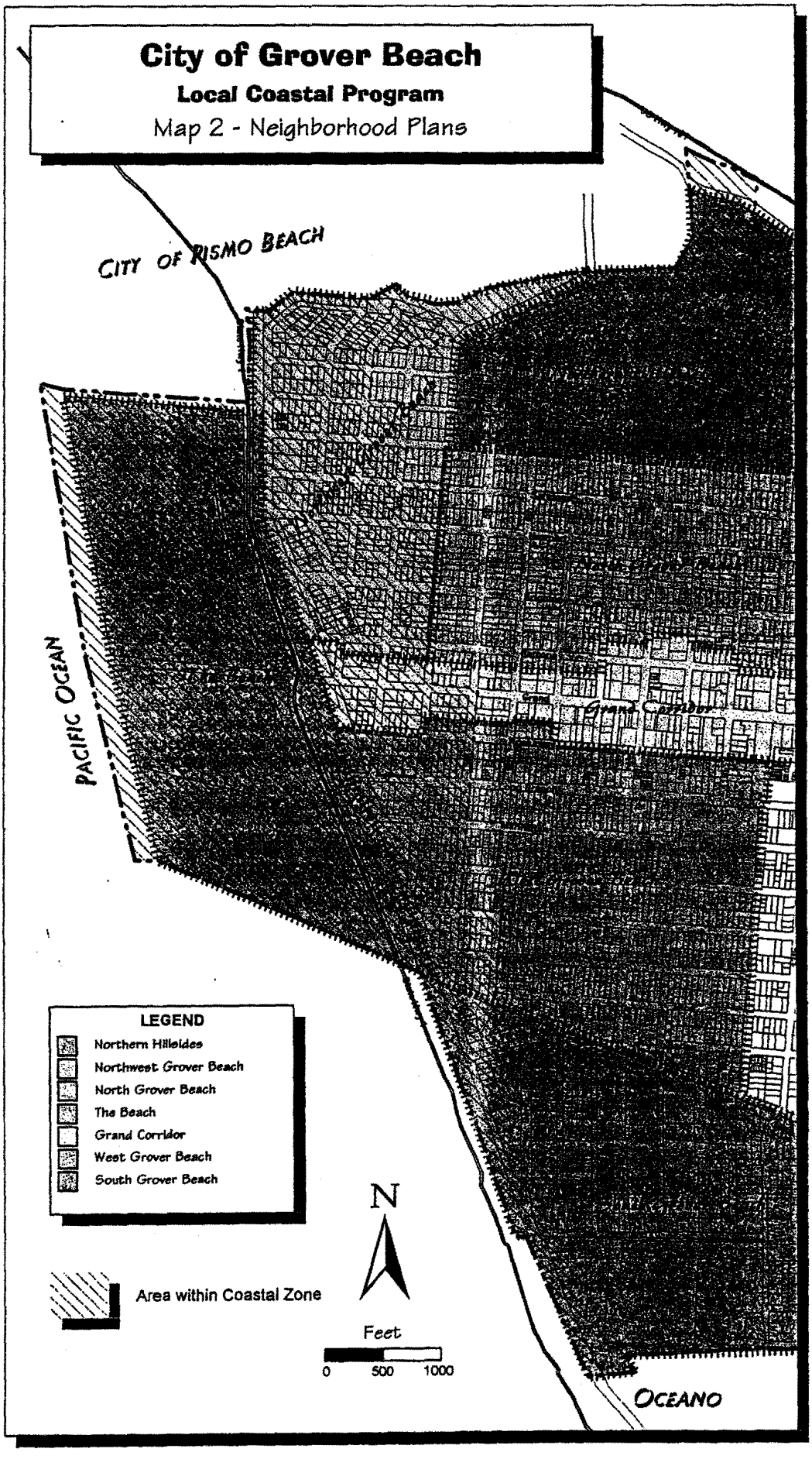
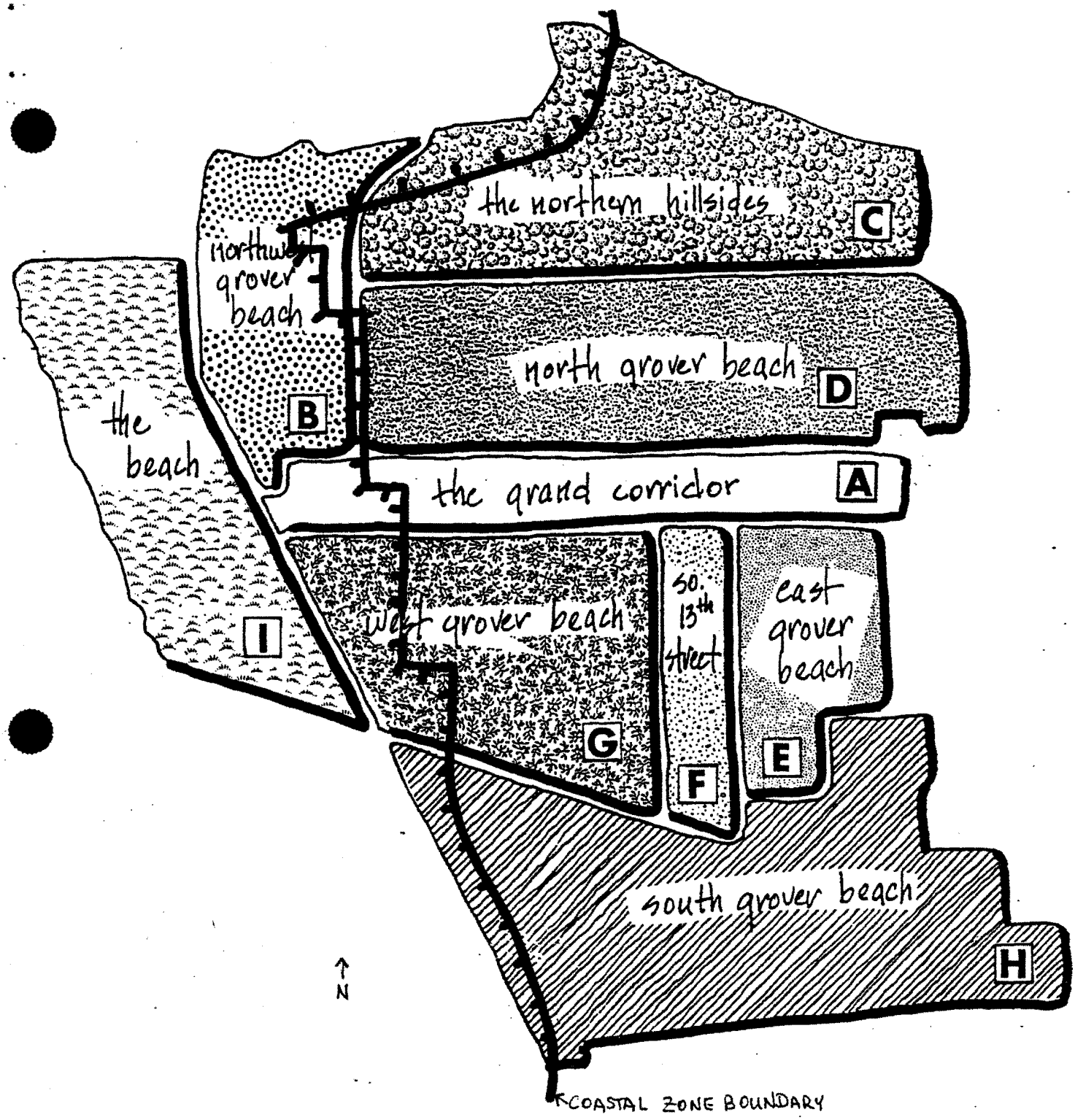


EXHIBIT J 14
GRB
LCP 1-98



10 NEIGHBORHOOD PLANS

Introduction

Grover Beach is composed of neighborhoods: industrial, commercial, recreational and residential. Some neighborhoods may be a little of each.

EXHIBIT J 15
GRB LCP 1-98

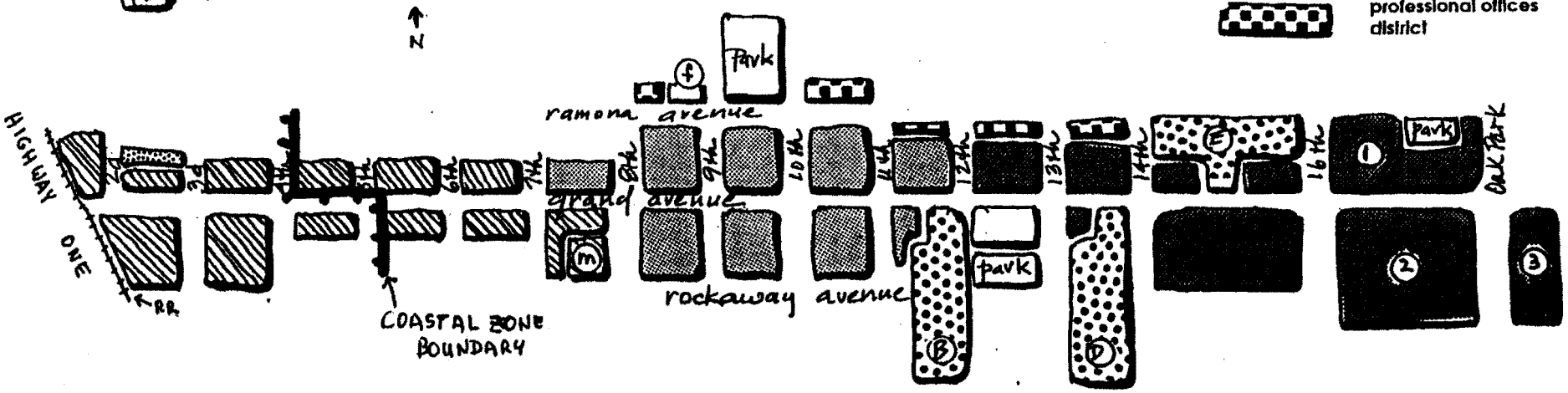
Map 3

The Grand Corridor Neighborhood Plan

Land Use Map

- (B) planned unit development project area (mixed affordable residential/commercial/office use)
- (C) planned unit development project area (mixed affordable residential/commercial use)
- (D) planned unit development project area (mixed affordable residential/commercial/office use)
- (E) planned unit development project area (mixed affordable residential/commercial/office use)
- (f) fire station
- (m) municipal civic center
- park

- medium density residential district
- high density residential district
- visitor services district
- central business district
- shopping center district
- professional offices district



GRD CCP 1-98 EXHIBIT J16 A-3

Map 1

The Northwest Grover Beach Neighborhood Plan

Current Land Uses Map

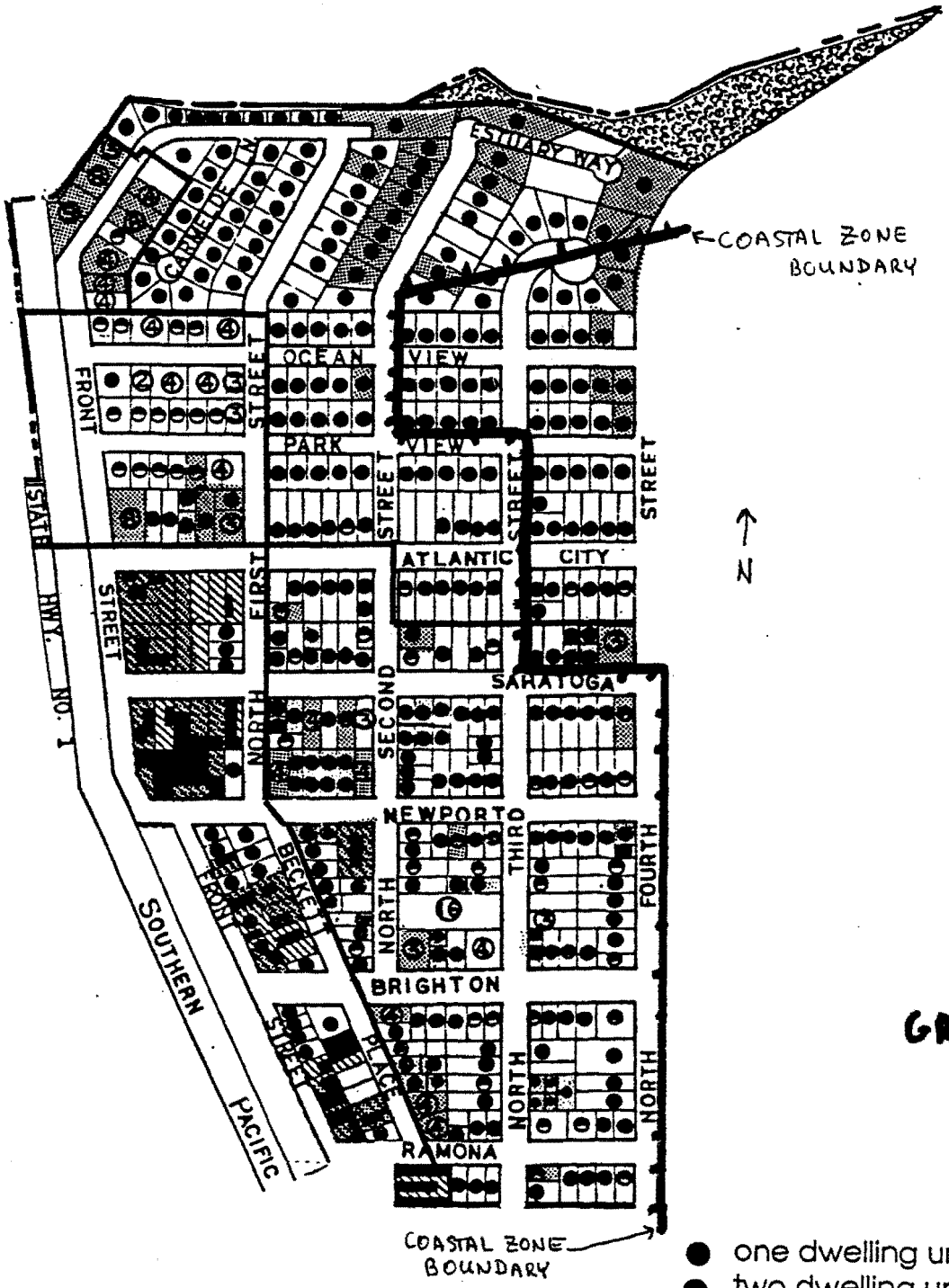


EXHIBIT J 17

GRB LCP 1-98

- one dwelling unit
- two dwelling units
- number of dwelling units indicated within circle
- parcel currently vacant or undeveloped
- commercial
- industrial

Map 1

The Northern Hillsides Neighborhood Plan

Current Land Uses

- one dwelling unit
- two dwelling units
- number of dwelling units indicated within circle
- parcel currently vacant or undeveloped
- non-residential use
- church
- commercial
- park - open space

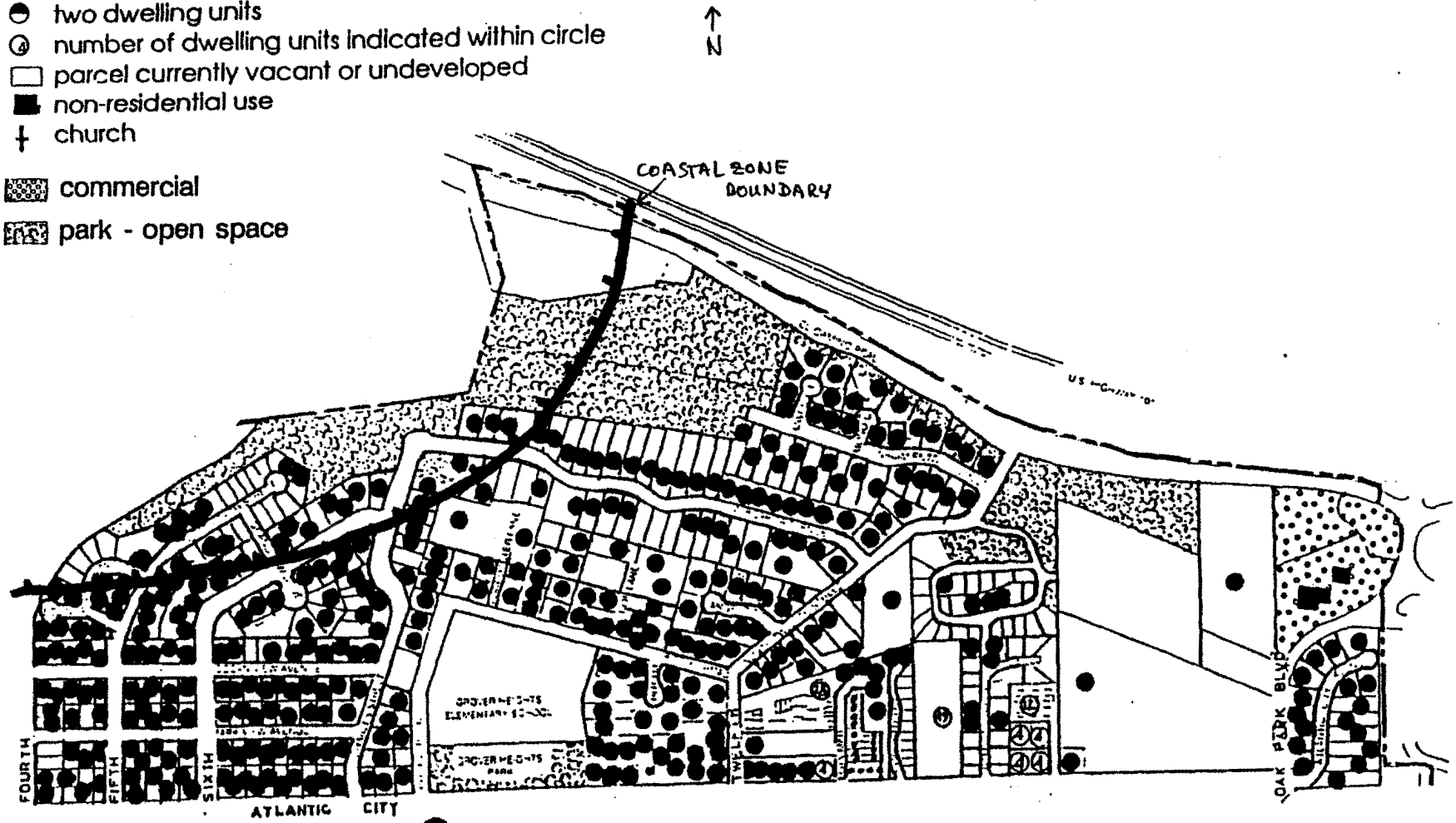
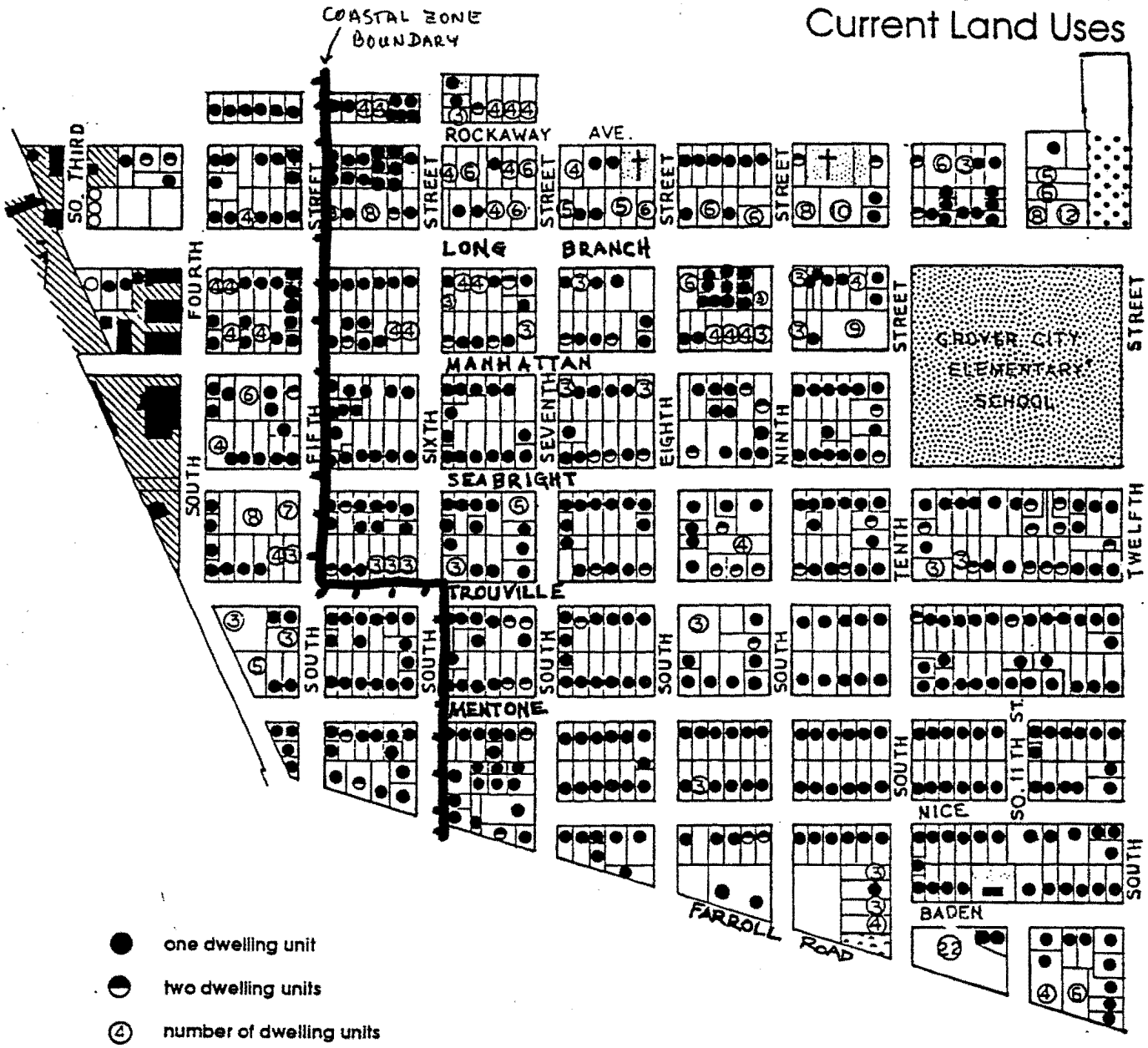


EXHIBIT # 18
CRB
LCP 1-98

Map 1
The West Grover Beach Neighborhood Plan
Current Land Uses



- one dwelling unit
- two dwelling units
- number of dwelling units
- non-residential use
- church
- undeveloped parcel
- commercial
- industrial
- mobilehome park
- public use - school
- drainage

EXHIBIT J 19

GRB LCP 1-98

Map 1

The South Grover Beach Neighborhood Plan

Current Land Uses

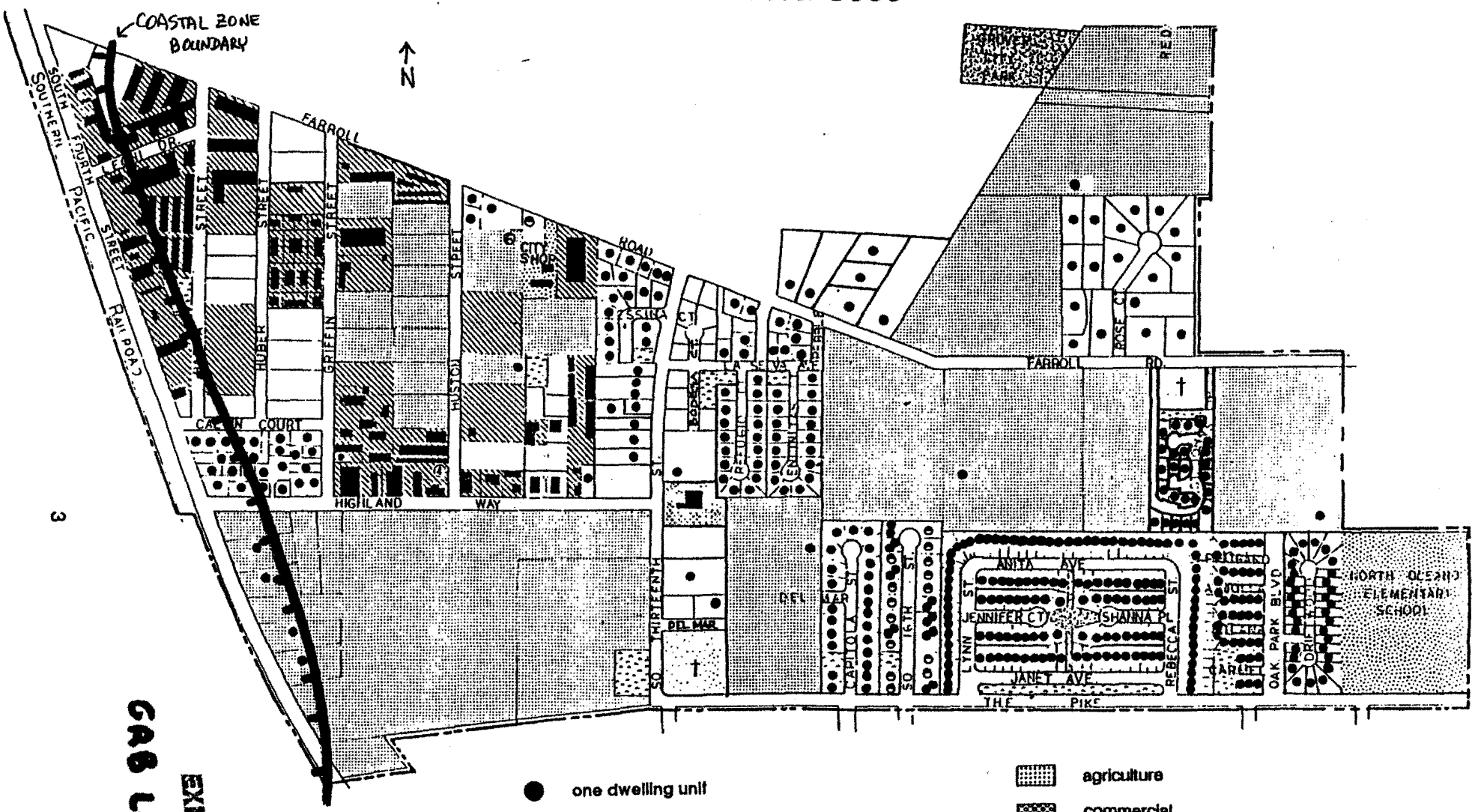


EXHIBIT I 2 of

GAB LCP 1-93

Map 3

The South Grover Beach Neighborhood Plan

Agricultural Combining District Eligible Properties

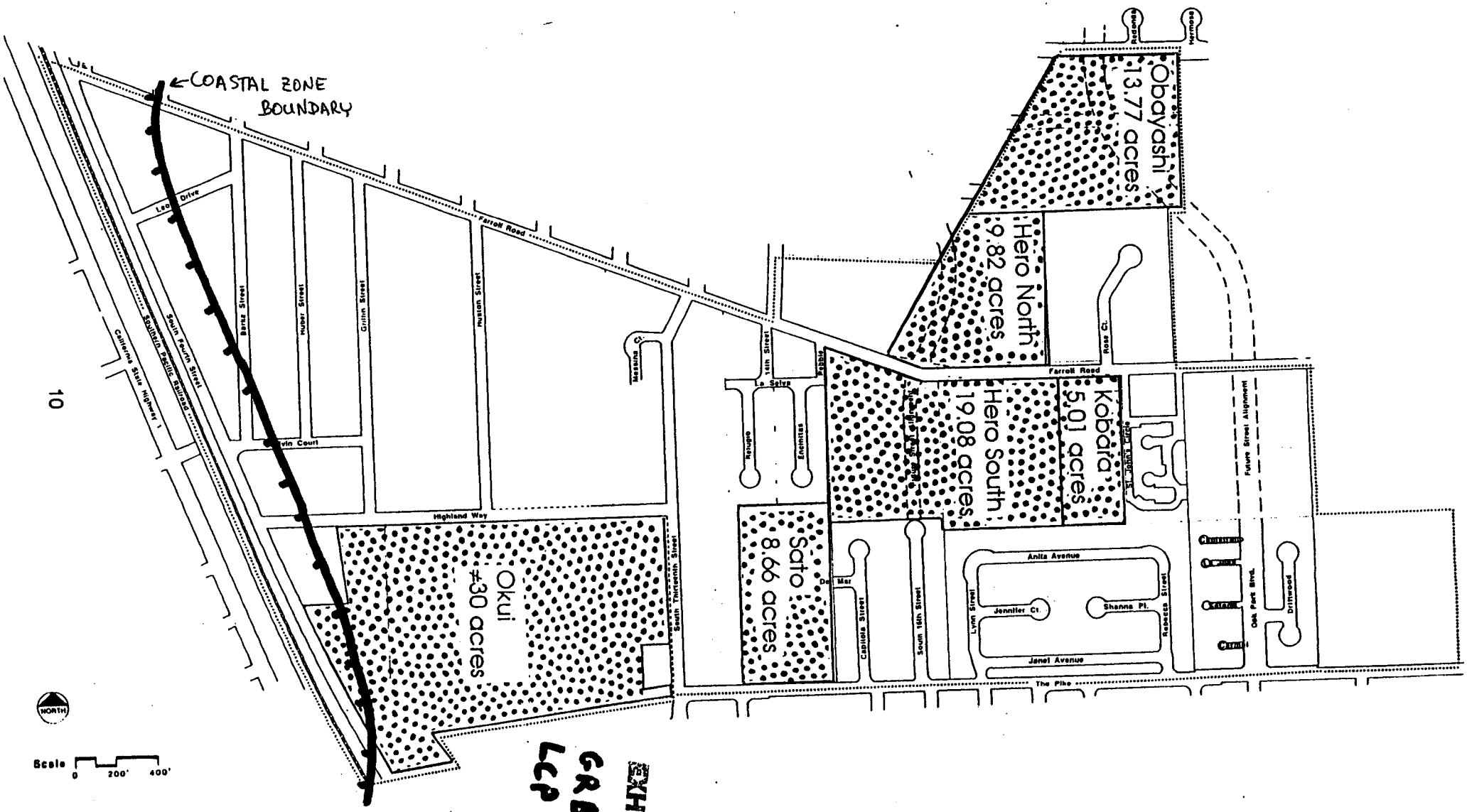


EXHIBIT J 21
GRB
LCP 1-98

Map 1
The Beach Neighborhood Plan

Current Development Characteristics and Land Uses

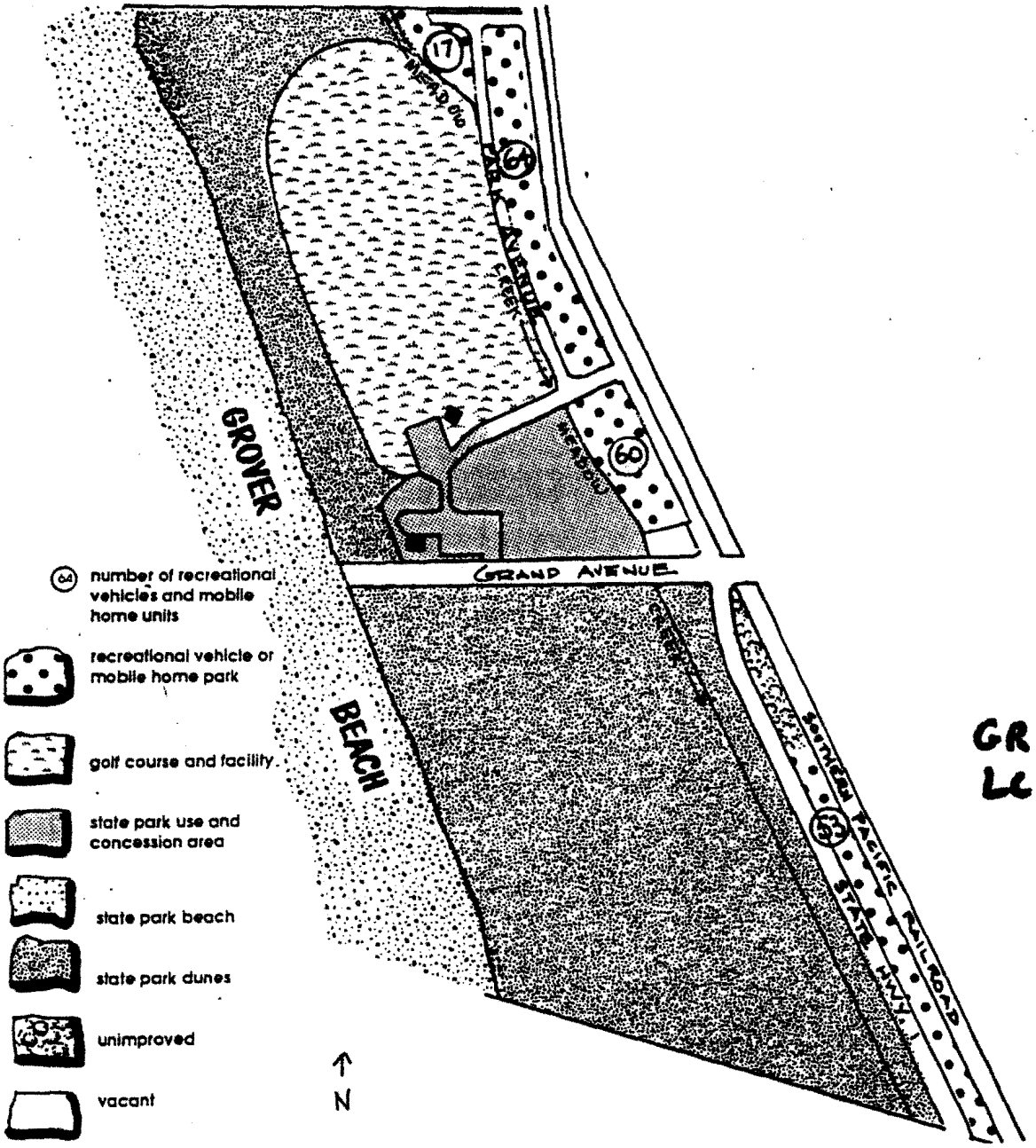
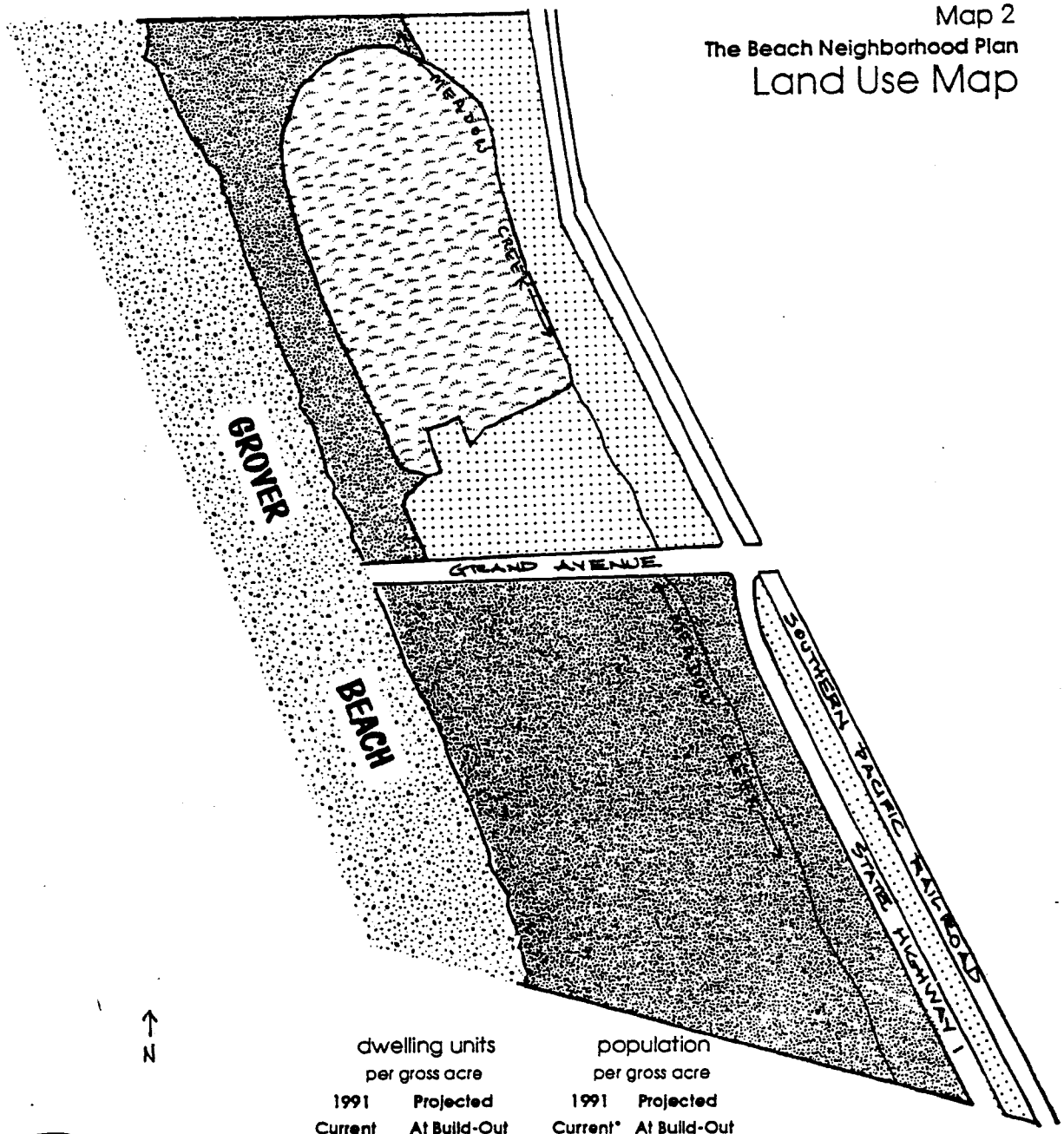


EXHIBIT J 22
GRB
LCP 1-98

Map 2
The Beach Neighborhood Plan
Land Use Map



	dwelling units per gross acre		population per gross acre	
	1991 Current	Projected At Build-Out	1991 Current*	Projected At Build-Out
planned commercial	5.25	0	8.83	0
golf course				
state park beach				
state park dunes				

* Based upon 100% dwelling unit occupancy.

EXHIBIT J 23
GRB LCP 1-98

COASTAL COMMERCIAL PLAN

EXHIBIT 3 24

CRB LCP 1-98

EXISTING CONCEPTUAL

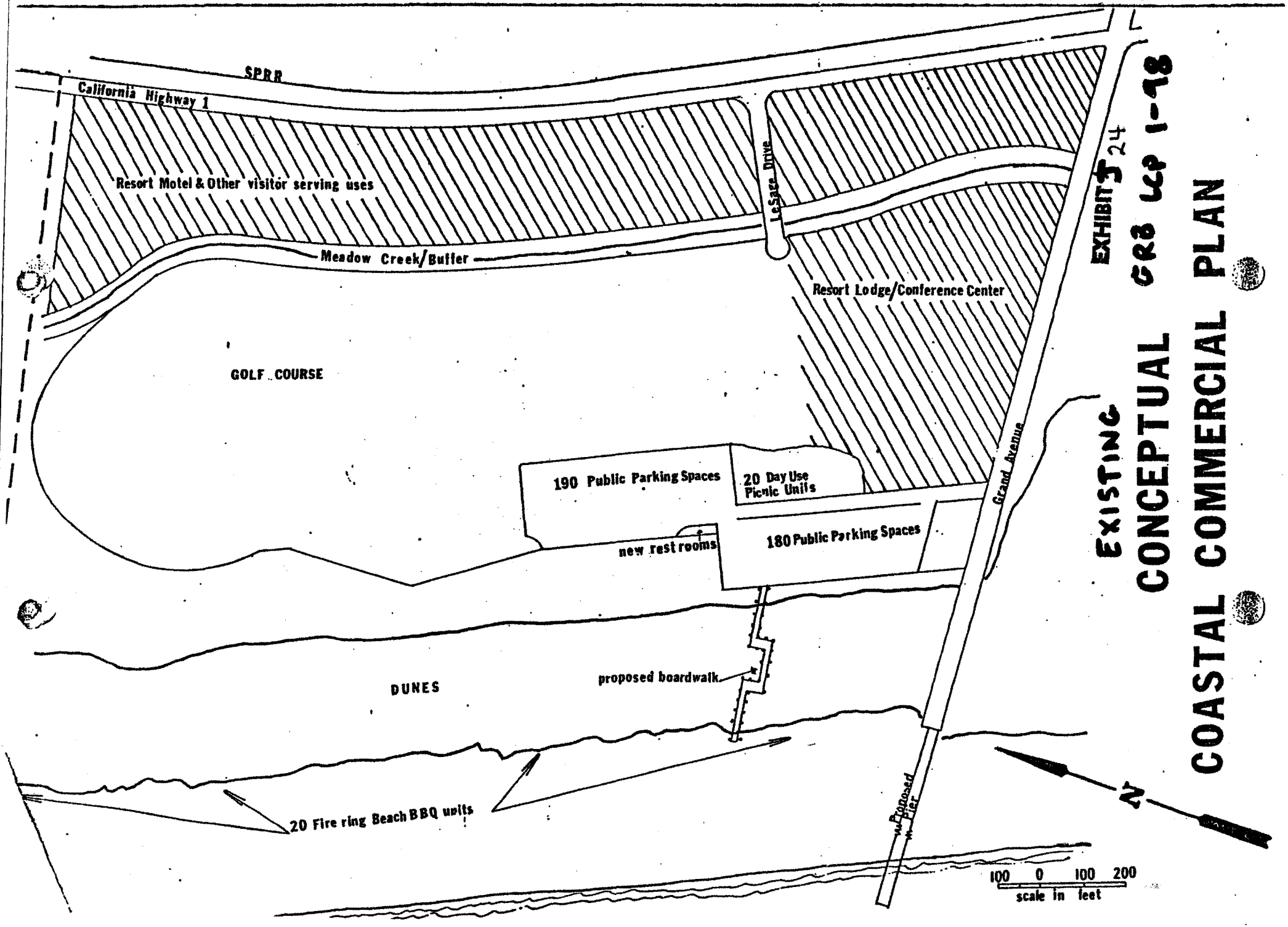


FIGURE 3
CONCEPTUAL COASTAL COMMERCIAL PLAN
PROPOSED

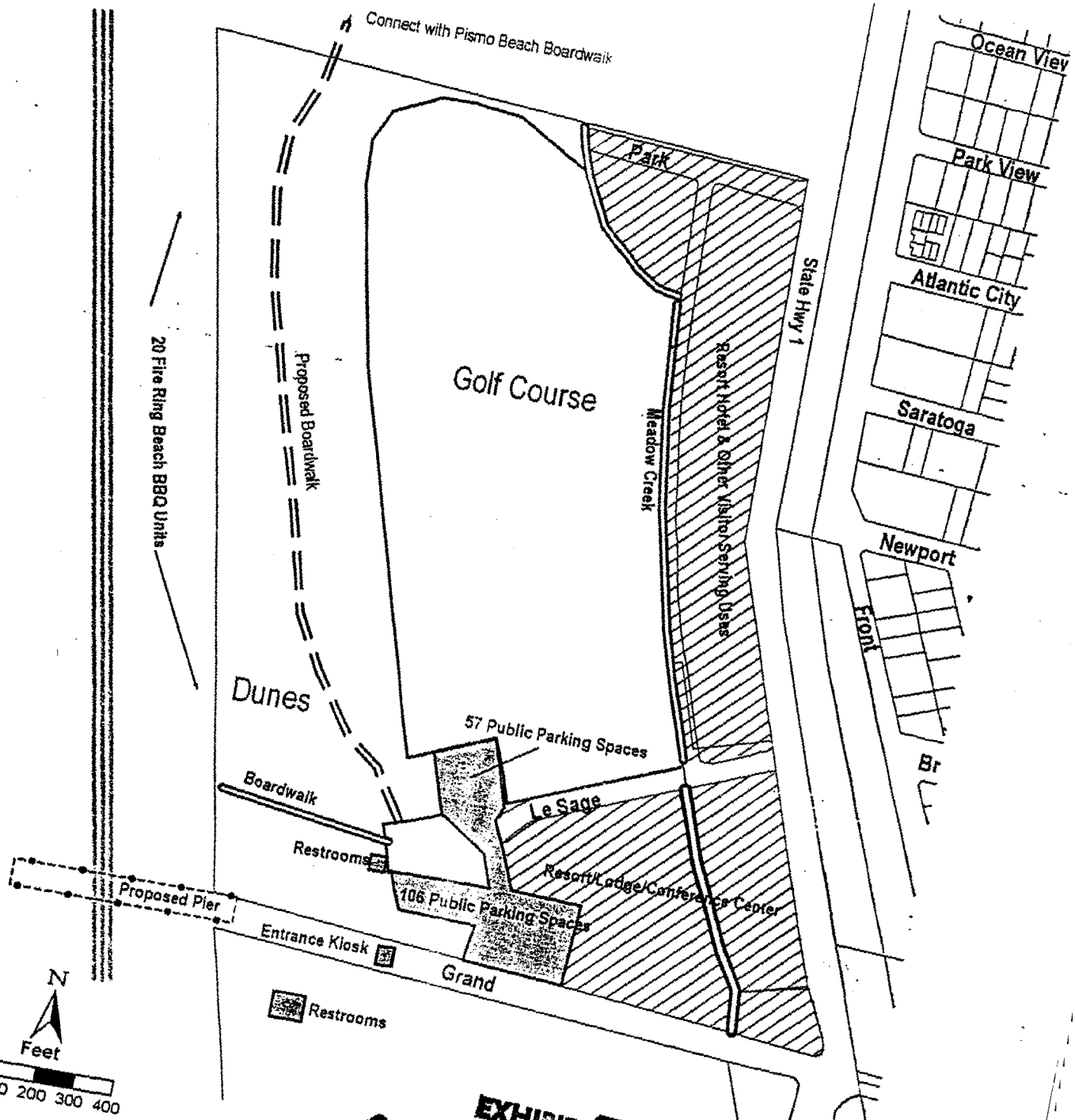


EXHIBIT J 25
GRB LCP 1-98

ATTACHMENT I
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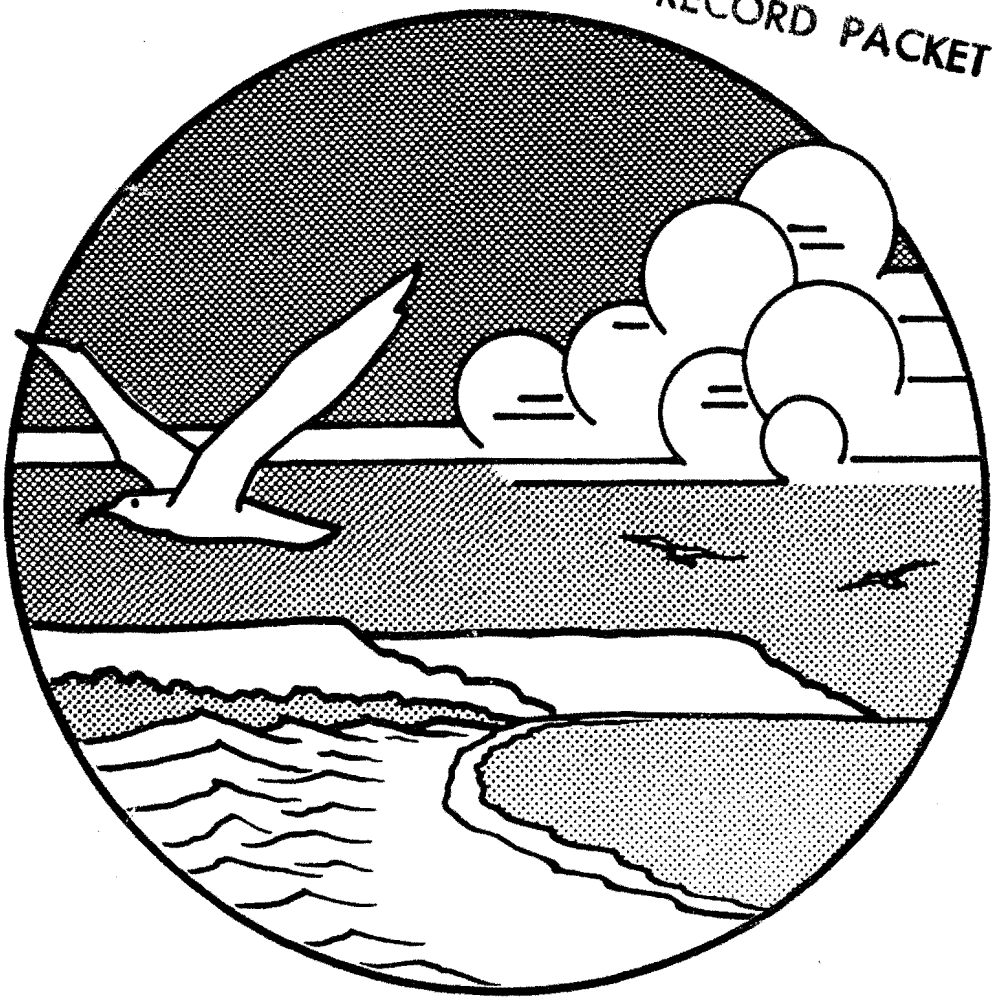
CITY OF GROVER BEACH

RECORD PACKET COPY



GENERAL PLAN
LAND USE ELEMENT

THE GENERAL PLAN

Grover Beach's General Plan is composed of sections called "elements". Each element focuses upon a topic as required or allowed by State law. Each element carries equal weight and must be consistent with the other elements. The following elements comprised the General Plan on September 1, 1992:

Element Title	Adoption or Last Major Revision Date
Land Use	8/2/76
Housing	11/3/86
Circulation	1/18/88
Open Space and Conservation	8/6/73
Parks and Recreation	7/15/91
Noise	1/3/77
Scenic Routes	11/2/81
Safety	1/3/77
Seismic Safety	9/2/75

The City Planning Department is currently updating the Land Use and Noise elements. The Housing Element shall be revised next, followed by the remaining elements. Some elements may be combined in the future.

CITY OF GROVER BEACH - COMMUNITY DEVELOPMENT DEPARTMENT

City Hall - 154 South Eighth Street
P.O. Box 365 - Grover Beach, California - 93483

Telephone 805 473-4520 * Fax 805 489-9657

the Land Use Element

including areas within the local coastal zone

adopted December 7, 1992

MAYOR AND CITY COUNCIL

Chuck Comstock, Mayor
Lowell Forister, Mayor Pro Tem
H.E. 'Gene' Gates
Peter Donald Keith
Fred Munroe

PLANNING COMMISSION

John Geiss, Chair
William Coe
Guyla Hall
Tom Hoffman
Robert Reed
Richard Roberts
John Ziomek

STAFF

Penelope J. Culbreth, DPA, City Administrator
Thomas Sullivan, Community Development Director
Robert Mack, Former Associate Planner
Sandra M. Bierdzinski, Associate Planner
Pamela Gartin, Planning Technician
Carol Elms, Administrative Secretary

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HISTORY OF GROVER BEACH

The City of Grover Beach is located 15 miles south of San Luis Obispo in San Luis Obispo County on the Pacific Ocean. The town was founded by Dwight W. Grover, a lumberman from the Santa Cruz area on August 2, 1887 when a map establishing the town was recorded with the County.

In its early years, Mr. Grover changed the name of the area several times in attempts to attract development. "Grand Beach" and "Huntington Beach" are examples of some of the names given to the area. "Huntington Beach" was an attempt to entice the Southern Pacific Railroad to locate a train depot in the town, since Collis Huntington was chairman of the railroad board.

The mid-1930's brought actual development to the town. The third residential structure built here was the Carolan House. Today it is sited in a city park and is used by recreation staff.

In the late 1950's the move for cityhood began, and on December 21, 1959 "Grover City" was incorporated, combining the Grover City Water Company and the Fair Grove Fire District.

The residents voted on November 3, 1992 to change the name of the city to "Grover Beach". On December 1, 1992, the name change was official.

D. W. Grover, 1890

Chapter One

Introduction

1 INTRODUCTION

Purpose of the General Plan

The General Plan will be used by the City of Grover Beach to guide the orderly development of the community and to preserve, protect and conserve resources which contribute to rewarding lives for citizens and visitors of this coastal California community.

Relationships of General Plan Elements

The Land Use Element is one of a number of elements to the General Plan. Each element is designed to be consistent with all other elements so that when the elements are brought together they become one plan -- The General Plan of the City of Grover Beach. The remaining elements are: Housing, Circulation, Parks and Recreation, Open Space and Conservation, Safety, Noise, Scenic Routes, and Seismic Safety.

History of the General Plan

The Land Use Element of the General Plan was originally adopted in April 1973 and was later amended in June 1976. The original Land Use Element was designed to serve as "a comprehensive guide" to serve the City's 7,000 population which was projected to grow to 9,100 by 1990. That plan's conservative demographer missed the actual 1990 Grover Beach population of 11,571 by 27%.

The original Land Use Element included the unincorporated area of Oceano which was thought to be "critical to the future development" of Grover Beach. This plan sought to strengthen the Grover Beach downtown commercial and public facility area and to establish a "distinct boundary between urban and rural areas" in order to provide agricultural land owners "the assurance that creeping urbanization will not take his land". The community sought visitors, industry, commerce, parks and public improvements. The plan included increasing residential densities in order to encourage street improvements.

The 1976 amendment clearly recognized that "there is no downtown" but Grand Avenue has as much promise as its name. Grand Avenue was to serve as the nuclei for a "concentrated" retail and community center between Eighth and Twelfth Streets. Visitor accommodation, general commercial, commercial recreational and other services were to be developed along the "Grand Corridor".

Offices were planned for South Thirteenth Street and Ramona Avenue and future neighborhood commercial centers were outlined. In short, the 1976 amendment to the Land Use Element became the authoritative guide for Grover Beach's future.

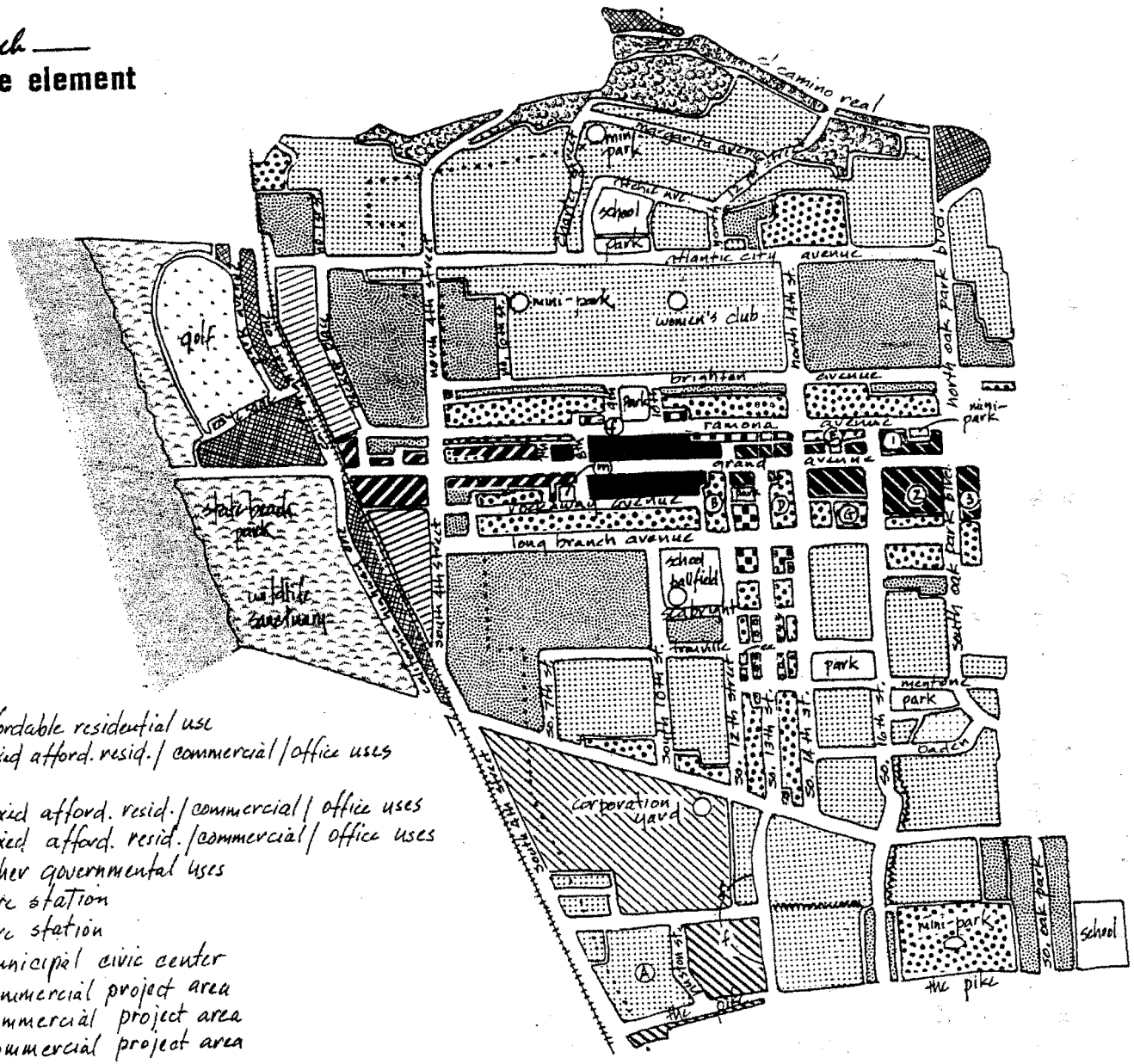
Public Participation Process in General Plan Development

The Planning Commission and the City Council will conduct public hearings before adopting or revising this General Plan Element. The City will publish notices in the local newspaper to advise citizens about the hearings and the opportunities to participate.

The City intends to re-evaluate this Land Use Element every five years after its adoption, however, it may be revised or amended more frequently. Anyone may apply for an amendment to the General Plan at any time, however, State law limits the number of times the General Plan may be amended annually.

rower Beach —

land use element



land uses

- low-density residential (2-5 du/ac)
- medium-density residential (6-9 du/ac)
- high-density residential (10-20 du/ac)
- neighborhood commercial
- planned commercial
- visitor services
- central business
- shopping center
- light industrial
- industrial
- planned manufacturing
- professional office
- open space
- flood plain
- state park

projects

- (A) affordable residential use
- (B) mixed afford. resid./commercial/office uses
- (D) mixed afford. resid./commercial/office uses
- (E) mixed afford. resid./commercial/office uses
- (G) other governmental uses
- (f) fire station
- f fire station
- (m) municipal civic center
- (1) commercial project area
- (2) commercial project area
- (3) commercial project area
- ~~~ greenway
- . . . coastal zone boundary
- cc community center

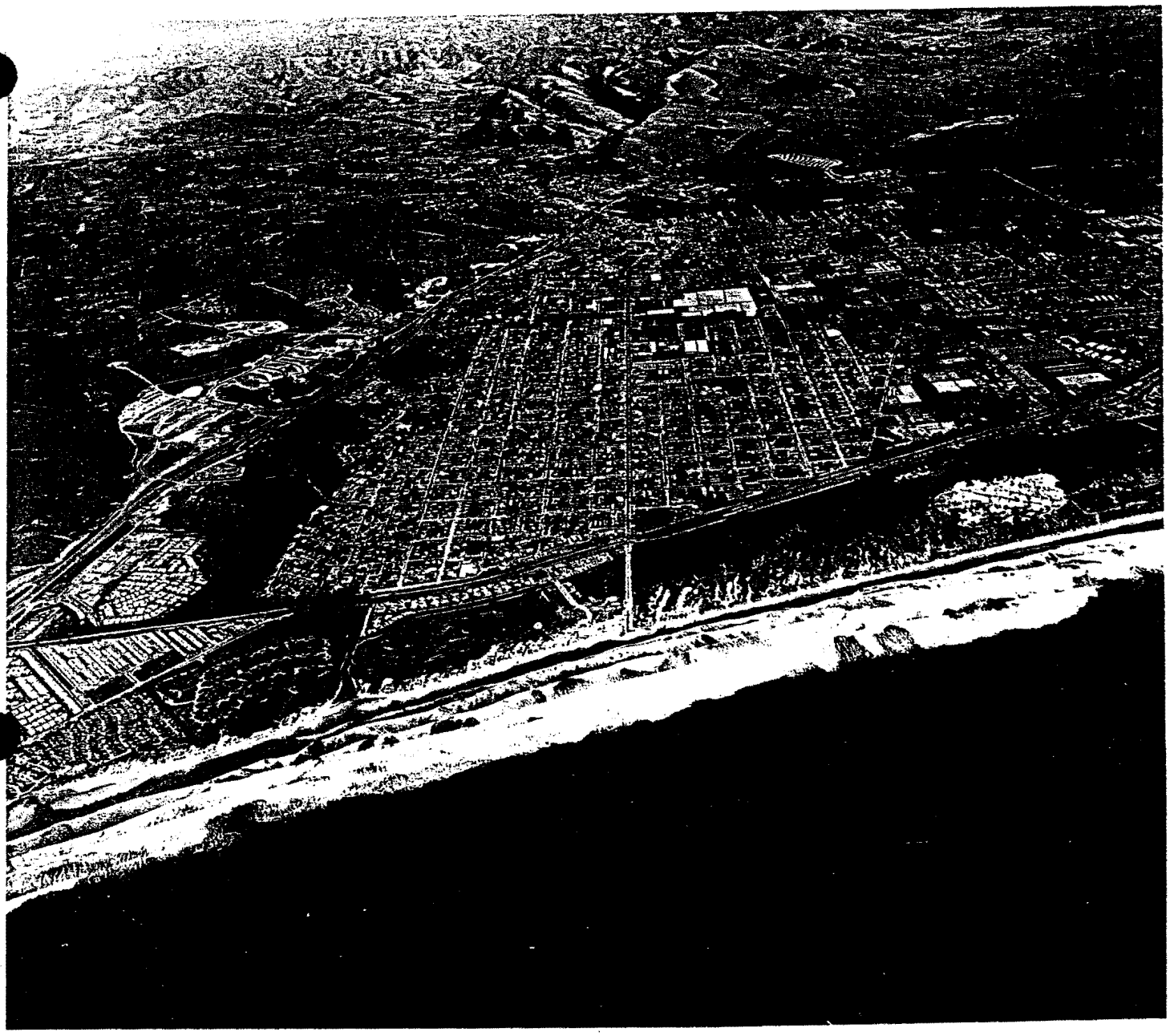
N

0 500 1000

adopted December 7, 1992

Chapter Two

Vision Statement



2 VISION STATEMENT

The General Plan seeks to preserve and promote an economically diverse town influenced by the natural benefits of its location on the hills and valleys, reaching out to the coastal dunes, the beach, and the Pacific Ocean.

Chapter Three

Community

Goals

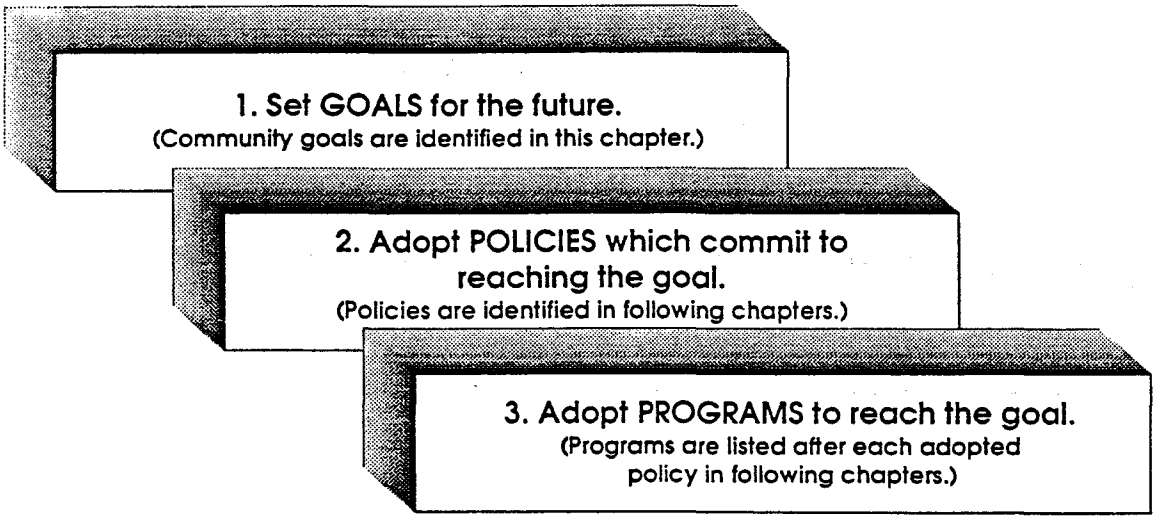
3 COMMUNITY GOALS

Introduction

We establish goals for our community so that community energies are focused and directed. Land use plays a large and important role in establishing the kind of community we wish to live, work and play within. This Land Use Element of the General Plan establishes community goals, policies and programs which will guide the City. All future actions of the City must be consistent with adopted goals. The Community Goal's process used in the preparation of the Land Use Element is described below.

Goals. Goals are something people want and strive to achieve. In this example of goal setting, we want "a safe community." "A safe community" is a simply and concisely stated goal. However, identifying and stating a goal is not enough to make it come true. Commitment and planning are required to reach a goal.

The General Plan Building Process



Policies. The first step for reaching a goal is to make a commitment. We must commit to reaching our goal. This step requires adopting a policy. The policy statement can be very simple, such as "We will insure the physical safety of residents and visitors". By adopting a policy we have made a statement which requires action on our part.

The policy statement also lets others know of our goals and commitment. It is important that the people know the goals of their city.

It is possible, and often desirable, to adopt or state more than one policy committing to a single goal.

Programs. Once the commitment has been made to reach a goal by adopting a policy statement, programs must be developed to get us to the goal. One program to implement our policy and reach our community goal may be to "develop a land use plan which permits the arrival of all emergency use vehicles at all community locations within five minutes of alarm".

Because safety is such a broad subject, more than one program may be necessary to reach and maintain our goal. Normally, a number of programs and plans are necessary to attain a community goal. Complete and total public safety may be an ideal never attained, but we pity those who live where it is never sought.

GROVER BEACH COMMUNITY GOALS

Community Social Goals:

Grover Beach should be:

Goal 1.1 A neighborly and friendly community.

Goal 1.2 A physically safe community for residents and visitors.

Goal 1.3 A small, comfortable place to live.

Goal 1.4 A community of ethnic and cultural diversity where people of all ages and incomes live.

Goal 1.5 A town easily identified as a coastal and beach community.

Goal 1.6 A town distinctive from neighboring communities and towns.

Goal 1.7 A place where there is pride of community, environment, heritage and history.

Goal 1.8 A place where there is a feeling of human scale and personal involvement.

Goal 1.9 A town where there are ample opportunities to walk and bike to work and school and for recreational and daily errand pursuits.

Goal 1.10 A community where people go to a central area for business, civic, cultural and social activities.

Goal 1.11 A city with responsive local government and public services.

Goal 1.12 A community composed of neighborhoods which vary in nature and need.

Community Economic Goals:

Grover Beach should be:

Goal 2.1 A place where all types of jobs are available.

Goal 2.2 A place with a diverse economic base which prevents economic downturns in one segment of the economy from crippling the community.

Goal 2.3 A community providing and encouraging opportunities for a local health care industry to benefit residents and visitors as well as the economy.

Goal 2.4 A visitor recreational and conference destination area where the environment is the attraction and is not damaged or destroyed.

Goal 2.5 A retail center which provides a wide variety of products and services.

Goal 2.6 A city with a clean industrial area within walking distance of homes.

Goal 2.7 A place with vocational training and educational opportunities for all ages.

Goal 2.8 A community with child-care facilities and services to assist working parents.

Community Housing Goals:

Grover Beach should be:

Goal 3.1 A community where all types of housing opportunities and prices are available.

Goal 3.2 A place where there are many different housing styles.

Goal 3.3 A city with a choice of home ownership and rental opportunity.

Goal 3.4 A city where residential neighborhoods vary in nature, appearance and feeling.

Goal 3.5 A community where the addition of new development does not cause sudden or swift changes to existing housing and neighborhoods.

Goal 3.6 A city which does not permit the degradation of services and facilities for residents by accepting new development which does not mitigate negative impacts or provide for its share of public services.

Goal 3.7 A city which recognizes the need to provide for the orderly conversion of agricultural lands within the City for housing needs.

Goal 3.8 A community where business proprietors and caretakers may live above or behind their enterprises in most commercial areas.

Goal 3.9 A community where residents may live in commercial areas in mixed-use developments.

Goal 3.10 A beautiful and attractive city where community clean-up activities are regularly scheduled.

Community Environmental Goals:

Grover Beach should be:

Goal 4.1 A place which promotes resident and visitor exposure and involvement with the natural beauty and resources of the Pacific Ocean, beaches, dunes and related areas while protecting those natural assets from damage or loss.

Goal 4.2 A place which protects native oaks and preserves their natural habitat.

Goal 4.3 A place which protects and preserves all natural riparian areas.

Goal 4.4 A city which protects and enhances the quality of air.

Goal 4.5 A place which sustains and enhances native flora, fauna and wildlife habitat.

Goal 4.6 A city which protects public views of the surrounding hills, beaches, dunes, ocean and open spaces.

Goal 4.7 A place which protects residential views of surrounding hills, beaches, dunes, ocean and open spaces.

Goal 4.8 An urban forest created through the proper and selective forestation of residential, industrial and commercial properties within the city.

Goal 4.9 A community which conserves and recycles water and materials.

Community Planning Goals:

Grover Beach should be:

Goal 5.1 A city which chooses its own future, rather than allowing it to develop unguided.

Goal 5.2 A city which is proactive in the planning of facilities and services if they impact the goals and future of Grover Beach.

Goal 5.3 Active in regional and county planning and public service efforts which can improve the mutual interests of participants.

Goal 5.4 A community which recognizes and plans for special and specific needs within all of its neighborhoods.

Goal 5.5 A city which prepares for the delivery of water, sanitary sewer, storm drainage, circulation, facility and public service needs in advance of projected need.

Chapter Four

Growth Management

4 GROWTH MANAGEMENT

Introduction

Recent growth in California has exceeded the ability of many local governments to provide school and transportation infrastructure and have caused others to seek new sources of water from as far away as Alaska. The impacts of development have caused residents in some areas to seek lives elsewhere. Grover Beach does not desire its residents to seek lives elsewhere.

Grover Beach's growth management program is designed to influence, manage and direct growth, not stop it.

4.1 RESIDENTIAL GROWTH RATE POLICY:

Policy 4.1 The City should manage its residential growth so that:

> *Goal 1.3 Grover Beach can be a small, comfortable place in which to live.*
>
> *Goal 2.2 Construction activity downturns have a lesser effect upon the local economy and so that home construction activity may adjust to a steadier stream.*
>
> *Goal 3.5 The addition of new residential development does not cause sudden and swift changes to existing housing and neighborhoods.*
>
> *Goal 5.5 The City may prepare public facilities and services in advance of projected needs.*

Programs:

Program 4.1.1 The City could regulate its housing supply so that it grows no faster than 123 dwelling units annually or at a rate of two and one-half percent of the 4,933 dwelling units counted in the City by the 1990 Federal Census.

Figure 4-1
MAXIMUM DWELLING UNIT & POPULATION GROWTH PROJECTIONS
(with the addition of 123 dwelling units annually) #

Jan 1	Units	Occupancy Rate	Population	Jan 1	Units	Occupancy Rate	Population
1990*	4,941	93%	11,656	2002	6,250	93%	14,660
1991**	5,007	93%	11,727	2003	6,250	94%	14,890
1992**	5,072	93%	11,901	2004	6,250	95%	15,120
1993	5,195	93%	12,180	2005	6,250	96%	15,350
1994	5,318	93%	12,480	2006	6,250	97%	15,580
1995	5,441	93%	12,760	2007	6,250	98%	15,810
1996	5,564	93%	13,050	2008	6,250	99%	16,040
1997	5,687	93%	13,340	2009	6,250	100%	16,268
1998	5,810	93%	13,630	2010	6,250	100%	16,268
1999	5,933	93%	13,920	2011	6,250	100%	16,268
2000	6,056	93%	14,200				
2001	6,179	93%	14,500				

 # Based upon the addition of 123 units annually, commencing in 1992, with an average 2.346 person occupancy. Actual populations and dwelling units will be less than reflected in these `maximum projections' as it is unlikely that the maximum number of allowable dwelling units will be constructed each and every year. The average number of occupants per dwelling unit will vary annually.
** Federal Census as modified on April 29, 1992 by the California Dept. of Finance.*
*** California Dept. of Finance April 29, 1992 estimate.*

4.2 HOUSING IMPROVEMENT POLICY:

Policy 4.2 The City should encourage the improvement of existing housing so that:

Goal 3.1 All types of housing opportunities and prices are encouraged.

Goal 3.5 Development doesn't become a shock to the neighborhood.

Programs:

Program 4.2.1 Proposed demolition of housing units could be reviewed unit by unit to determine if demolition is warranted on the basis of occupant health and safety and repair or rehabilitation of the unit would result in unaffordable housing to low and moderate households, or the remedy costs would exceed 50 per cent of the assessed value of the structure in its present condition.

Program 4.2.2 Other exceptions for the demolition of low and moderate income housing should be:

A. It is necessary to improve a public project which would improve coastal access;

B. When the City has approved an equal or greater number of low and moderate income housing units within the preceding 12 months;

C. The proposed demolition is owner-occupied housing;

D. The proposed demolition is a non-conforming zoning or Land Use Plan housing; or

E. The proposed demolition will be replaced with an equal or greater number of low and moderate income housing unit rentals.

Program 4.2.3 A program could be developed which would permit owners of deteriorating, small single-family houses (less than 800 square feet) on 4,000 square feet or larger lots to bring the existing unit to building code and construct a second unit of equal size upon the same lot if both units are designated as affordable housing.

4.3 CITY ANNEXATION POLICY:

Policy 4.3 The City's incorporated area, bounded by Pismo Beach, Arroyo Grande, Oceano and the Pacific Ocean, should not be extended to include additional land until all of this policy's programs are completed because:

Goal 5.1 The City chooses its own future, rather than allowing it to develop unguided.

Goal 5.2 The City is proactive in planning of facilities and services if they impact the goals and future of Grover Beach.

Goal 5.3 The City is active in regional efforts which could improve the mutual interest of participants.

Goal 5.5 The City prepares in advance of projected need for delivery of facilities and services.

Programs:

Program 4.3.1 The City should cause an economic feasibility and environmental impact report to be prepared and released prior to any City Council vote upon annexation.

4.4 THE COSTS OF GROWTH POLICY:

Policy 4.4 The City should know the costs of providing public services and facilities to new and existing development before it approves mitigating measures and development because:

Goal 5.2 The City should be proactive in planning facilities and services.

Goal 5.5 The City should provide for the delivery of facilities and services in advance of projected need.

Programs:

Program 4.4.1 The City could prepare a twenty-year capital improvement program which identifies the community's capital needs based upon projected population and other pertinent factors. All improvements and replacements could be identified by estimated year of purchase or development, estimated cost and source of revenue. Where applicable, the program could pro-rate new development's share of benefits and costs and means of assessment or collection.

Program 4.4.2 The City can prepare a twenty-year program which could identify and project the community's needs and costs for municipal services, including vehicles and equipment, staffing, and training. The program could pro-rate new development's share of benefits and costs and means of assessment or collection. The intent is to establish a development impact fee program that would allow growth to occur at its own expense with minimal taxes and fee impacts upon current residents.

Program 4.4.3 The City could prepare a twenty-year area plan for each of the City's neighborhoods. These neighborhood plans could identify all existing development and population, significant neighborhood problems and negative influences. They could also project future development and populations and identify necessary neighborhood improvements.

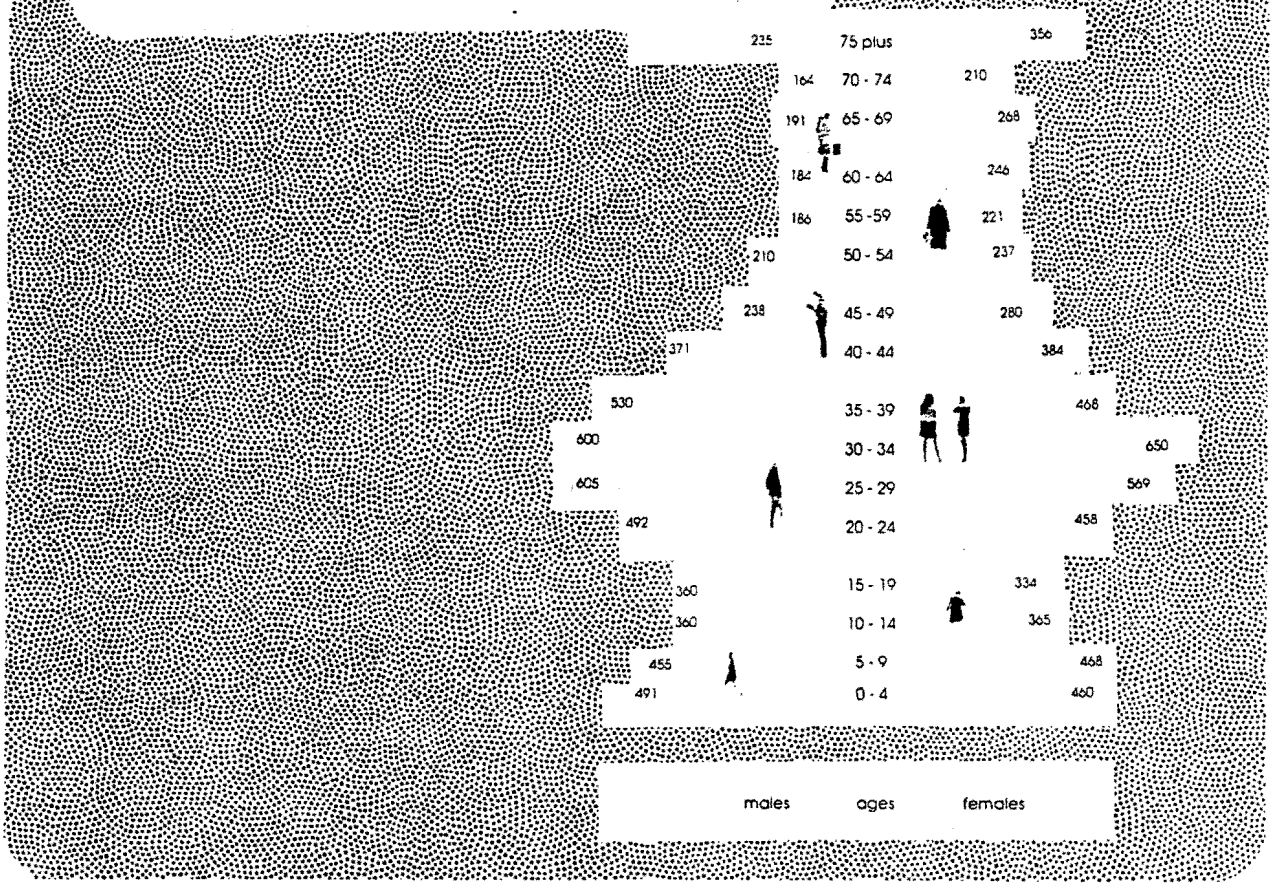
Chapter Five

Housing

Conservation & Development

Figure 5-1

Grover Beach Population Pyramid, 1990



Source: 1990 Federal Census of Population

5 HOUSING CONSERVATION AND DEVELOPMENT

Introduction

Grover Beach's residential neighborhoods are largely mature. Many original residences have been removed and replaced with more modern and larger homes, often on smaller lots. As a result, dwelling unit density has increased since the City adopted its original Land Use Element in 1973. The 1973 General Plan Land Use Element is responsible for infilling residential areas and promoting street improvements. Much remains to be accomplished in the creation of curbs, gutters, sidewalks and pavings in residential areas.

Grover Beach was home for 11,656 people when the 1990 Federal Census was conducted. Approximately nine percent of the City's 4,941 dwelling units were vacant. A fourth of these vacancies were vacation homes.*

* *1990 Federal Census data as modified on April 29, 1992 by the California Department of Finance.*

Grover Beach provided rental housing to 43 percent of all Five Cities area renters in 1990. Fifty-six percent of the City's residents were renters. Twenty-seven percent of Grover Beach's housing inventory in 1990 was multi-family compared to seventeen percent for the balance of the Five Cities area. Grover Beach's traditional role of providing a high percentage of rental housing for the area has resulted as much from the policies of neighboring jurisdictions as from the policies of Grover Beach.

Grover Beach currently exceeds 80% of its dwelling unit buildout capacity. The pressure to provide more homes in the City's mature and near-mature neighborhoods will continue. There are approximately ninety single-family vacant lots scattered throughout the City which could provide additional dwelling units. The City's multi-family districts contain approximately seventy vacant lots which, if developed, will add additional dwelling units to the City's inventory.

South Grover Beach agricultural lands, when developed, will provide for much of the City's future growth. These lands in South Grover Beach could provide an additional 340 housing units for over 800 people.

The traditional, detached single-family house is the most popular type of housing unit in Grover Beach. During the next twenty years many of these older detached single-family units will be replaced by PUDs, condos and apartments, particularly in North and West Grover Beach. Many of the older single-family houses will be replaced by commercial and mixed-use development in commercial districts. Most new single-family structures will be built in South Grover Beach and the Northern Hillsides neighborhoods. (See Table 5-2).

Figure 5-2

JANUARY, 1991 CENSUS CITY POPULATION DISTRIBUTION BY HOUSING UNIT TYPE*

Housing Unit Type	Total Units	Household Population
Single-Family, Detached	2,650	6,584
Single-Family, Attached	685	1,523
Two-to-Four Plexes	827	1,989
Five or More Units	585	1,098
Mobile Homes	260	421
Totals	5,007	11,615
Occupied Units	4,563	
Vacancy Rate	8.87%	
Persons Per Unit	2.561	

* *Source: January 1, 1991 Population & Housing Estimates, California Department of Finance, April 29, 1992.*

The popularity of the planned unit is projected to continue in the West Grover Beach, North Grover Beach and Northwest Grover Beach medium and high-density residential neighborhoods. The growth of planned units will be reduced only if apartments and condominiums return in popularity and replace projected planned units. (See Tables 5-3, 5-5 and 5-6). Owner occupancy will be higher in planned units and condominiums as opposed to apartments.

Figure 5-3

MID-1991 POPULATION and HOUSING

District	1991 Units	Maximum Population*	Estimated Population**
Single-Family Unit	2,259	6,280	5,723
Planned Unit (PUD)	371	1,021	930
Condominium Unit	307	816	744
Duplex Unit	444	1,127	1,027
Apartment Unit	1,104	2,794	2,546
Mixed Use-Office Unit	1	3	3
Mixed Use-Commercial Unit	26	66	60
Mixed Use-Industrial Unit	10	26	26
Mobile Home/R.V. Unit	417	701	639
Unidentified Conversion Units	116	174	159
Totals	5,055	13,008	11,854

* *Based upon 100% unit occupancy rate and 1990 Federal Census persons per unit data.*
** *Based upon 8.87% unit vacancy rate.*

Small mixed use residential units will be encouraged within commercial development in order to promote family businesses and to replace the loss of more-affordable single-family units located in the path of commercial development. (See Tables 5-7 and 5-8).

Most mobile homes and recreation vehicles used as dwelling units in Grover Beach are located in parks within commercial districts along Highway One and Grand Avenue. In the event these parks cease, mixed commercial-residential developments are projected in order to reduce affordable housing losses. (See Table 5-10). An affordable cluster project is also projected for South Grover Beach. (See Table 5-12).

Figure 5-4, which follows, projects the maximum number of dwelling units, 123, which are permitted under the City's growth management program. If all 123 units are constructed each year, buildout of 6,152 dwelling units will be reached in the year 2001. Unless a dramatic turn-around occurs in the home construction market, 123 dwelling units will not be built annually, at least not in the near future. Therefore, Figure 5-4 also illustrates when buildout will occur if averages of sixty dwelling units and ninety dwelling units are constructed annually.

Buildout will not occur until 2010 if the City adds 60 dwelling units annually. The figure also illustrates when 96 percent of buildout, or 5,906 units will be reached under each scenario. What becomes clear is that Grover Beach is rapidly maturing and housing policies are becoming more important in shaping Grover Beach's future.

Table 5-1
Mid-1991 City Survey and Buildout Projections

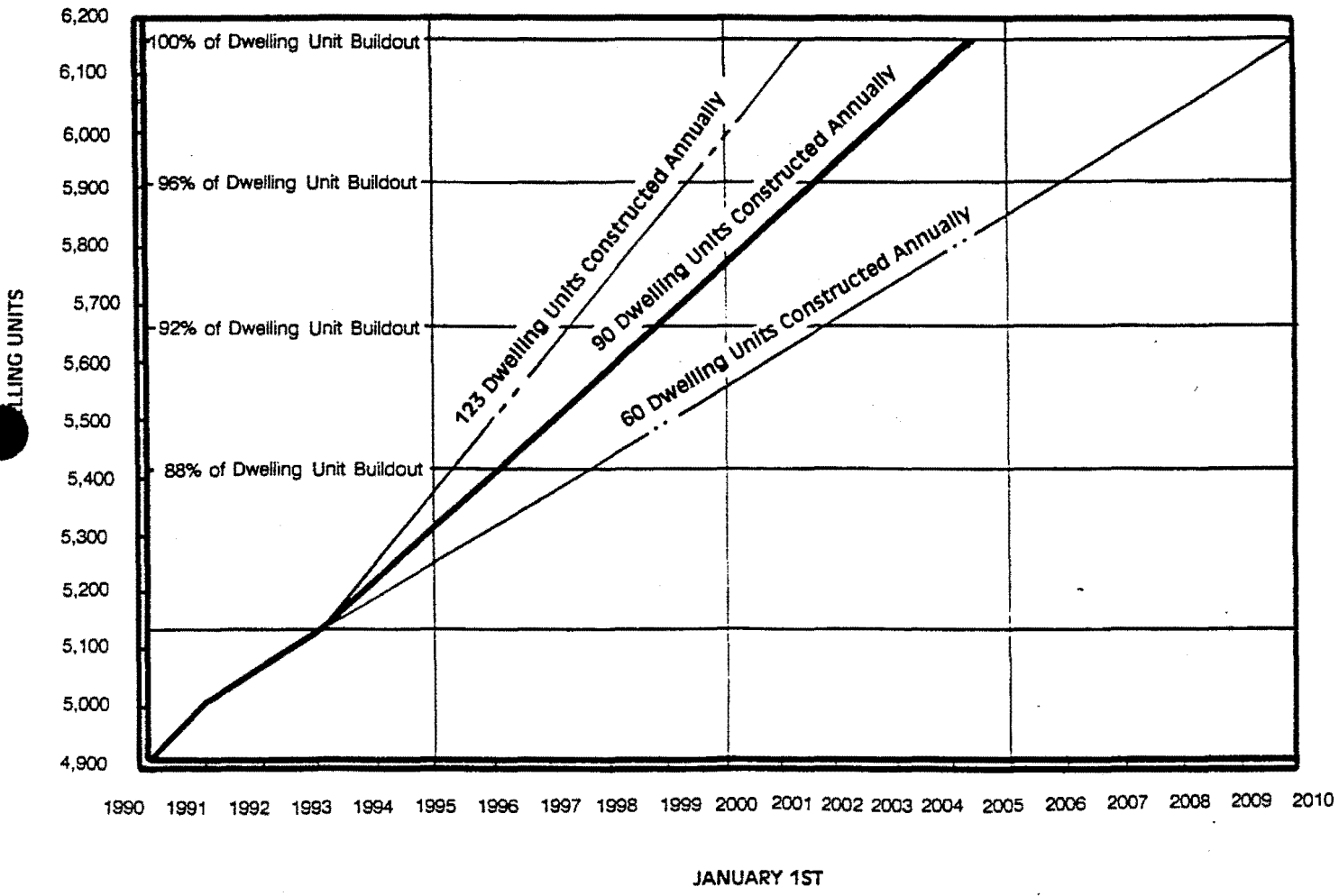
Neighborhood	1991		Projected Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.*
West Grand Avenue	35	93	23	58	(12)	(35)
Central Business District	35	93	27	70	(8)	(23)
East Grand Avenue	178	356	171	337	(7)	(19)
Professional Office District	34	93	34	86	0	(7)
Grand Corridor Totals	282	635	255	551	(27)	(84)
Northwest Grover Beach	548	1,469	595	1,599	+47	+130
Northern Hillsides	515	1,380	655	1,770	+140	+390
North Grover Beach	1,183	3,170	1,492	4,037	+309	+869
East Grover Beach	402	1,074	436	1,164	+34	+90
South Thirteenth Street	373	932	426	1,112	+53	+180
West Grover Beach	1,021	2,687	1,220	3,245	+199	+558
South Grover Beach	421	1,161	763	2,012	+342	+851
The Beach	194	326	194	326	0	+851
Unidentified Conversions	116	174	116	174	0	0
Grover Beach Totals*	**5,055**	**13,008**	**6,152**	**15,990**	**+1,097**	**+2,984**
Grover Beach Projections**	**5,055**	**11,854**	**6,152**	**14,572**	**+1,097**	**+2,718**

D.U. = Dwelling Unit
Pop. = Population

* *Based upon 100% occupancy of dwelling units at 1990 Federal Census occupants per dwelling unit density rates.*
** *Based upon 91.13% occupancy.*

Figure 5-4

DWELLING UNIT CONSTRUCTION PROJECTIONS



5.1 NEIGHBORHOOD DENSITY POLICY

Policy 5.1 Neighborhoods should have different residential densities so that:

Goal 3.1 There are all types of housing opportunities and prices.

Goal 3.3 There is a choice of rental or ownership.

Goal 3.4 Neighborhoods vary in nature, appearance and feeling.

Goal 3.5 There are no sudden changes to existing neighborhoods.

Goal 5.1 The City does not develop unguided.

Programs:

Program 5.1.1 The zoning ordinance should be amended, if necessary, to provide for the following definitions and range of densities permitted for new housing development per gross acre of undeveloped land which shall be:

" Low:	2 to 5 dwelling units
Medium:	6 to 9 dwelling units
High:	10 to 20 dwelling units

Low-density residential development shall generally consist of detached one or two-story dwelling units with substantial yards.

Medium-density residential development will consist of detached or attached one and two-story dwelling units with a private yard for each unit. Medium-density development is appropriately used as a transition from low-density residential to other land use categories and for mixed-use residential developments.

High-density residential development shall generally consist of attached dwelling units in one or two-story buildings with a small outdoor private use area for each unit and a larger common outdoor use area for the entire development. This development is appropriate near employment and commercial centers and within mixed-use residential developments.

Mixed-use residential developments are residential units permitted within commercial districts. Standards adopted for the district or project in which they are located will determine if they are medium or high-density residential developments."

Program 5.1.2 The zoning ordinance should be amended to include identification and standards for mixed-use projects specified in the General Plan.

Program 5.1.3 Standards and conditions permitting residential units within commercial districts should be prepared for incorporation within the zoning ordinance.

5.2 STRUCTURAL SIZE POLICY:

Policy 5.2 New development should not exceed six units per structure in order that:

Goal 1.8 There is a feeling of human scale.

Goal 3.5 New residential development or redevelopment does not cause a sudden change to existing neighborhoods.

Programs:

Program 5.2.1 The zoning ordinance can be reviewed and amended to provide for a six unit per structure maximum standard.

Program 5.2.2 The zoning ordinance can be reviewed and amended to provide appropriate standards for structural bulk, mass and size.

5.3 AFFORDABLE HOUSING POLICY:

Policy 5.3 The development of affordable housing shall be encouraged because:

Goal 1.4 The City should be a place where all income earners can live.

Goal 3.1 All types of housing prices and opportunities should be available.

Programs:

Program 5.3.1 Affordable housing standards could be adopted. Affordable housing could be defined as housing for very low, lower and median income persons and families, as identified from time to time, for San Luis Obispo County by the California Department of Housing and Community Development's Division of Housing Policy Development.

Figure 5-6

MAY 1992 SAN LUIS OBISPO COUNTY
AFFORDABLE HOUSING APPLICANT FAMILY INCOME QUALIFICATIONS*

Standard	Number of Persons in Family							
	1	2	3	4	5	6	7	8
Very Low Income	13,900	15,900	17,850	19,850	21,450	23,050	24,600	26,200
Lower Income	22,250	25,400	28,600	31,750	34,300	36,850	39,400	41,900
Median Income	27,800	31,750	35,750	39,700	42,900	46,050	49,250	52,400
Moderate Income	33,350	38,100	42,900	47,650	51,450	55,250	59,100	62,900

Area Median: $37,000

* *New Income Limits, May, 1992, State Department of Housing and Community Development.*

Program 5.3.2 The City could approve density bonuses for projects which are very affordable for very low, lower income and median income persons or fulfill exceptional objectives of the General Plan or state and federal law.

Program 5.3.3 Mixed-use projects could be encouraged where housing can be demonstrated as compatible with non-residential uses.

Program 5.3.4 Mixed-use units could be designed for one or two adults. Units designed to accommodate children might demonstrate that outdoor recreation facilities and residences with other children are located in close proximity.

Program 5.3.5 Affordable housing units could be exempted from regulations limiting the number of new dwelling units which could be constructed annually.

5.4 RESIDENTIAL PRIORITY POLICY:

Policy 5.4 Priority shall be given to protecting the residential area when designing new development at the boundary of residential and non-residential districts because:

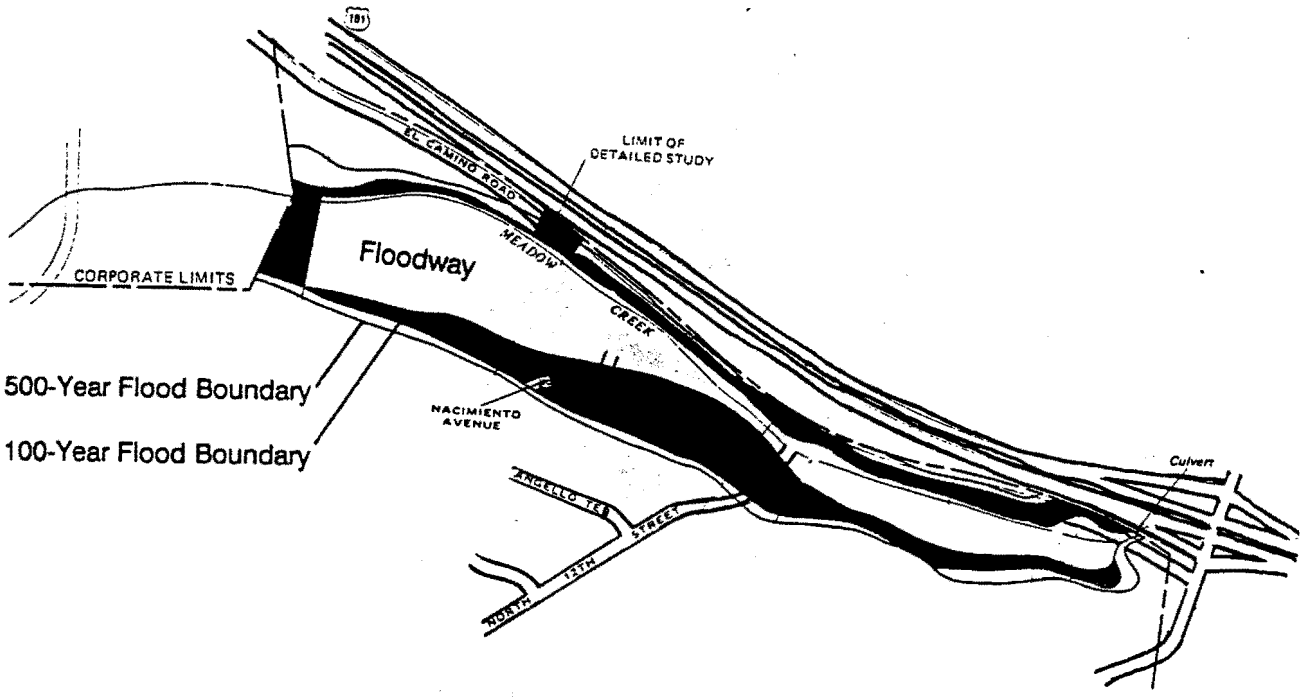
> *Goal 3.5 New development should not cause or impose sudden change upon existing housing and neighborhoods.*

Programs:

Program 5.4.1 The zoning ordinance could be reviewed and amended to provide for development standards in the industrial and commercial districts which would be more sensitive to the needs of residential development in the immediate area.

Map 5-1

Northern Floodway



Source: Floodway, Flood Boundary and Floodway Map, Federal Emergency Management Agency, August 1, 1984.

5.5 FLOOD-PRONE AREAS POLICY:

Policy 5.5 Housing should be discouraged in the Meadow Creek flood-prone areas in order that:

Goal 1.2 There is a physically safe community for residents and visitors.

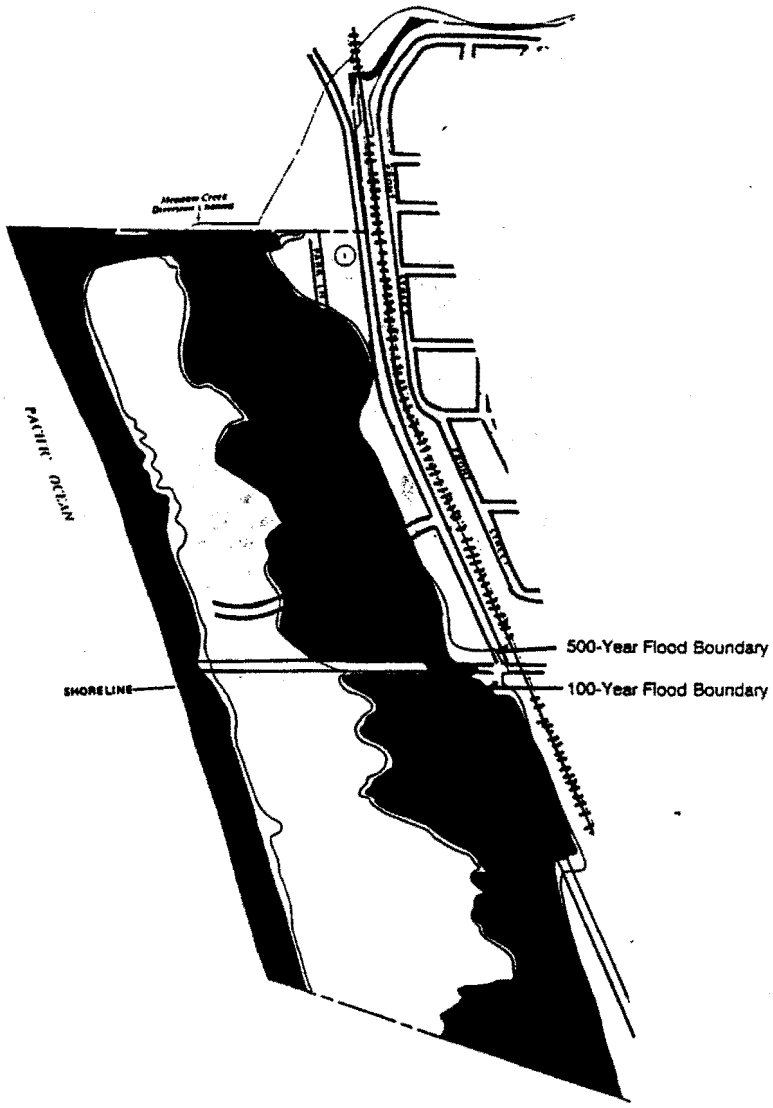
Goal 4.3 The City protects all natural riparian areas.

Programs:

Program 5.5.1 Standards could be reviewed to determine under what conditions, if any, development and replacement in the City's flood plain may be permitted.

Map 5-2

Western Floodway



Source: Floodway, Flood Boundary and Floodway Map, Federal Emergency Management Agency, August 1, 1984.

Program 5.5.2 The City should continue its participation in the Federal Emergency Management Agency's flood insurance program.

Program 5.5.3. The City could explore funding and construction of a master-planned storm drainage system.

5.6 HOME OCCUPATION AND RESIDENTIAL AREA POLICY:

Policy 5.6 Residential areas should accommodate limited nonresidential uses and activities, such as child care, religious centers, parks, playgrounds, schools and home/offices which minimize vehicular commutes in order to:

Goal 2.8 Assist working parents with child-care facilities and services.

Goal 4.4 Protect and enhance air quality.

Goal 5.4 Recognize and plan for specific needs within every neighborhood.

Programs:

Program 5.6.1 The City could review and amend its zoning ordinance to provide for these uses in all residential districts.

Program 5.6.2 The City could review and amend, if necessary, its home occupation permit standards to promote proper home-occupation uses and to expedite permitting.

5.7 NATURAL RESOURCE AND PROTECTION PRIORITY POLICY:

Policy 5.7 Housing should not take precedent over irreplaceable natural resources identified in the Resource Conservation and Development chapter of this element because Grover Beach:

Goal 4.1 Protects natural assets from damage or loss in order to promote resident and visitor exposure and involvement with the natural beauty and resources of the Pacific Ocean, beaches, dunes and related areas.

Goal 4.2 Protects and preserves native oaks and their habitats.

Goal 4.3 Protects and preserves all natural riparian areas.

Goal 4.5 Sustains and enhances native flora, fauna and wildlife habitat.

Programs:

Program 5.7.1 Amenities such as views, flora and historical improvements, could be incorporated within new housing development whenever appropriate and a specific protection and preservation program designed and incorporated in a use permit.

5.8 RESIDENTIAL HIKE AND BIKE POLICY:

Policy 5.8 Residences should be linked to one another and to services by sidewalks, paths and bicycle facilities which are easy to use because:

Goal 1.8 There should be a feeling of human scale and involvement.

Goal 1.9 There should be opportunities to walk and bike to work and school and for recreational and for daily errand pursuits.

Programs:

Program 5.8.1 The City could prepare and adopt a model pedestrian ordinance which identifies pedestrian programs and standards.

Program 5.8.2 The City could review and amend its bike plans and programs in order to place greater emphasis upon this means of transportation and recreation.

5.9 PUBLIC TRANSPORTATION POLICY:

Policy 5.9 All residential neighborhoods should be linked to one another and to the commercial and industrial areas of the city because Grover Beach should be:

> *Goal 5.4 A community which recognizes and plans for special and specific needs within all of its neighborhoods.*

Programs:

Program 5.9.1 The City could review public transit scheduling and routing annually and prepare plans for alteration when required to meet changing needs.

Program 5.9.2 Public transportation should be addressed within all capital improvement and public service-level budgets and plans.

Table 5-2
Mid-1991 Single-Family Survey and Buildout Projections

Single - Family	1991		Projected Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Grand Corridor	68	189	7	19	(61)	(170
Northwest Grover Beach	279	776	222	617	(57)	(159)
Northern Hillsides	339	942	441	1,226	+102	+284
North Grover Beach	550	1,529	348	967	(202)	(562)
East Grover Beach	219	609	238	661	+19	+52
South Thirteenth Street	51	142	2	6	(49)	(136)
West Grover Beach	372	1,034	162	450	(210)	(584)
South Grover Beach	381	1,059	565	1,517	+184	+458
The Beach	-	-	-	-	-	-
Totals*	2,259	6,280	1,985	5,463	(274)	(817)
Totals**	2,259	5,723	1,985	4,978	(274)	(745)

Table 5-3
Mid-1991 Planned Unit Survey and Buildout Projections

Planned Unit - (PUD)	1991		Projected Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Grand Corridor	_	_	_	_	_	_
Northwest Grover Beach	38	106	138	384	+100	+278
Northern Hillsides	13	36	51	142	+38	+106
North Grover Beach	136	378	649	1,804	+513	+1,426
East Grover Beach	7	18	7	18	0	0
South Thirteenth Street	36	91	99	251	+63	+160
West Grover Beach	138	384	555	1,543	+417	+1,159
South Grover Beach	3	8	3	8	0	0
The Beach	-	-	-	-	-	-
Totals*	371	1,021	1,502	4,150	+1,131	+3,129
Totals**	371	930	1,502	3,782	+1,131	+2,852

Table 5-4
Mid-1991 Duplex Survey and Buildout Projections

Duplex	1991		Projected Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Grand Corridor	12	30	2	5	(10)	(25)
Northwest Grover Beach	88	224	88	224	0	0
Northern Hillsides	-	-	-	-	-	-
North Grover Beach	192	488	180	457	(12)	(31)
East Grover Beach	4	10	6	15	+2	+5
South Thirteenth Street	16	40	10	25	(6)	(15)
West Grover Beach	106	269	102	259	(4)	(10)
South Grover Beach	26	66	104	264	+78	+198
The Beach	-	-	-	-	-	-
Totals*	444	1,127	492	1,249	+48	+122
Totals**	444	1,027	492	1,138	+48	+111

Table 5-5
Mid-1991 Apartment Survey and Buildout Projections

Apartment	1991		Projected Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Grand Corridor	69	175	65	165	(4)	(10)
Northwest Grover Beach	134	340	138	351	+4	+11
Northern Hillsides	53	134	53	134	0	0
North Grover Beach	271	680	281	714	+10	+34
East Grover Beach	50	127	63	160	+13	+33
South Thirteenth Street	194	493	238	605	+44	+112
West Grover Beach	323	820	323	820	0	0
South Grover Beach	10	25	0	0	(10)	(25)
The Beach	-	-	-	-	-	-
Totals*	1,104	2,794	1,161	2,949	+57	+155
Totals**	1,104	2,546	1,161	2,687	+57	+141

Table 5-6
Mid-1991 Condominium Survey and Buildout Projections

Condominium-Family	1991		Projected Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Grand Corridor	-	-	-	-	-	-
Northwest Grover Beach	-	-	-	-	-	-
Northern Hillsides	76	211	76	211	0	0
North Grover Beach	34	95	34	95	0	0
East Grover Beach	122	310	122	310	0	0
South Thirteenth Street	37	94	37	94	0	0
West Grover Beach	38	106	38	106	0	0
South Grover Beach	-	-	-	-	-	-
The Beach	-	-	-	-	-	-
Totals*	307	816	307	816	0	0
Totals**	307	744	307	744	0	0

Table 5-7
Mid-1991 Office/Commercial Mixed Use Survey and Buildout Projections

Mixed Use - Office and Commercial	1991		Projected Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Grand Corridor	1	3	28	71	+27	+68
Northwest Grover Beach	-	-	-	-	-	-
Northern Hillsides	-	-	-	-	-	-
North Grover Beach	-	-	-	-	-	-
East Grover Beach	-	-	-	-	-	-
South Thirteenth Street	-	-	-	-	-	-
West Grover Beach	-	-	-	-	-	-
South Grover Beach	-	-	-	-	-	-
The Beach	-	-	-	-	-	-
Totals*	1	3	28	71	+27	+68
Totals**	1	3	28	65	+27	+62

Table 5-8
Mid-1991 Commercial Mixed Use Survey and Buildout Projections

Mixed Use -	1991		Projected Buildout		Change	
Commercial	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Grand Corridor	19	48	40	101	+21	+53
Northwest Grover Beach	-	-	-	-	-	-
Northern Hillsides	-	-	-	-	-	-
North Grover Beach	-	-	-	-	-	-
East Grover Beach	-	-	-	-	-	-
South Thirteenth Street	7	18	40	131	+33	+113
West Grover Beach	-	-	-	-	-	-
South Grover Beach	-	-	-	-	-	-
The Beach	0	0	194	326	+194	+326
Totals*	26	66	274	558	+248	+492
Totals**	26	60	274	509	+248	+449

Table 5-9
Mid-1991 Industrial Mixed Use Survey and Buildout Projections

Mixed Use -	1991		Projected Buildout		Change	
Industrial	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Grand Corridor	_	_	_	_	_	_
Northwest Grover Beach	9	23	9	23	0	0
Northern Hillsides	-	-	-	-	-	-
North Grover Beach	-	-	-	-	-	-
East Grover Beach	-	-	-	-	-	-
South Thirteenth Street	-	-	-	-	-	-
West Grover Beach	-	-	-	-	-	-
South Grover Beach	1	3	5	5	+4	+2
The Beach	-	-	-	-	-	-
Totals*	10	26	14	28	+4	+2
Totals**	10	24	14	26	+4	+2

Table 5-10
Mid-1991 Mobile Home/ R.V. Survey and Buildout Projections

Mobile Home - Rec. Vehicle	1991		Projected Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Grand Corridor	113	190	0	0	(113)	(190)
Northwest Grover Beach	_	_	_	_	_	_
Northern Hillsides	34	57	34	57	0	0
North Grover Beach	_	_	_	_	_	_
East Grover Beach	_	_	_	_	_	_
South Thirteenth Street	32	54	0	0	(32)	(54)
West Grover Beach	44	74	0	0	(44)	(74)
South Grover Beach	_	_	_	_	_	_
The Beach	194	326	0	0	(194)	(326)
Totals*	417	701	34	57	(383)	(644)
Totals**	417	639	34	52	(383)	(587)

Table 5-11
Mid-1991 Projects B,D & E Survey and Buildout Projections

Mixed Use - Affordable Projects B, D & E	1991		Projected Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Grand Corridor (D & E)	0	0	113	190	+113	+190
Northwest Grover Beach	-	-	-	-	-	-
Northern Hillsides	-	-	-	-	-	-
North Grover Beach	-	-	-	-	-	-
East Grover Beach	-	-	-	-	-	-
South Thirteenth Street	-	-	-	-	-	-
West Grover Beach (B)	0	0	40	67	+40	+67
South Grover Beach	-	-	-	-	-	-
The Beach	-	-	-	-	-	-
Totals*	0	0	153	257	+153	+257
Totals**	0	0	153	234	+153	+234

Table 5-12
Mid-1991 Project A Survey and Buildout Projections

Cluster - Project A	1991		Projected Buildout		Change	
Affordable	D.U.	Pop.*	D.U.	Pop.	D.U.	Pop.
Grand Corridor	-	-	-	-	-	-
Northwest Grover Beach	-	-	-	-	-	-
Northern Hillsides	-	-	-	-	-	-
North Grover Beach	-	-	-	-	-	-
East Grover Beach	-	-	-	-	-	-
South Thirteenth Street	-	-	-	-	-	-
West Grover Beach	-	-	-	-	-	-
South Grover Beach (A)	0	0	86	218	+86	+218
The Beach	-	-	-	-	-	-
Totals*	0	0	86	218	+86	+218
Totals**	0	0	86	199	+86	+199

D.U. = Dwelling Unit
Pop. = Population

* *Based upon 100% occupancy of dwelling units at 1990 Federal Census occupants per dwelling unit density rates.*
** *Based upon 91.13% occupancy.*

Chapter Six

Commercial

Conservation & Development

6 COMMERCIAL CONSERVATION & DEVELOPMENT

Introduction

Grover Beach's commerce has flourished during recent years as office, convenience and neighborhood facilities have been constructed along South Thirteenth Street and as Grand Avenue has added shopping centers.

The Central Business District (CBD) continues to develop with the addition of new buildings and parking facilities. Commercial activity in the CBD is centered about a bank, the post office, pharmacy, bakery, a utility pay station, a few restaurants, shops and offices.

A 'coastal Victorian village' architectural theme is evolving along Ramona Avenue in the CBD. This architectural design theme, which complements the gardens and gazebo of Ramona Park, is proposed as the design theme for second generation commercial development in the 900 block of Grand Avenue.

The City lacks a large grocery store or supermarket and residents rely upon smaller, local markets and convenience stores or supermarkets in Pismo Beach and Arroyo Grande. Smaller, local food shops and stores flourish in the absence of the supermarket. These smaller 'convenience' stores and shops promote a greater sense of neighborhood where they exist.

Much of the City's commerce is conducted by smaller, family-owned businesses. Many of these businesses are located and operated from residences. Few problems are generated by these residentially compatible businesses.

Home offices will increase as telecommunications and office equipment improve and as pressure increases to reduce auto use.

6.1 Commercial Areas Community Policy:

Policy 6.1 Commercial districts should help implement community goals such as:

Goal 1.1 Being neighborly and friendly.

Goal 1.2 Being physically safe.

Goal 1.4 Serving people of all ages and incomes.

Goal 1.5 Easily identifiable as coastal and beach.

Goal 1.6 Being distinctive from neighboring communities and towns.

Goal 1.7 Being representative of community, environmental, heritage and historical pride.

Goal 1.8 Creating a feeling of human scale and personal involvement.

Goal 1.9 Creating walking and biking opportunities.

Goal 1.10 Providing a central area for business, civic, cultural and social activities.

Goal 1.11 Varying the natures of its neighborhoods according to the needs of the community.

Programs:

Program 6.1.1 The City could prepare and adopt design guidelines for important commercial areas to assure new development provides a feeling of human scale and promotes personal involvement which contributes to friendliness.

Program 6.1.2 Design guidelines which identify Grover Beach as a distinctive and different coastal and beach community should be developed and adopted for important and appropriate commercial neighborhoods, buildings and structures, public signs and events. Local heritage, history and the environment could be woven into the theme in order to demonstrate community pride. Production designs and architecture common to fast-food restaurants and chain operations could be discouraged in areas such as the CBD and important visitor serving areas.

Program 6.1.3 The commercial community could provide leadership for a volunteer program which would create an annual community improvement incorporating a community theme.

Program 6.1.4 The commercial community could provide special events and everyday activities which include a community theme.

Program 6.1.5 City welcome and identification signs and monuments could be erected at commercial entrances to the City.

Program 6.1.6 Proposed new commercial development could be reviewed to assure walking and biking amenities are included and promoted.

Program 6.1.7 Special emphasis can be placed upon the need for an integrated business-social-cultural and civic Central Business District plan and development.

6.2 Commercial Areas Economic Policy:

Policy 6.2 Commercial areas are primary areas for implementing community economic goals such as:

Goal 2.1 Making all types of jobs available.

Goal 2.2 Providing a diverse economic base for the community so that the effects from a downturn in one part of the economy have minimal effect upon the community.

Goal 2.3 Providing and encouraging opportunities for a local health care industry to benefit residents and visitors as well as the economy.

Goal 2.4 Providing a visitor recreational and conference destination area where a protected environment becomes an economic and educational attraction and asset.

Goal 2.5 Creating retail sales equal to or greater than the sales of comparable sized communities by offering a wide variety of products and services.

Goal 2.7 Making available vocational training and educational opportunity to all residents in order to provide for resident and commercial needs and to broaden the economic base of the community.

Goal 2.8 Providing child-care services and facilities for working parents in order to improve economic opportunities for families and the commercial community.

Programs:

Program 6.2.1 The zoning ordinance could be reviewed and amended to assure that all types of jobs and employment are encouraged and accepted in at least one district of the City.

Program 6.2.2 The City could appoint special purpose committees to address specialized community needs in such areas as health care, retail, vocational and educational and visitor facility development.

Program 6.2.3 A child-care services and facilities program for working parents could be developed in conjunction with parents, child-care authorities, child-care providers and employers.

Program 6.2.4 The roles of each commercial district or neighborhood could be reviewed to determine if they are focused upon the long-term economic interests of the community such as strong retail sales, visitor services, contribution to diversification, etc.

Program 6.2.5 A special study and plan should be developed for the City's principle commercial corridor, Grand Avenue, which would address its economic growth and architectural theme.

Program 6.2.6 Creative financing programs could be explored to determine their applicability to assisting established business and new commercial start-ups and developments.

6.3 Commercial Area Housing Policy:

Policy 6.3 Commercial districts have housing obligations to the community because:

Goal 3.8 Business proprietors and caretakers may live above or behind their enterprises.

Goal 3.9 Residents may live in commercial areas in mixed-use developments.

Programs:

Program 6.3.1 Mixed commercial-residential developments could be included in the General Plan and zoning ordinance and map when determined to be appropriate.

Program 6.3.2 The zoning ordinance could be reviewed and amended to provide for appropriate dwelling unit standards in commercial districts including parking.

Program 6.3.3 Public transportation programs could be reviewed and improved, where necessary, to assist commercial area dwellers, employees and shoppers and to reduce reliance upon private vehicle use.

6.4 Commercial Environmental Policies:

Policy 6.4 Commercial areas of the City have environmental obligations to the community because:

Goal 4.1 Visitor and resident exposure and involvement with the natural resources and beauty of the Pacific Ocean, beaches, dunes and related areas are promoted.

Goals 4.2, 4.3, 4.4 and 4.5 The community protects and preserves its native oak habitats and trees, natural riparian areas, air quality, native flora, fauna and wildlife habitats.

Goals 4.6 and 4.7 Public and residential views of surrounding hills, beaches, dunes, ocean and open spaces are protected.

Goal 4.8 Commercial areas should contribute to the forestation of the community.

Goal 4.9 Water and materials should be conserved and recycled.

Programs:

Program 6.4.1 A comprehensive conservation and recycling program for solid and liquid wastes and water should be development and implemented.

Program 6.4.2 A program to review the effects upon views could be developed and implemented for proposed commercial buildings.

Program 6.4.3 Unforested commercial areas such as parking lots, streets and right-of-ways and landscape strips could be analyzed for suitability.

Program 6.4.4 Development regulations and standards could be reviewed and amended, where necessary, to promote tree plantings and maintenance and incorporated within a comprehensive forestation plan.

Program 6.4.5 A tree replacement program could be developed. Those removing trees could be required to plant a greater number of trees elsewhere in the community.

Program 6.4.6 Parking in commercial areas should be designed to encourage walking within the commercial district.

6.5 The Environment is Good Business Policy:

Policy 6.5 The environment is good business because:

Goal 4.1 Natural resources and the beauty of the Pacific Ocean, beaches, dunes and related areas are the appeal to visitors.

Goal 2.4 An undamaged and healthy environment is the attraction for a visitor recreational and conference destination area.

Programs:

Program 6.5.1 A visitor environmental attractions center could be created.

Program 6.5.2 A docents program could be established to conduct regular educational programs and tours.

Program 6.5.3 A plan could be prepared for the development of a visitor recreational and conference center. A center might include lodging, restaurants, conference rooms, golfing, tennis, trails and paths, exercise facilities, a pier and other facilities and features appealing to visitors.

Program 6.5.4 A visitor services advisory and coordinating committee could be created to develop a comprehensive visitor services program emphasizing the environment's attraction. Such programs could be explored with the local chamber of commerce.

Chapter Seven

Industrial

Conservation & Development

7 INDUSTRIAL CONSERVATION & DEVELOPMENT

Introduction

Grover Beach provides most of Southern San Luis Obispo County's industrial land. Most Grover Beach industry is service oriented. Much of it is storage, and vehicle and equipment repair. Some industrial area users are distributors of construction products and materials. There are some manufacturers.

In recent years, residential neighbors to industry have attempted to change industrial operating standards, such as noise, dust and visual effect, in order to improve the quality of residential life. Ways of promoting industry and jobs must be found for the economic health of the community.

7.1 INDUSTRIAL AREAS COMMUNITY GOALS POLICY:

Policy 7.1 Industrial districts should help implement community goals such as:

Goal 1.1 Being neighborly and friendly.

Goal 1.2 Being physically safe.

Goal 1.4 Serving people of all ages and incomes.

Goal 1.7 Being representative of community, environmental, heritage and historical pride.

Goal 1.8 Creating a feeling of human scale and personal involvement.

Goal 1.9 Creating walking and biking opportunities.

Goal 1.11 Varying the natures of its neighborhoods according to the needs of the community.

Programs:

Program 7.1.1 The City could prepare and adopt design guidelines for industrial areas to assure new development provides a feeling of human scale.

Program 7.1.2 Proposed new industrial development could be reviewed to assure walking and biking amenities are included and promoted.

Program 7.1.3 The role of each industrial district or neighborhood could be reviewed to determine if it remains appropriate to the needs of the community and if it requires amendment through the General Plan and zoning ordinance.

7.2 INDUSTRIAL AREAS ECONOMIC GOALS POLICY:

Policy 7.2 Industrial areas are primary areas for implementing community economic goals such as:

Goal 2.1 Making all types of jobs available.

Goal 2.2 Providing a diverse economic base for the community so that the effects from a downturn in one part of the economy have minimal effect upon the community.

Goal 2.6 Providing a clean industrial area within walking distances of homes.

Goal 2.7 Providing vocational training and educational opportunity for resident and employer needs and to broaden the economic base of the community.

Goal 2.8 Providing child-care services and facilities for working parents in order to improve economic opportunities for families and the commercial community.

Programs:

Program 7.2.1 The zoning ordinance could be reviewed and amended to assure that a variety of jobs and employment are encouraged and accepted in the City.

Program 7.2.2 The City encourage the Chamber of Commerce to create an economic development committee which, in conjunction with the City, would address General Plan economic concerns and develop proposed programs for City Council consideration.

Program 7.2.3 The City could appoint special purpose committees to address specialized industrial needs.

Program 7.2.4 A child-care services and facilities program for working parents could be developed in conjunction with parents, child-care authorities, child-care providers and employers.

Program 7.2.5 Each industrial neighborhood role can be reviewed to determine if it is focused upon the long-term economic interests of the community such as contribution to diversification and resident income.

Program 7.2.6 Create capital financial programs could be explored to determine their applicability to assisting established business and new industrial start-ups and developments. This may include activation of an Industrial Development Authority and issuance of bonds.

Program 7.2.7 A program to locate "point of sales" businesses in industrial areas could be established in order to increase City sales tax revenue.

7.3 INDUSTRIAL AREAS ENVIRONMENTAL GOALS POLICY:

Policy 7.3 Industrial areas of the City have environmental obligations to the community because:

Goals 4.2, 4.3, 4.4 and 4.5 The community protects and preserves its native oak habitats and trees, natural riparian areas, air quality, native flora, fauna and wildlife habitats.

Goals 4.6 and 4.7 Public and residential views of surrounding hills, beaches, dunes, ocean and open spaces are protected.

Goal 4.8 Industrial areas should contribute to the forestation of the community.

Goal 4.9 Water and materials should be conserved and recycled.

Programs:

Program 7.3.1 A comprehensive conservation and recycling program for solid and liquid wastes and water should be development and implemented. Such a program might include attracting recycling-related businesses to industrial locations.

Program 7.3.2 A program to review the effects upon views could be developed and implemented for proposed industrial buildings to be located north of Grand Avenue.

Program 7.3.3 Unforested industrial areas such as parking lots, streets and right-of-ways and landscape strips could be analyzed for forestation suitability.

Program 7.3.4 Development regulations and standards could be reviewed and amended, where necessary, to promote tree plantings and maintenance and incorporated within a comprehensive forestation plan.

Program 7.3.5 A tree replacement program could be developed. Those removing trees could be required to plant a greater number of trees elsewhere in the community.

Program 7.3.6 Whenever possible, a greenbelt buffer should be created to separate industrial and residential areas.

Program 7.3.7 Public transportation programs could be reviewed and improved, where necessary, to assist industrial area employees and to reduce reliance upon private vehicle use.

Chapter Eight

Resource

Conservation & Development

8 RESOURCE CONSERVATION AND DEVELOPMENT

Introduction

The ocean, its beaches and dunes, wetlands, such as Meadow Creek, and agricultural lands are just a few of the resources whose futures will be partially, if not entirely, determined by Grover Beach.

Some resources are not entirely natural. Agricultural lands are the product of man's labor and development.

Often, a resource is a product substituting for the natural or attempting to improve upon nature. Many foreign flowers, shrubs and trees have been introduced into the landscape. Watercourses have been created where none existed a century ago. Parks attempt to surpass nature in their composition, color and service.

Heritage structures and places, such as rock walls, old barns, buildings and bridges, can be as worthy of protection and conservation as nature's creations.

Identifying which resources should be conserved and which should be developed is one of the major purposes for having a General Plan.

Developing resources is not necessarily negative. Space is essential for home, work, education, recreation and other uses. The particulars of development, such as when, how and what, do require sensitive analysis because many resources cannot be replaced once used.

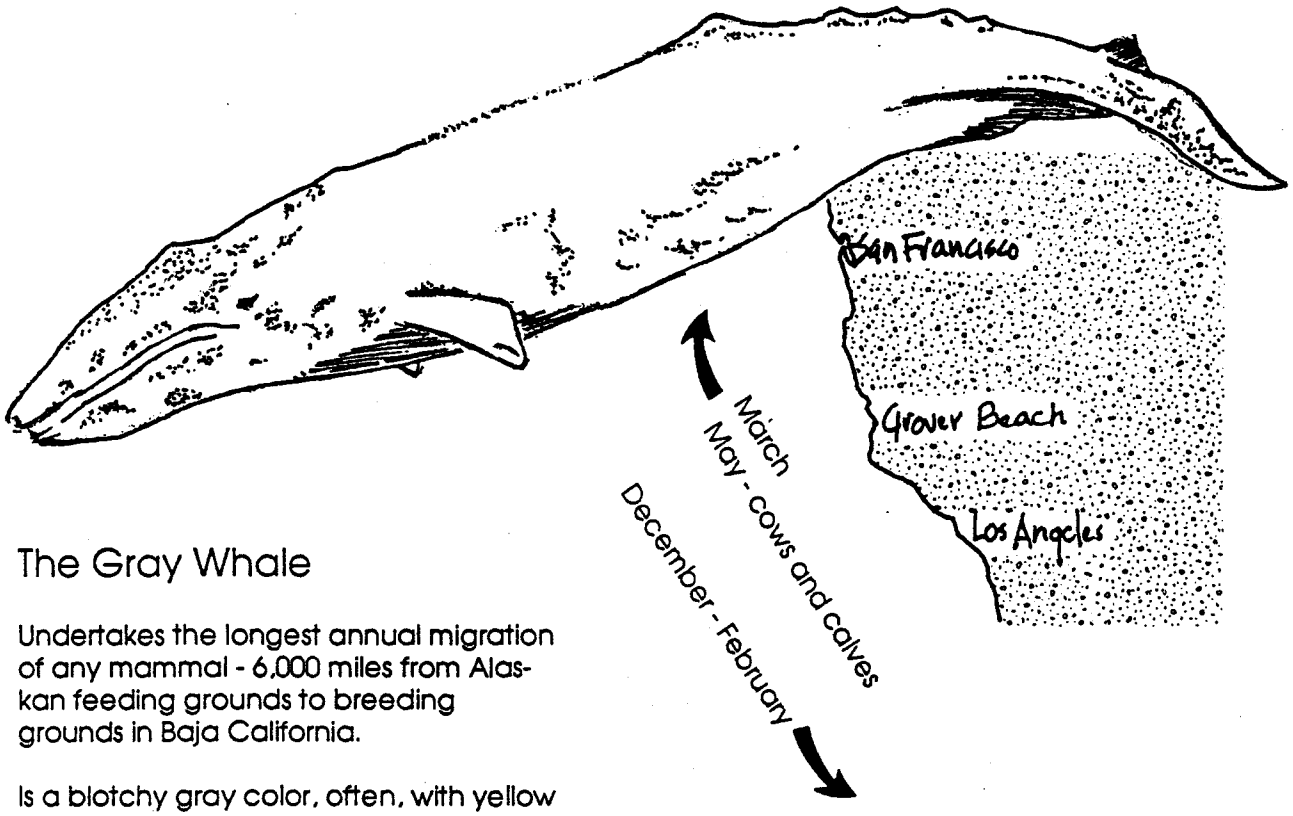
8.1 WATER RESOURCES POLICY:

Policy 8.1 All community water sources, surface and underground, shall be protected from pollution and reused, whenever economically and realistically viable, because:

Goal 4.9 Grover Beach should conserve and recycle water and materials.

Programs:

Program 8.1.1 The City could develop and adopt a program to monitor potential sources of pollution and contamination of surface and sub-surface waters.



The Gray Whale

Undertakes the longest annual migration of any mammal - 6,000 miles from Alaskan feeding grounds to breeding grounds in Baja California.

Is a blotchy gray color, often, with yellow patches of lice and barnacles.

Is up to fifty feet in length and can weigh thirty-threee tons.

Feeds on bottom-dwelling crustaceans.

Program 8.1.2 The City could remove debris and man-made obstructions from waterways on a regular basis.

Program 8.1.3 Storm waters could be diverted to underground reservoirs.

Program 8.1.4 Methods of recycling sanitary sewer waters should be pursued.

Program 8.1.5 Water use should not exceed the source's safe-yield.

Program 8.1.6 Arroyo Grande water basin users should be encouraged to agree upon a water allocation and management plan which will promote sound planning and use of a valuable resource.

Program 8.1.7 Storm and surplus waters should be used for beneficial use, including recharging of the ground water basin.

Program 8.1.8 All agencies using the ground water basin should be encouraged to recharge the basin.

Program 8.1.9 Discharges to the Meadow Creek watercourse system from proposed development should be reviewed to determine if they are consistent with the overall waterway management plan of the State and neighboring cities.

8.2 PUBLIC ACCESS POLICY:

Policy 8.2 New development should not substantially or needlessly eliminate existing public access or viewing of the natural environment because:

> *Goal 4.1 Grover Beach should be a place which promotes resident and visitor exposure and involvement with the natural beauty and resources of the Pacific Ocean, beaches, dunes and related areas while protecting those natural assets from damage or loss.*
>
> *Goal 4.6 Grover Beach should be a place which protects public views of surrounding hills, beaches, dunes, ocean and open spaces.*

Programs:

Program 8.2.1 New development can be required to provide alternate public access across the development site to the natural environment whenever reasonable security, privacy and safety for people and the resource can be provided.

Program 8.2.2 Development project proposals can be reviewed to determine if there will be material degradation or elimination of public and residential views.

Program 8.2.3 Substantial and needless elimination and degradation of public and residential views could be prohibited and project redesign required.

8.3 COMMUNITY HERITAGE POLICY:

Policy 8.3 Historical resources should be identified, preserved, and restored,where necessary, because:

> *Goal 1.7 Grover Beach should be a place where there is pride of community, environment, heritage and history.*

Programs:

Program 8.3.1 Buildings with historical or architectural significance could be protected from demolition or outward changes of appearance, unless it is essential to remove a health or safety threat which can not be avoided by any other means.

Program 8.3.2 The street appearance of buildings which contribute to a neighborhood's architectural appearance could be maintained.

Program 8.3.3 Individual projects could be reviewed as part of the CEQA process to determine if there are potential heritage resource impacts.

Program 8.3.4 An inventory of historic buildings, structures and places would be compiled and maintained to aid in protection and preservation efforts.

Program 8.3.5 Financial assistance for the protection and promotion of heritage places might be provided through redevelopment area projects, Community Development Block Grant funds and other public and private sources.

Program 8.3.6 Design of facilities next to and around heritage places or artifacts could be required to compliment, rather than detract, from the heritage place or artifact.

8.4 AIR RESOURCES POLICY:

Policy 8.4 Air should be protected from polluting influences because Grover Beach should:

> *Goal 1.7 Be a place which is proud of its environment.*
>
> *Goal 2.4 Be a visitor recreational and conference destination center where an undamaged environment is the attraction.*
>
> *Goal 4.4 Be a city which protects and enhances air quality.*
>
> *Goal 5.1 Choose its own future, rather than allowing it to develop unguided.*

Programs:

Program 8.4.1 The City could implement an urban reforestation and community tree policy and program.

Program 8.4.2 The City could actively participate in the County-wide clean air attainment plan.

Program 8.4.3 The City could adopt and implement a local "hike and bike" policy and program.

Program 8.4.4 The City could adopt and implement a local air quality enhancement program, which may seek input, cooperation, and compliance from local businesses.

Program 8.4.5 The City could adopt and help implement a regional greenbelt policy and program.

8.5 VISITOR ATTRACTION POLICY:

Policy 8.5 The community shall conserve, protect and preserve resources which will attract visitors because:

> *Goal 2.4 Grover Beach shall be a visitor and conference destination area where an undamaged environment is the attraction.*
>
> *Goal 4.1 Grover Beach is a place which should promote resident and visitor exposure and involvement with the natural beauty and resources of the Pacific Ocean, beaches, dunes and related areas while protecting those natural assets from damage or loss.*

Programs:

Program 8.5.1 Resources could be identified and categorized. Conservation, preservation and protective measures could be evaluated periodically.

Program 8.5.2 Resources appealing to visitors may be evaluated to determine if visitor access and viewing opportunities are maximized without negative resource impact.

Program 8.5.3 Resources should be used in the preparation of a visitor and conference destination plan and promotional materials.

8.6 GENERAL PLAN APPLIES TO ALL AGENCIES POLICY:

Policy 8.6 The goals, objectives, policies and programs of the Grover Beach General Plan shall apply in principle as the policy of the City relating to any and all projects proposed by other governmental agencies such as the County of San Luis Obispo, The State of California and the United States Government because Grover Beach should be:

Goal 5.1 A City which chooses its own future, rather than allowing it to develop unguided.

Goal 5.2 A City which is proactive in the planning of facilities and services if they impact the goals and future of Grover Beach.

Goal 5.3 Active in regional planning and public service efforts which can improve the mutual interest of participants.

Goal 5.4 A community which recognizes and plans for special and specific needs within all of its neighborhoods.

Programs:

Program 8.6.1 Other governmental agencies can be provided a copy of the General Plan when projects within Grover Beach are anticipated and being planned.

8.7 OCEAN, DUNES AND NATURAL AREAS RESOURCE POLICY:

Policy 8.7 All natural areas, such as the beach, dunes, and creeks, including the ocean's waters, should be protected from polluting influences to the legal extent possible because Grover Beach should:

Goal 1.7 Be a place which is proud of its environment.

Goal 2.4 Be a visitor recreational and conference destination center where an undamaged environment is the attraction.

Goal 4.1 Be a place which promotes resident and visitor exposure and involvement with the natural beauty and resources of the Pacific Ocean, beaches, dunes and related areas while protecting those natural assets from damage or loss.

Goal 5.1 Chose its own future, rather than allowing it to develop unguided.

Programs:

Program 8.7.1 The City could define forms of pollution, identify sources of pollution and develop standards, enforcement measures and penalties.

Program 8.7.2 The South San Luis Obispo County Sanitation District and City of Pismo Beach could be advised that Grover Beach believes recycling of sanitary sewer waters and the resulting decrease, if not elimination, of effluent disposal in the ocean is the only ultimate solution for preventing this form of pollution.

8.8 REGIONAL GREENBELT POLICY:

Policy 8.8 A wide band of greenbelt, consisting of grazing, farming, large, rural homesites and natural, undisturbed open space, should encircle the communities of Oceano, Arroyo Grande, Pismo Beach and Grover Beach to protect them from encroaching urbanization and to help maintain their identities as separate, distinct, small places and communities because:

Goal 1.3 Grover Beach should be a small, comfortable place to live.

Goal 1.5 Grover Beach should be a town easily identified as a coastal and beach community.

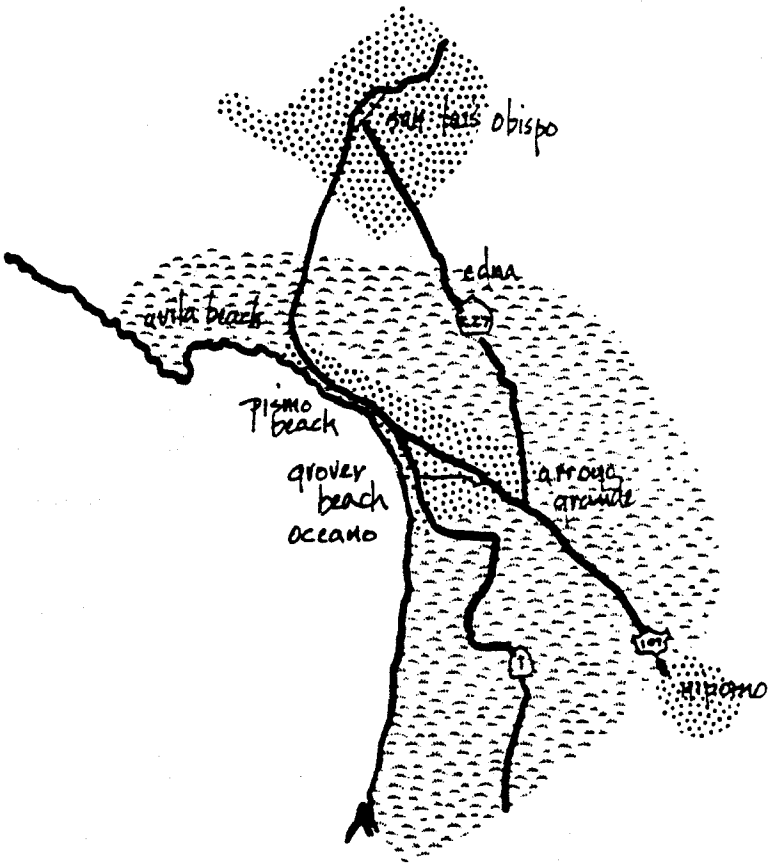
Goal 1.6 Grover Beach should be a town distinctive from neighboring communities and towns.

Goal 4.4 Grover Beach should be a city which protects and enhances the quality of air.

Goal 4.5 Grover Beach should be a place which sustains and enhances native flora, fauna and wildlife habitat.

Goal 5.1 Grover Beach should be a city which chooses its own future, rather than allowing it to develop unguided.

Goal 5.3 Grover Beach should be a city which is active in regional and county planning and public service efforts which can improve the mutual interests of participants.



Programs:

Program 8.8.1 A regional open space organization could be formed to discuss, advocate and, hopefully, implement the conservation and preservation of open spaces affecting the cities of San Luis Obispo, Pismo Beach, Arroyo Grande, Grover Beach and the unincorporated areas from Nipomo to the southern limits of the City of San Luis Obispo.

Program 8.8.2 A regional organization could be formed to discuss and determine the growth-inducing impacts of widening U.S. 101 from the Santa Barbara County line to the San Luis Obispo city limits.

Program 8.8.3 Grover Beach could protect and preserve its greenbelt along Highway One in recognition of its importance to the region.

8.9 COMMUNITY TREE POLICY:

Policy 8.9 The planting, maintenance and protection of trees shall be promoted in all neighborhoods because:

> *Goal 4.4 Grover Beach should protect and enhance the quality of air.*
>
> *Goal 4.8 Grover Beach should be an urban forest created through the proper and selective forestation of residential, industrial, and commercial properties.*

Programs:

Program 8.9.1 A comprehensive tree program should be prepared, adopted and implemented. The program should identify desirable trees, planting and methods of care. Any tree program should contain a financial plan which can implement and attain the goals of the program.

Program 8.9.2 A comprehensive tree program should contain provisions which protect public and residential views of surrounding hills, beaches, dunes, ocean and open spaces from unnecessary obstruction by trees.

Program 8.9.3 A comprehensive tree ordinance or resolution could be prepared and adopted which would identify under what conditions trees must be planted, maintained and protected.

Program 8.9.4 The City could require that a number of trees be planted within the community whenever a tree is removed due to development or other needs. Other sites could be in industrial and commercial areas, special planting corridors such as highway, street and railroad right-of-ways, street lane dividers, parks and public lands.

Program 8.9.5 A community tree committee could assist in the identification of program needs and priorities.

Program 8.9.6 The City could coordinate a community volunteer tree planting program.

Program 8.9.7 The City could administer an "adopt-a-tree" program.

Program 8.9.8 A community arbor festival celebrating the tree, its contributions and benefits could be held annually.

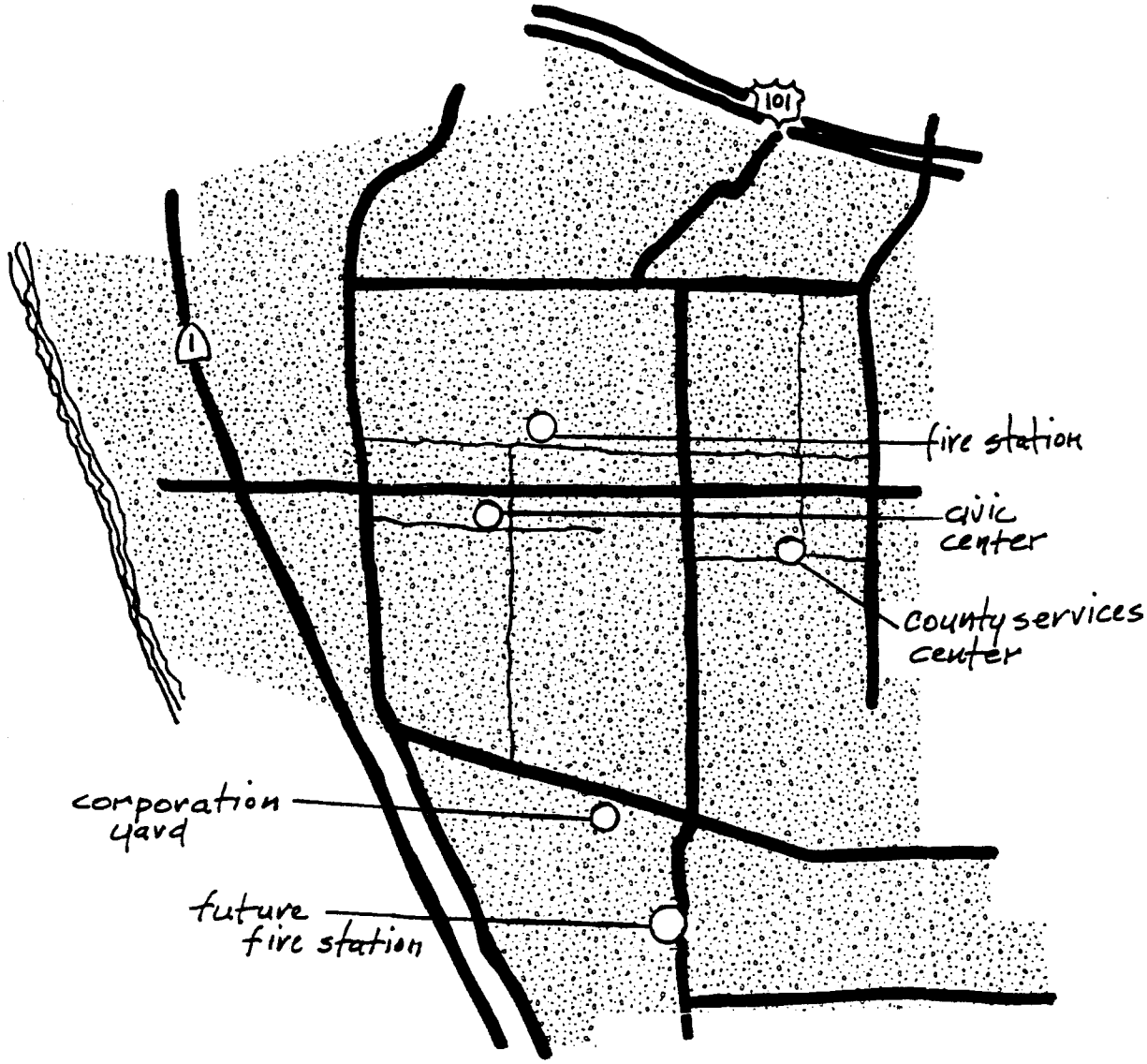
Program 8.9.9 The community could host a annual conference relating to the tree, its contributions and benefits or establish a center for organizations concerned or interested in trees, their contributions and benefits.

Chapter Nine

Public

Services & Facilities

Map 9-1
Public Facilities



9 PUBLIC AND CULTURAL SERVICES AND FACILITIES

Introduction

Municipal, educational, state and county facilities are located with Grover Beach. Some of these facilities serve the entire South County. The community also needs and provides public cultural and recreational activity facilities.

This Land Use Element advocates the development of municipal facilities and services necessary to attain General Plan goals. Specific parks, recreation facilities and open spaces and standards are addressed in the General Plan's Park and Recreation Element.

9.1 NEIGHBORHOOD SERVICES AND FACILITIES POLICY:

Policy 9.1 Neighborhood needs for public services and facilities should be identified. Plans for these services and facilities should be designed and implemented because:

> Goal 1.11 Grover Beach should be a city with responsive local government and public services.
>
> *Goal 1.12 The community is composed of neighborhoods which vary in nature and needs.*
>
> *Goal 5.2 Grover Beach should be proactive in planning facilities and services if they impact the community's goals and future.*
>
> *Goal 5.4 Grover Beach should recognize and plan for all special and specific needs within its neighborhoods.*
>
> *Goal 5.5 Grover Beach should prepare for the delivery of water, sanitary sewer, storm drainage, circulation, facility and public service needs in advance of projected need.*

Programs:

Program 9.1.1 Public service and facility needs should be identified within neighborhood plans.

Program 9.1.2 A municipal Capital Improvement Program could be prepared and reviewed annually in order to establish priorities for proposed services and projects.

Program 9.1.3 Projects described within the Capital Improvement Program should be accompanied with the following information:

* Project name and description
* Estimated implementation or development cost, including design
* Estimated annual maintenance costs
* Estimated annual operating costs
* Anticipated revenue sources, including development impact fees, for all costs
* Planning, design, construction, development and purchase time frames
* Anticipated project operational date.

Program 9.1.4 The Capital Improvement Program could contain sections projecting vehicle and major equipment needs, including the replacement of existing vehicles and major equipment such as photocopiers, computers and radios, at appropriate time intervals.

Program 9.1.5 The annual City operating budget, which includes a capital budget, could be amended to become a two-year financial instrument which would more fully project financial needs and which would be subject to Council amendment and adoption annually; consideration should be given to developing a long term financial plan to the City's ultimate buildout.

9.2 CITY-WIDE SERVICES AND FACILITIES POLICY:

Policy 9.2 City-wide public services and facilities should be identified, and plans for these services and facilities should be implemented because Grover Beach should:

Goal 1.11 Be a city with responsive local government and public services.

Goal 5.1 Choose its own future, rather than allowing it to develop unguided.

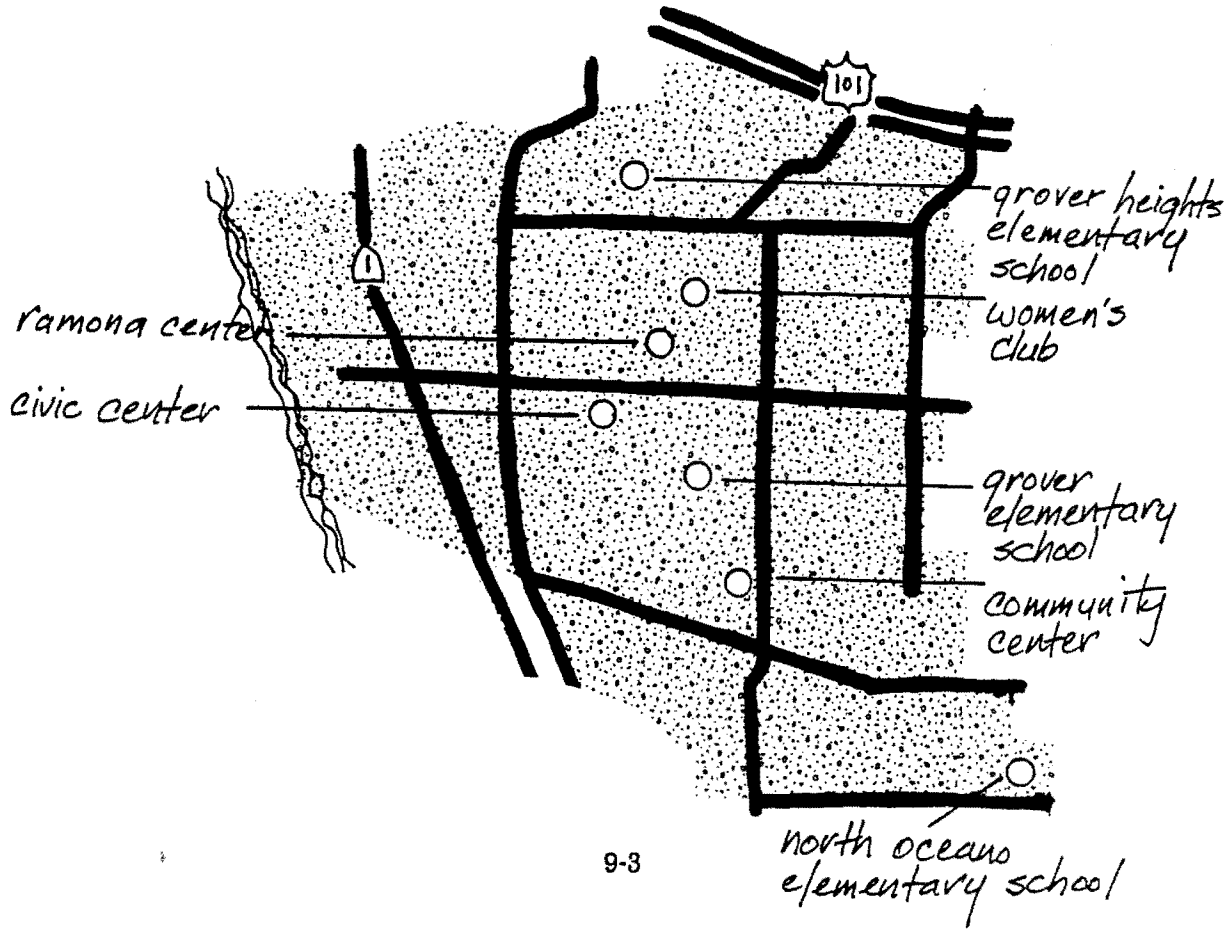
Goal 5.2 Be proactive in planning facilities and services if they impact the community's goals and future.

Goal 5.5 Prepare for the delivery of water, sanitary sewer, storm drainage, circulation, facility and public service needs in advance of projected need.

Programs:

Program 9.2.1 City-wide public services and facilities should be included within a Capital Improvement Program and treated the same as needs identified through the neighborhood planning programs.

Map 9-2
Cultural and Educational Facilities



9.3 CULTURAL EVENTS AND FACILITIES POLICY:

Policy 9.3 Community cultural events and facilities should be planned to include visitors to the community, particularly if the subject matter relates to the local environment, heritage or history, because Grover Beach should be:

> *Goal 1.7 A place where there is pride of community, environment, heritage and history.*
>
> *Goal 2.4 A visitor recreational destination area where an undamaged environment is the attraction.*
>
> *Goal 4.1 A place which promotes resident and visitor exposure and involvement with the natural resources of the Pacific Ocean, beaches, dunes and related areas while protecting those natural assets from damage or loss.*

Programs:

Program 9.3.1 A trolley or other means of transportation should be created to link the Central Business District, the Western Visitor Services District and the beach area west of Highway One for easier access to cultural activities. The Western Visitor Services District should also be linked to area visitor attractions such as the Oceano Melodrama and the Pismo Beach butterfly grove. A trolley might be supplemented by a horse drawn carriage.

Program 9.3.2 Conference facilities could accommodate lectures, movies and other cultural and community programs.

Program 9.3.3 A small, active-presentation museum could be created in the CBD.

Program 9.3.4 A Grand Avenue pier development could contain an aquarium or other facility presenting natural life forms of the area.

Program 9.3.5 The Ramona Park gazebo might be made available on a regular, recurring basis for afternoon concerts.

9.4 FEDERAL, STATE AND COUNTY SERVICES AND FACILITIES POLICY:

Policy 9.5 Court and office-type service facilities of the Federal, State and County governments, with adequate parking, should be located in the health, justice and social services area near Sixteenth Street and Rockaway Avenue because Grover Beach is:

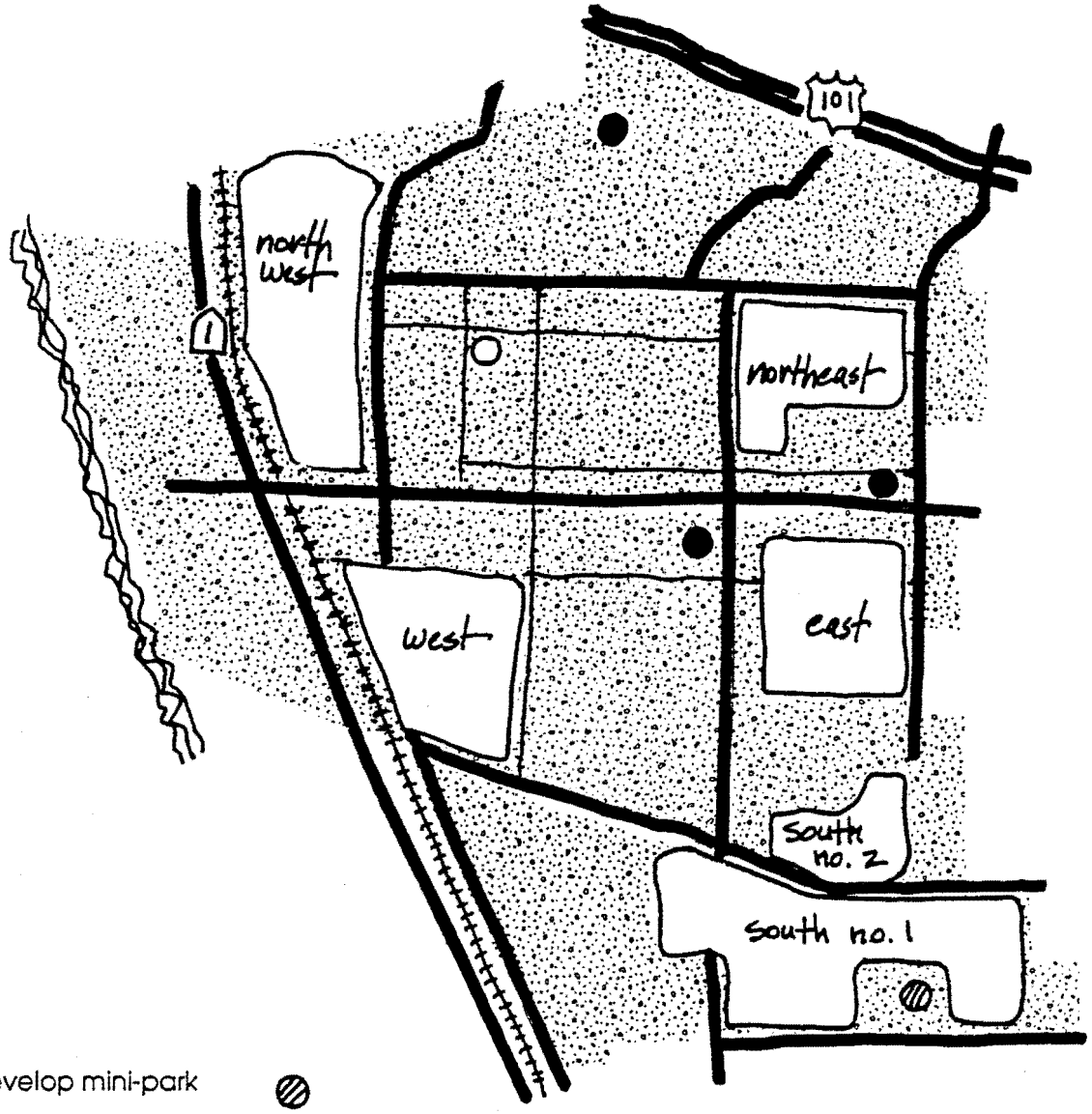
> *Goal 5.2 Proactive in the planning of facilities and services if they impact the goals and future of Grover Beach.*
>
> *Goal 5.3 Active in regional and county planning and public service efforts which improve the mutual interests of participants.*

Programs:

Program 9.4.1 Neighborhood capacity to serve projected County, State and Federal facilities and clientele should be assessed to determine new standards for governmental services and facilities in the area.

Note: This map is included for illustration purposes only. The Parks and Recreation Element is the only City of Grover Beach General Plan element determining locations of parks, recreation facilities and open spaces. Amendment of the Parks and Recreation Element for location of sites shall not require the amendment of this illustration or vice-versa.

Map 9-3
Mini-Parks



city-owned, develop mini-park

city-owned, undeveloped site

selection areas for additional sites

9.5 CIVIC CENTER POLICY:

Policy 9.5 Grover Beach municipal offices should remain in or adjoining the Central Business District because Grover Beach should be:

Goal 1.10 A community where people go to a central area for business, civic, cultural and social activities.

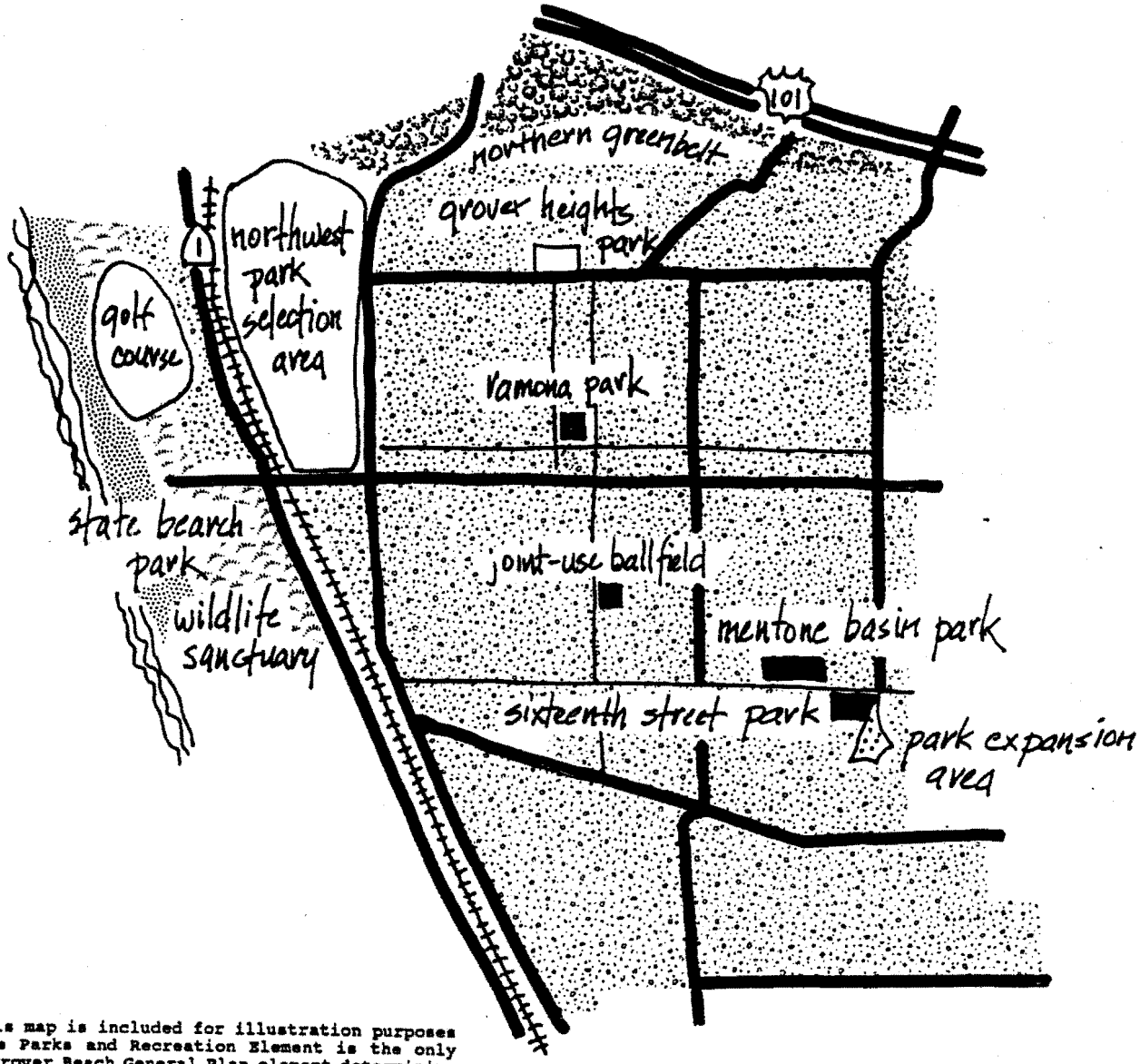
Programs:

Program 9.5.1 Civic center needs could be identified and a plan prepared for staged development over a period of time.

Program 9.5.2 Financial plans should be prepared for implementing development.

Map 9-4

Parks and Open Spaces



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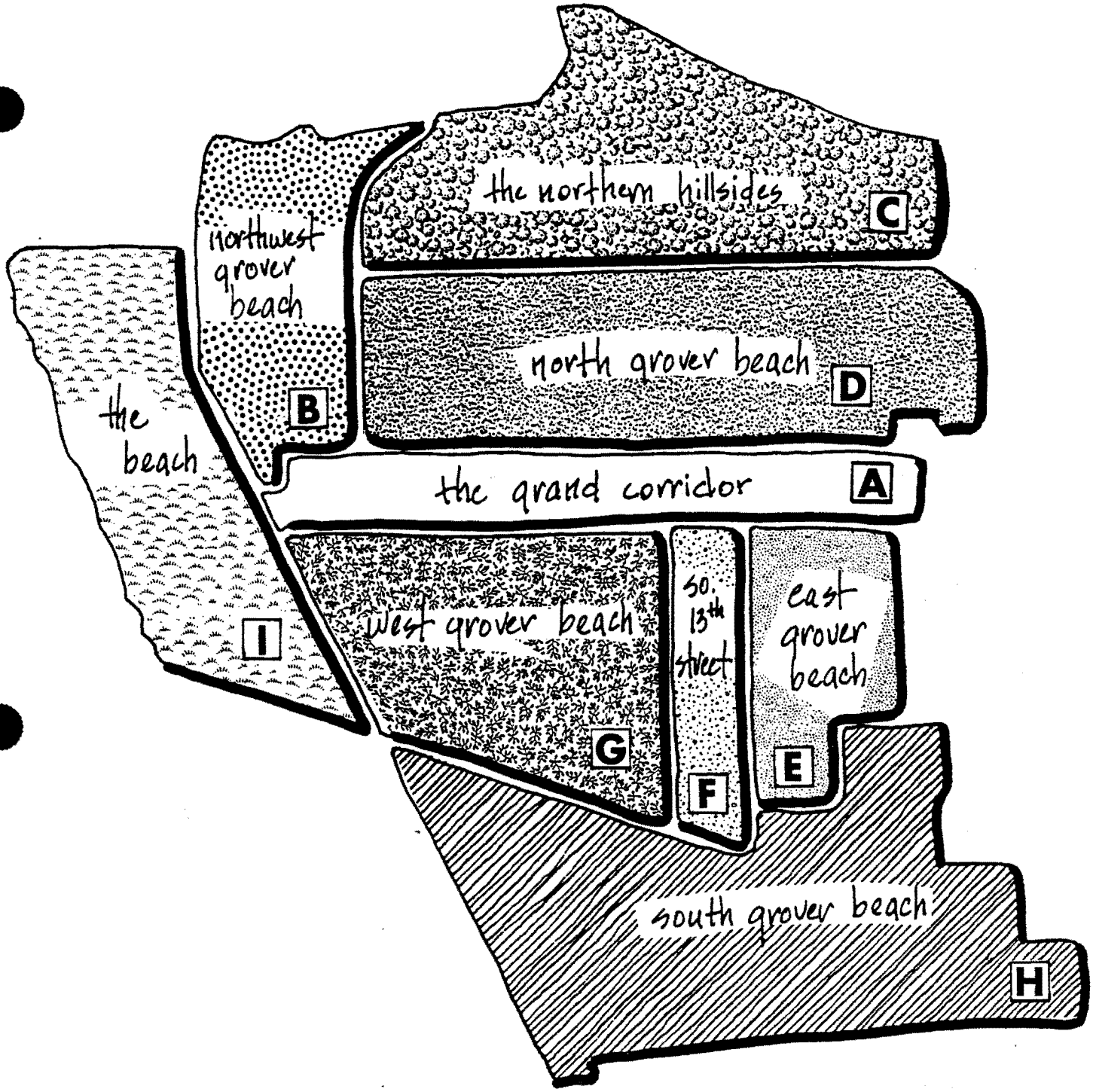
Chapter Ten

Neighborhood

Conservation & Development Plans



10 NEIGHBORHOOD PLANS

Introduction

Grover Beach is composed of neighborhoods: industrial, commercial, recreational and residential. Some neighborhoods may be a little of each.

The purpose of these neighborhood plans is to study the existing nature of each neighborhood and to determine directions that can be taken to improve the neighborhood as well as the community as a whole. The community is best understood when its parts are understood. When a neighborhood is improved, the community is improved.

The nine plans contained in this section are called 'area' plans by the State and become part of the General Plan's Land Use Element. In Grover Beach we simply call them 'neighborhood' plans.

10.1 NEIGHBORHOOD PLANS POLICY:

Policy 10.1 Grover Beach should prepare and adopt plans for each neighborhood of the City because:

> *Goal 1.12 The City is composed of neighborhoods which vary in nature and need.*
>
> *Goal 5.4 Grover Beach recognizes and plans for special and specific needs within all of its neighborhoods.*

Programs:

Program 10.1.1 The City could prepare and adopt neighborhood plans in order to implement all of the Land Use Element's goals in more specific terms.

Program 10.1.2 The City could prepare neighborhood plans which could contain policies and programs applicable and unique to that neighborhood.

Program 10.1.3 Each neighborhood plan could be reviewed every five years by the Community Development Director and Planning Commission. The Director might report to the Planning Commission upon the progress that has been made in meeting the goals and programs adopted for the neighborhood. The Director could also recommend amendments, if any, to any of the neighborhood plans. The Planning Commission could add their comments and send a report to the City Administrator and City Council.

Program 10.1.4 Neighborhood residents should be brought into the development and amendment of their neighborhood plans.

Table 10-1
West Grand Avenue Dwelling Units & Population Projections

West Grand Avenue	1991		Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Single-Family	15	42	0	0	(15)	(42)
Duplex	2	5	2	5	0	0
Apartment	7	18	11	28	+4	+10
Mixed Use - Commercial	11	28	10	25	(1)	(3)
Neighborhood Totals*	35	93	23	58	(12)	(35)
Neighborhood Projections**	35	85	23	53	(12)	(32)

Table 10-2
Central Business District Neighborhood Dwelling Units & Population Projections

Central Business District	1991		Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Single-Family	21	58	7	19	(14)	(39)
Duplex	4	10	0	0	(4)	(10)
Apartment	4	10	0	0	(4)	(10)
Mixed Use - Commercial	6	15	20	51	+14	+36
Neighborhood Totals*	35	93	27	70	(8)	(23)
Neighborhood Projections**	35	85	27	64	(8)	(21)

D.U. = Dwelling Unit
Pop. = Population

* *Based upon 100% occupancy of dwelling units at 1990 Federal Census occupants per dwelling unit density rates*
** *Based upon 91.13% occupancy of all dwelling units*

Table 10-3
East Grand Avenue Neighborhood Dwelling Units & Population Projections

East Grand Avenue	1991		Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Single-Family	5	14	0	0	(5)	(14)
Duplex	6	15	0	0	(6)	(15)
Apartment	52	132	48	122	(4)	(10)
Mobile Home / R.V.	113	190	0	0	(113)	(190)
Mixed Use - Commercial	2	5	10	25	+8	+20
Projects D & E - Mixed Use	0	0	113	190	+113	+190
Neighborhood Totals*	178	356	171	337	(7)	(19)
Neighborhood Projections**	178	324	171	307	(7)	(17)

Table 10-4
Ramona Office Neighborhood Dwelling Units & Population Projections

Professional Office District	1991		Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Single-Family	27	75	0	0	(27)	(75)
Apartment	6	15	6	15	0	0
Mixed Use-Commercial & Office	1	3	28	71	+27	+68
Neighborhood Totals*	34	93	34	86	0	(7)
Neighborhood Projections	34	85	34	78	0	(7)

D.U. = Dwelling Unit
Pop. = Population

* *Based upon 100% occupancy of dwelling units at 1990 Federal Census occupants per dwelling unit density rates*
** *Based upon 91.13% occupancy rate of all dwelling units*

Table 10-5
Grand Corridor Dwelling Units & Population Projections

Grand Corridor Totals	1991		Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Single-Family	68	189	7	19	(61)	(170))
Duplex	12	30	2	5	(10)	(25)
Apartment	69	175	65	165	(4)	(10)
Mobile Home / R.V.	113	190	0	0	(113)	(190)
Mixed Use - Commercial & Office	1	3	28	71	+27	+68
Mixed Use - Commercial	19	48	40	101	+21	+53
Mixed Use - Projects D & E	0	0	113	190	+113	+190
Neighborhood Totals*	282	635	255	551	(27)	(84)
Neighborhood Projections**	282	579	255	502	(27)	(77)

Table 10-6
Northwest Grover Beach Neighborhood Dwelling Units & Population Projections

Northwest Grover Beach	1991		Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Single-Family	279	776	222	617	(57)	(159)
Duplex	88	224	88	224	0	0
Apartment	134	340	138	351	+4	+11
Mixed Use - Industrial	9	23	9	23	0	0
PUD	38	106	138	384	+100	+278
Neighborhood Totals*	548	1,469	595	1,599	+47	+130
Neighborhood Projections**	548	1,339	595	1,457	+47	+118

D.U. = Dwelling Unit
Pop. = Population

* *Based upon 100% occupancy of dwelling units at 1990 Federal Census occupants per dwelling unit density rates*
** *Based upon 91.13% occupancy rate of all dwelling units*

Table 10-7
Northern Hillsides Neighborhood Dwelling Units & Population Projections

Northern Hillsides	1991		Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Single-Family	339	942	441	1,226	+102	+284
Apartment	53	134	53	134	0	0
Mobile Home / R.V.	34	57	34	57	0	0
PUD	13	36	51	142	+38	+106
Condominium	76	211	76	211	0	0
Neighborhood Totals*	515	1,380	655	1,770	+140	+390
Neighborhood Projections**	515	1,258	655	1,613	+140	+355

Table 10-8
North Grover Beach Neighborhood Dwelling Units & Population Projections

North Grover Beach	1991		Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Single-Family	550	1,529	348	967	(202)	(562)
Duplex	192	488	180	457	(12)	(31)
Apartment	271	680	281	714	+10	+34
PUD	136	378	649	1,804	+513	+1,426
Condominium	34	95	34	95	0	0
Neighborhood Totals*	1,183	3,170	1,492	4,037	+309	+867
Neighborhood Projections**	1,183	2,889	1,492	3,679	+309	+790

D.U. = Dwelling Unit
Pop. = Population

* *Based upon 100% occupancy of dwelling units at 1990 Federal Census occupants per dwelling unit density rates*
** *Based upon 91.13% occupancy rate for all dwelling units*

Table 10-9
East Grover Beach Neighborhood Dwelling Units & Population Projections

East Grover Beach	1991		Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Single-Family	219	609	238	661	+19	+52
Duplex	4	10	6	15	+2	+5
Apartment	50	127	63	160	+13	+33
PUD	7	18	7	18	0	0
Condominium	122	310	122	310	0	0
Neighborhood Totals*	402	1,074	436	1,164	+34	+90
Neighborhood Projections**	402	979	436	1,061	+34	+82

Table 10-10
South Thirteenth Street Neighborhood Dwelling Units & Population Projections

South Thirteenth Street	1991		Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Single-Family	51	142	2	6	(49)	(136)
Duplex	16	40	10	25	(6)	(15)
Apartment	194	493	238	605	+44	+112
Mobile Home / R.V.	32	54	0	0	(32)	(54)
Mixed Use - Commercial	7	18	40	131	+33	+113
PUD	36	91	99	251	+63	+160
Condominium	37	94	37	94	0	0
Neighborhood Totals*	373	932	426	1,112	+53	+180
Neighborhood Projections**	373	849	426	1,013	+53	+164

D.U. = Dwelling Unit
Pop. = Population

* *Based upon 100% occupancy of dwelling units at 1990 Federal Census occupants per dwelling unit density rates*
** *Based upon 91.13% occupancy rate for all dwelling units*

Table 10-11
West Grover Beach Neighborhood Dwelling Units & Population Projections

West Grover Beach	1991		Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Single-Family	372	1,034	162	450	(210)	(584)
Duplex	106	269	102	259	(4)	(10)
Apartment	323	820	323	820	0	0
Mobile Home / R.V.	44	74	0	0	(44)	(74)
PUD	138	384	555	1,543	+417	+1,159
Project B - Mixed Use Commercial & Residential	0	0	40	67	+40	+67
Condominium	38	106	38	106	0	0
Neighborhood Totals*	1,021	2,687	1,220	3,245	+199	+558
Neighborhood Projections**	1,021	2,449	1,220	2,957	+199	+508

Table 10-12
South Grover Beach Neighborhood Dwelling Units & Population Projections

South Grover Beach	1991		Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Single-Family	381	1,059	565	1,517	+184	+458
Duplex	26	66	104	264	+78	+198
Apartment	10	25	0	0	(10)	(25)
Mixed Use - Industrial	1	3	5	5	+4	+2
PUD	3	8	3	8	0	0
Project A Cluster Units	0	0	86	218	+86	+218
Neighborhood Totals*	421	1,161	763	2,012	+342	+851
Neighborhood Projections**	421	1,058	763	1,824	+342	+766

D.U. = Dwelling Unit
Pop. = Population
* *Based upon 100% occupancy of dwelling units at 1990 Federal Census occupants per dwelling unit density rates*
** *Based upon 91.13% occupancy rate for all dwelling units*

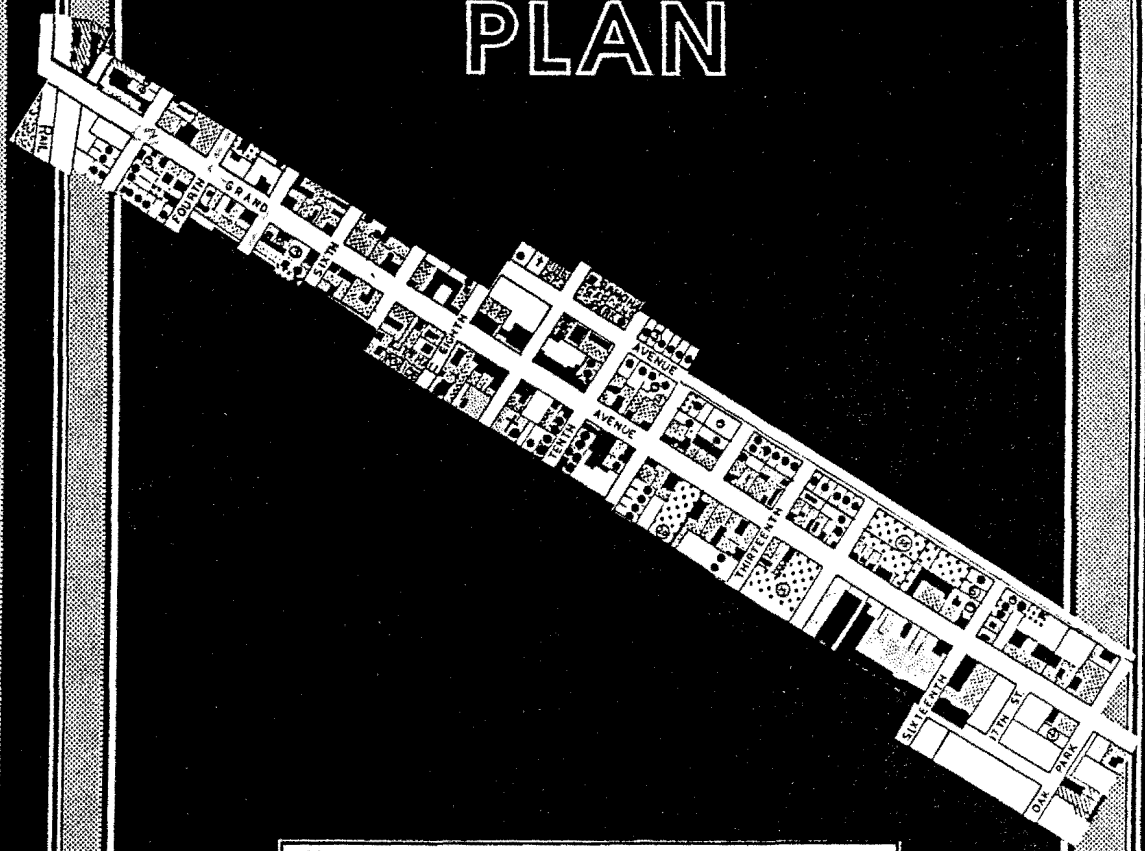
Table 10-13
The Beach Neighborhood Dwelling Units & Population Projections

The Beach	1991		Buildout		Change	
	D.U.	Pop.	D.U.	Pop.	D.U.	Pop.
Mobile Home / R.V.	194	326	0	0	(194)	(326)
Mixed Use - Commercial	0	0	194	326	+194	+326
Neighborhood Totals*	194	326	194	326	+194	+326
Neighborhood Projections**	194	297	194	297	0	0

D.U. = Dwelling Unit
Pop. = Population

* *Based upon 100% occupancy of dwelling units at 1990 Federal Census occupants per dwelling unit density rates*
** *Based upon 91.13% occupancy rate for all dwelling units*

THE GRAND CORRIDOR PLAN



A GROVER BEACH NEIGHBORHOOD PLAN

A

THE GRAND CORRIDOR PLAN

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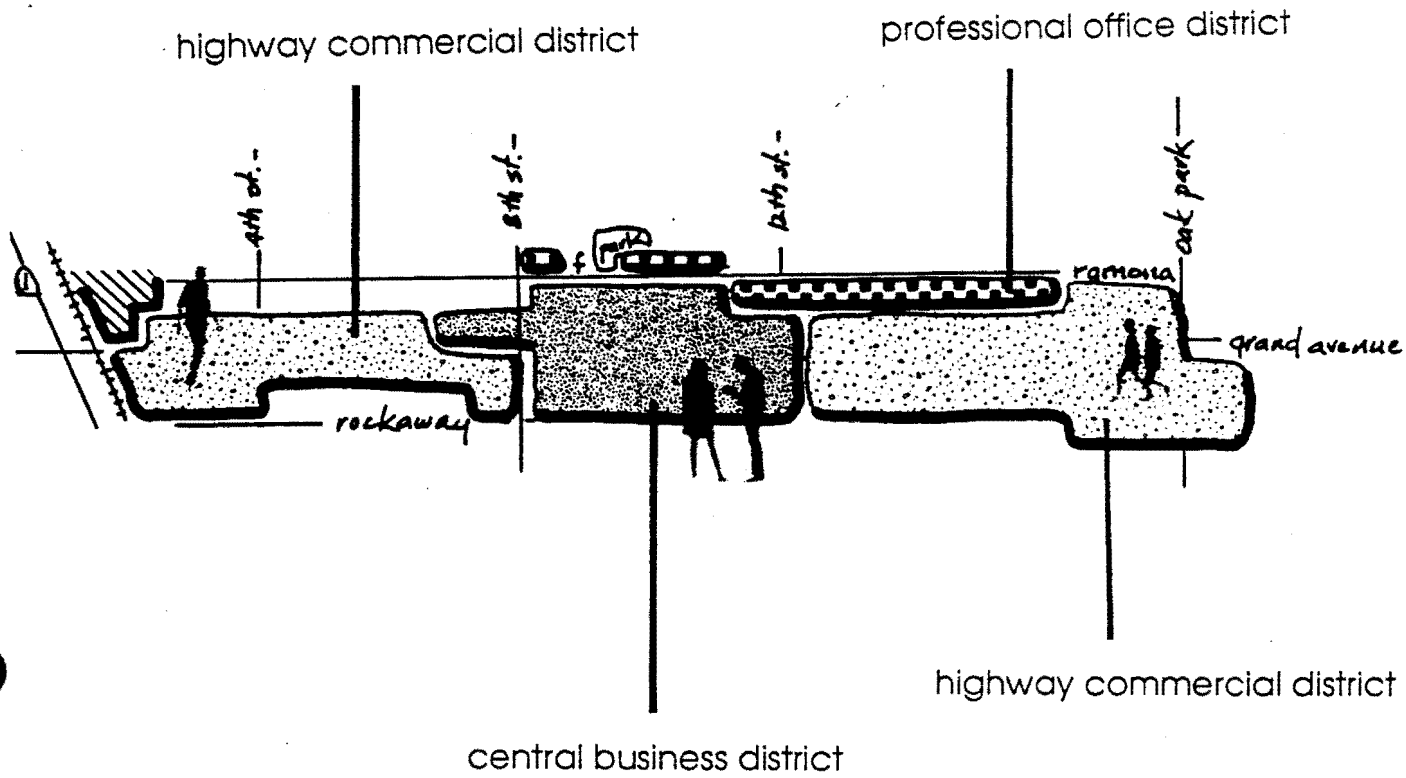
Map 1
The Grand Corridor Plan

HISTORIC DEVELOPMENT CHARACTERISTICS



THE GRAND CORRIDOR NEIGHBORHOOD PLAN

CORRIDOR DESCRIPTION: Grover Beach's most significant commercial corridor extends from Arroyo Grande to the Pacific Ocean. This corridor, with Grand Avenue as its centerline, divides the community into its northern and southern residential sections.

The corridor also provides the community's most important east/west surface transportation route. The corridor contains Grover Beach's primary shopping areas, commercial and governmental service facilities and offices.

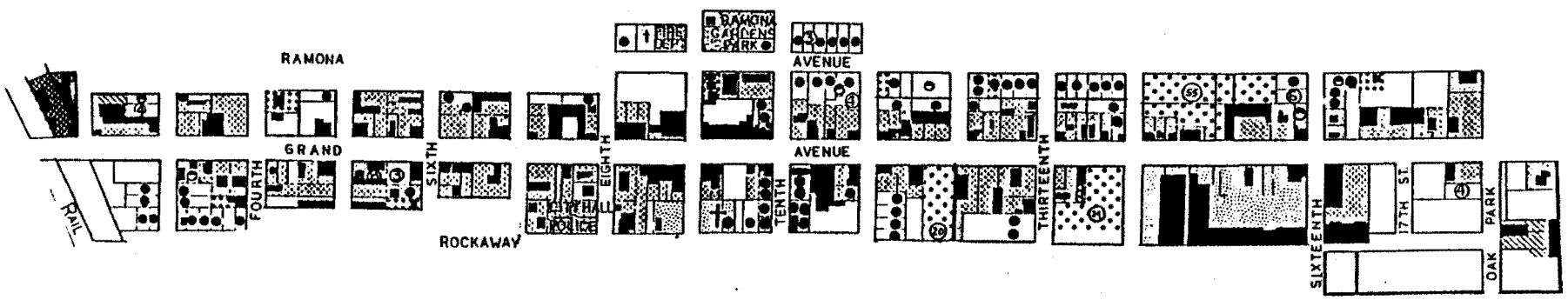
The Beach district, west of Highway 1, is Grand Avenue's ultimate, grand destination, but it is not included within this neighborhood plan. This plan is dedicated to four revised commercial districts comprising the Grand Corridor:

The Eastern Shopping Center District
The Central Business District
The Western Visitor Services District
The Professional Office District

Map 2
The Grand Corridor Plan

Current Land Uses Map

- one dwelling unit
- two dwelling units
- number of dwelling units
- non-residential use
- church
- undeveloped parcel
- commercial
- office
- mobilehome park
- public use - school
- park - open space



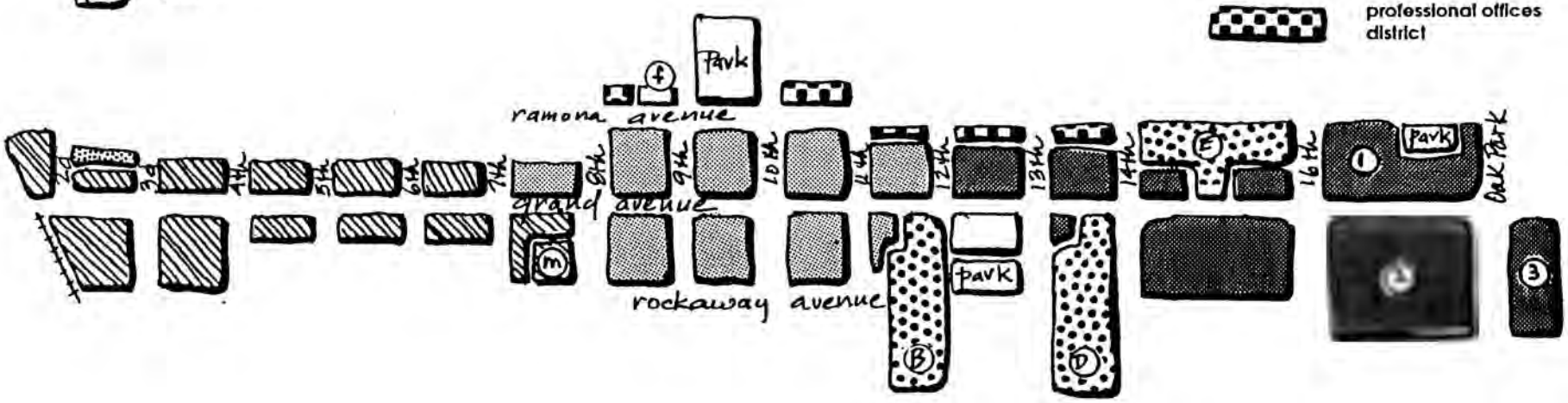
Map 3

The Grand Corridor Neighborhood Plan

Land Use Map

- (B) **planned unit development project area** (mixed affordable residential/commercial/office use)
- (C) **planned unit development project area** (mixed affordable residential/commercial use)
- (D) **planned unit development project area** (mixed affordable residential/commercial/office use)
- (E) **planned unit development project area** (mixed affordable residential/commercial/office use)
- (f) **fire station**
- (m) **municipal civic center**
- park **park**

- **medium density residential district**
- **high density residential district**
- **visitor services district**
- **central business district**
- **shopping center district**
- **professional offices district**



WEST GRAND AVENUE VISITOR SERVICE DISTRICT

NEIGHBORHOOD DESCRIPTION: This strip-commercial district parallelling Grand Avenue links the Central Business District with Highway One and the State Beach Park. The Southern Pacific Railroad's tracks are the western boundary of the district.

NEIGHBORHOOD CHARACTERISTICS: This neighborhood is the initial and the only direct link between the City-proper, the beach, and Highway One. This neighborhood is Grand Avenue's westerly gate which welcomes visitors from Highway One and the beach area.

The district's land use purpose is to provide for visitor services. The neighborhood lies between a visitor destination, the beach area, and two commercial areas, the Central Business District and the Eastern Shopping Center District. The district is not a strong visitor destination area or a strong commercial competitor to the two shopping areas to the east.

The distance between the beach and the western part of the district is conducive for walking and biking. Auto access from anywhere in the district to the beach is less than five minutes. Restaurants are mixed between leisure and fast-service. Some of the community's better restaurants have traditionally been located within the district.

The three primary uses within this district are not visitor services. They are residential, vacant and parking lot, and office.

Auto repair and towing is the fourth highest land use in the district. Although auto repair could be categorized as visitor serving, most of the providers in this category are more likely to be dependent upon local trade than visitor and tourist generated business.

The district contains 50,000 square feet of motel sites. One of the two motels in the district has been vacant for more than two years and the other recently closed for a period of time.

The area also contains 50,000 square feet of operational auto service property. An additional 17,500 square feet of auto service property has not been operational for over a year.

General retail sites comprise approximately 35,500 square feet of the land use.

There are an estimated 93 people living in the 35 non-conforming dwelling units within the district. There are a number of single-family residences on 7,500 square feet or less lots located off Grand Avenue's direct exposure to heavy traffic. Many of these dwellings are in good condition and provide some of the more affordable housing in the community. Some of the housing stock is older and removal is likely within the life of this plan.

Replacing housing with new residential units in the district is not permitted by the City's zoning regulations which support the current General Plan's intent that the district provide such visitor services as motels and hotels, restaurants, auto services, amusements and souvenir shops.

FUTURE NEIGHBORHOOD CHARACTERISTICS: As a visitor service area, the neighborhood's future will be directly related to the community's ability to attract visitors who require lodging, restaurants, gifts, mementos and full service gas stations.

Visitor services will have to be attractive and competitive with other regional tourist service areas in other communities.

NEIGHBORHOOD CONCERNS AND POTENTIAL SOLUTIONS:

*** The neighborhood lacks a strong identity.**

The neighborhood may capitalize upon its central location between the beach visitor area and the Central Business District if there are more public activities such as art, craft, antique, animal, gun and specialty shows, nature hikes, sing-a-long bonfires, camera shoots, butterfly and bird counts, music and dance concerts, community festivals, parades, and events which make the area interesting twelve months a year. These visitor attractions may have to be created and supported by tourist-dependent and oriented businesses.

The neighborhood may also capitalize from increased visitors generated by a destination resort and conference facilities created in the beach area, or by any other beach area activities and programs designed to educate people about the ocean and beach habitats and environments.

Lodging providers can provide shuttle services to and from events and attractions in the beach area, Central Business District, and within the neighborhood such as restaurants.

*** Some neighborhood uses are not visitor oriented or serving, and diminish the attractiveness of the area for visitors to use.**

The zoning ordinance could be reviewed and amended to provide for the elimination of permitted and use permit uses which do not directly serve visitors or support the intent and purpose of the district.

That a zoning ordinance review and amendment be accomplished so that, excepting gasoline service stations, no new auto service related land uses be allowed and that all existing auto service related land uses be phased out over a period of time.

*** Some neighborhood properties will not adequately serve a tourist service or commercial use when their current non-conforming uses end. Their conversion to commercial developments could be detrimental to neighboring residential properties.**

The zoning map should be amended to provide for the transfer of all Coastal Highway Commercial properties north of Las Tiendas shopping center between North Second and Third Streets to medium-density residential.

*** A single-ownership 30,000 square foot Grand Avenue property between Sixth and Seventh Streets is divided by zoning districts so as to make a development on the site difficult.**

The zoning map should be amended to provide for the transfer of all commercially-zoned properties in the Grand Avenue/North Sixth to North Seventh Streets block to the visitor serving/commercial district so as to eliminate the zoning division of the Grand Avenue parking lot and building.

*** The neighborhood, as a whole, lacks strong visual interest and appeal for the visitor in comparison with other competitive tourist and visitor centers in the region.**

A design plan, complementing the Central Business District design theme, may be prepared and adopted for this area which would support the goals of the neighborhood plan and which could help entice visitors into this Grover Beach business district from other regional visitor areas.

WEST GRAND AVENUE VISITOR SERVICES DISTRICT
NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS

Table 1
Existing Neighborhood Uses

Part A

EXISTING USES	PARCELS*	D.UNITS	S.F.	ACRES
Comm. Permitted Use	22	3	296,050	6.80
Comm. Use Permit Use	13	0	183,500	4.21
Vacant & Parking Lot	8	0	112,700	2.59
Non-conforming Residential	19	32	130,000	2.98
Non-conforming Industrial	1	0	15,000	.34
Totals	63	35	737,250	16.92

** When more than one parcel shares a common boundary, the same ownership and land use, they are combined and represented as one parcel.*

Part B

EXISTING USES	S.F.	ACRES
Highway Service Commercial	700,750	16.10
Streets & Rights-of-Ways	479,600	11.03
Railroad Right-of-Way	42,000	.97
Public Facilities-Civic Center	36,500	.84
Totals	1,258,850	28.94

Part C

EXISTING USES	S.F.	ACRES	% OF TOTAL
Non-conforming Residential	130,000	2.99	17.6
Vacant & Parking Land	112,700	2.59	15.3
Office	93,500	2.15	12.7
Auto Repair & Towing	83,500	1.92	11.3
Restaurant	72,500	1.67	9.9
Auto Service	50,000	1.15	6.8
Motel	45,000	1.04	6.1
General Retail	35,500	.82	4.8
Convenience Food/Beverage	31,950	.73	4.3
Miscellaneous Service	27,600	.63	3.8
Auto Sales	22,500	.51	3.0
Auto Service-Not In Operation	17,500	.40	2.4
Non-conforming Industrial	15,000	.35	2.0
Totals	737,250	16.92	100.0

Table 2
Dwelling Units By Density and Conformance to Zoning District Permitted Uses

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
Dwelling Units	0	35	15	2	18

Table 3
Population By Type of Dwelling*

	Single Family	Mixed-Use Units	4-Plex Units	3-Plex Units	2-Plex Units	Total
Dwelling Units	15	11	4	3	2	35
Persons/Unit**	2.78	2.54	2.54	2.54	2.54	2.66
Population	42	28	10	8	5	93

* *No vacancies assumed*
** *Based upon 1990 Federal Census occupancy averages*

Table 4
Projected Dwelling Units By Density and Conformance to Zoning District Permitted Uses

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
Dwelling Units	15	8	0	0	23

Table 5
Projected Population By Type of Dwelling*

	Apt. Units	Mixed-Use Units	3-Plex Units	2-Plex Units	Total Units
Dwelling Units	8	10	3	2	23
Persons/Unit**	2.54	2.54	2.54	2.54	2.54
Population	20	25	8	5	58

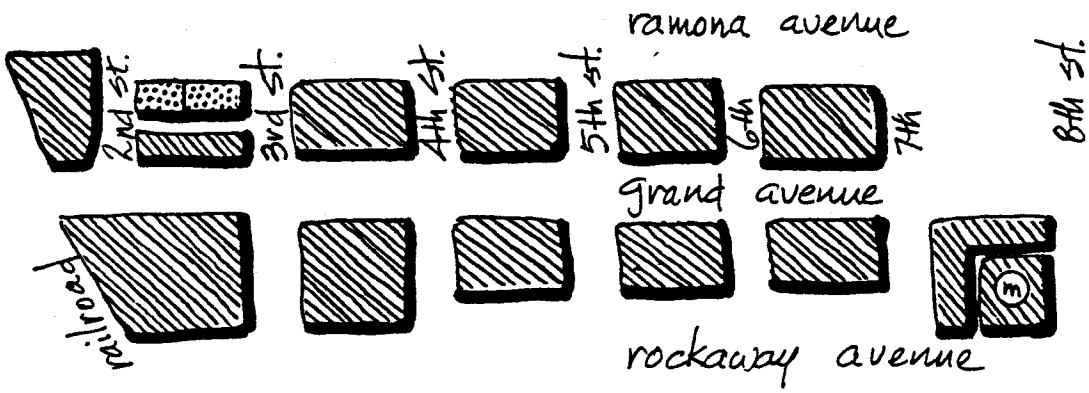
* *No vacancies assumed*
** *Based upon 1990 Federal Census occupancy averages*

Table 6
Projected Dwelling Units and People Per Acre

Land Use District	Units Per Net Acre	People Per Net Acre	Units Per Gross Acre	People Per Gross Acre
Visitor Services Commercial	1.5	3.8	.9	2.2

Map 5
The West Grand Avenue Visitor Services District Plan

Land Use Map



	dwelling units per gross acre			population per gross acre	
	1991 Current	Land Use Standard	Projected At Build-Out	1991 Current1	Projected At Build-Out2
visitor services district (mixed commercial/ residential use)	.9		.9	2.36	2.17
medium density residential district *					

municipal civic center

1 Based upon 100% dwelling unit occupancy.
2 Based upon 100% dwelling unit occupancy.
* Contained within the Northwest Neighborhood Plan.
** Contained within the West Grover Beach Neighborhood Plan.

CENTRAL BUSINESS DISTRICT

NEIGHBORHOOD DESCRIPTION: The Central Business District (CBD) extends from Seventh to Twelfth Streets along the two-block wide Grand Avenue commercial corridor. Approximately one-half of the private land in the district is currently used by permitted or use permit commercial uses. The close proximity of the post office, a major area bank, a utility pay station, municipal offices and ample parking to various retail and office services, have helped establish the CBD as the community commercial and civic center.

STRONG NEIGHBORHOOD CHARACTERISTICS: Historically, Grover Beach lacked a traditional, definable commercial, cultural and civic center and downtown. The Central Business District has taken on the appearance and nature of a more traditional downtown in recent years.

Architectural style used in newer, mixed retail-office developments along North Ninth Street and Ramona Avenue is helping create a favorable design character for the CBD. The same modified-Victorian design has recently been proposed for Grand Avenue development in the 900 block.

The CBD is the geographic center of the City and is divided by the region's most significant commercial street, Grand Avenue. The major transfer and connection point for regional public buses is located across Ramona Avenue from the CBD at Ramona Park. Convenient public parking is located at a central public parking lot, curbside, and at several private parking lots.

The two greatest land uses in the CBD are general retail (33.2%) and non-conforming residential (16.5%). A forty-unit mobile home park on Grand Avenue, at the southwestern edge of the district, is addressed in the West Grover Beach Neighborhood Plan and is not included in this plan's data. Neighborhood retailers have maintained the appearance of relatively small shops which adds to a small town atmosphere.

Evening and night life in the district is limited and appears to center about restaurants, a billiards center, a bar and the post office.

FUTURE NEIGHBORHOOD CHARACTERISTICS:

The future commercial role of the CBD will develop from small, existing lots. Small retail shops and offices will evolve as single-family homes are converted or removed.

The CBD needs people and their activities if it is to establish itself as a successful commercial and civic center. Activities will not be confined to daylight hours. An active evening life is important. An active street life is essential.

It is anticipated that, due to age, condition, location and demand for commercial space in the CBD, that eighty percent of the CBD's dwelling units, other than a mobile home park, will be demolished or converted to other uses, such as offices and shops, within the next twenty years. These same factors could also affect the life of the district's mobile home park.

The loss of forty dwelling units in the CBD could be partially offset by the addition of new mixed-use dwelling units constructed as a part of new commercial development, and permitting the mobile home park to redevelop as a mixed residential-commercial development. This project is discussed further in the West Grover Beach Neighborhood Plan.

The future CBD will have a few remaining single-family residences and small dwelling units integrated into new retail and office developments. It can have a resident population with mixed-use development.

NEIGHBORHOOD CONCERNS AND POTENTIAL SOLUTIONS:

*** There is no assurance that recent positive neighborhood architectural design will continue or that an appropriate CBD theme or image will develop.**

A design plan could be developed and adopted for this area. A modified-Victorian and shopkeeper's seacoast village theme might support the goals of the General Plan and the neighborhood plan. A good design plan could complement existing CBD and neighboring development and flow into adjoining residential and commercial districts and neighborhoods. A balanced design plan would include open space, landscaping, streetscaping and architectural standards.

The streetscaping segment could contain uniform signage, a street furniture system, a construction materials plan, a landscaping plan and lighting plan.

*** The area lacks an active after-hours life.**

Community activities such as ocean-bounty feasts, fisherman and farmers markets, minor-league bike racing, western dances, flower and boat shows, barbecues, quilting events, soap box derbies, kite-design and performance competitions, and other events, could be held with regularity in the CBD after retail and office hours, or, when appropriate, during retail and office hours. The combined attraction of interesting and creative shops and special events on week-ends and in the evenings could present a festive CBD image which could also attract visitors from outside the region.

A small, theme-oriented museum could be created to present information, materials and films about the ocean, beaches and area to visitors. Films and materials might be provided by conservation, environmental and historical organizations, governmental agencies, the media and private companies. Films and materials could be changed with regularity.

A study could reveal that Grand Avenue and other CBD streets change their characters and volumes by time of day, week and season, which could make some street capacity available at times for non-vehicular activities.

*** Greater pedestrian activity is desirable for an active CBD.**

A circulation plan could be developed for the CBD which would promote more pedestrians, as well as greater numbers of people within the CBD. The plan could consider how to bring visitors into the CBD by foot, bike, vehicle and public transportation, and how to accommodate their parking and circulation needs once within the CBD without destroying the image of a shopkeeper's village.

Greater pedestrian activity can be created by permitting street vendors. The conditions of street vending could be determined as part of a study which could be conducted.

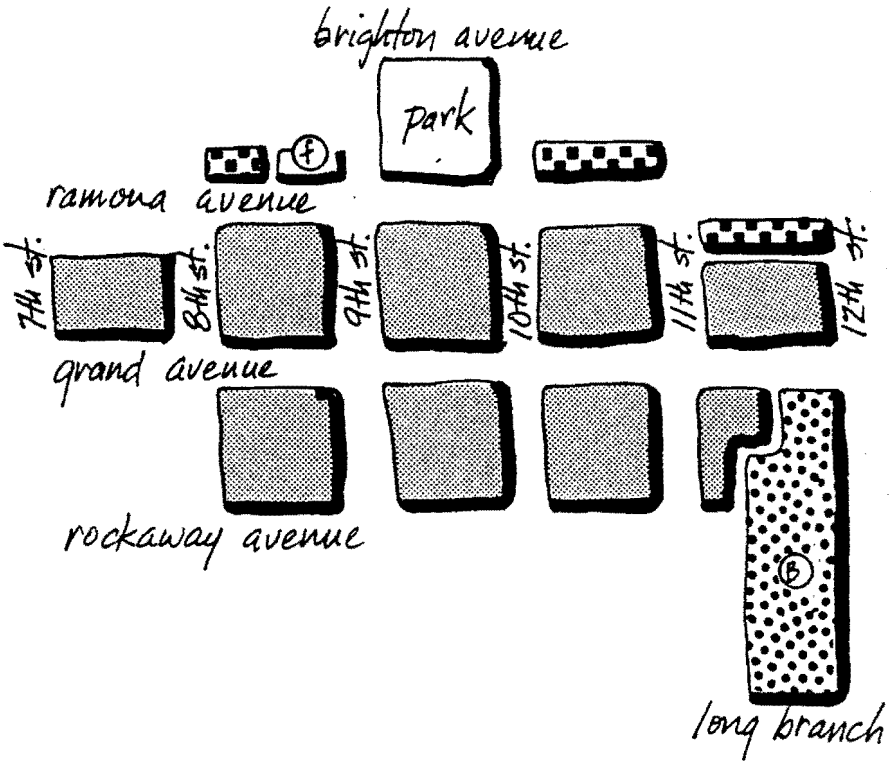
Outside dining in conjunction with restaurants could create a more active street scene. How, when and where to permit such uses could be studied and approved.

Housing included within commercial development creates a twenty-four hour a day people presence in the CBD. The City should review and amend its zoning ordinances to permit mixed residential-commercial development.

Map 6

The Central Business District* Neighborhood Plan

Land Use Map



		dwelling units per gross acre			population per gross acre	
		1991 Current	Land Use Standard	Projected At Build-Out	1991 Current**	Projected At Build-Out***
	central business district (mixed commercial/ residential use)	1.4		1.1	3.8	2.9
	neighborhood averages	1.4		1.1	3.8	2.9

professional office district (mixed ofice/ residential use) Density data is contained on the Land Use Map in the East Grand Avenue Shopping Center District of this neighborhood plan.

planned unit development project area (mixed affordable residential/office/ commercial use) Project contained within the West Grover Beach Neighborhood Plan.

fire station

Ramona Park

* Includes part of professional office district.
** Based upon 100% dwelling unit occupancy.
*** Based upon 100% dwelling unit occupancy.

* **The retail-civic-office-residential nature of the district must be balanced.**

The zoning ordinance could be reviewed and amended so that the intended uses are provided in the proper proportions which support the intended goals of this district and the adjoining visitor services district to the west.

NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS
CENTRAL BUSINESS DISTRICT

Table 1
Existing Neighborhood Uses

Part A

Existing Uses	Parcels*	Dwelling Units	Square Feet	Acres
Permitted Use	21	4	214,998	4.94
Use Permit Use	18	0	158,462	3.64
Vacant & Parking Lot	7	0	72,312	1.66
Non-Conforming Residential	25	30	106,659	2.54**
Non-Conforming Commercial	11	1	92,913	2.13
Totals	82	35	645,344	14.82

** When more than one parcel shares a common boundary, the same ownership and land use, they are combined and represented as one parcel.*
*** Does not include 106,659 square feet of mobile home park within the Central Business District which is addressed in the West Grover Beach Neighborhood Plan.*

Part B

Existing Uses	Square Feet	Acres
Commercial Business District	630,844	14.48
Streets & Rights-Of-Way	411,200	9.44
Public Facilities-Parking Lot	12,500	.29
Public Facilities-Post Office	2,000	.05
Totals	1,056,544	24.26

Part C

Existing Uses	Square Feet	Acres	% of Total
General Retail	213,400	4.91	23.2
Non-Conforming Residential	106,659	2.45	16.5
Vacant & Parking Lot	72,312	1.66	11.2
Banking	63,000	1.45	9.8
Restaurants & Bars	47,848	1.10	7.4
Office	42,750	.98	6.6
Religious Facilities	40,500	.93	6.3
Miscellaneous Service	27,500	.63	4.2
Billiards	15,000	.34	2.3
Convenience Food/Beverage	10,500	.24	1.6
Auto Service	5,875	.14	.9
Totals	754,219	17.34	100.00

Table 2
Dwelling Units By Density and Conformance to Zoning District Permitted Uses

Existing Uses	Conforming	Non-Conforming	Low Density	Medium Density	High Density
Dwelling Units	0	35	15	6	14

Table 3
Population by Type of Dwelling *

	Single Family	Mixed-Use Units	4-Plex Units	2-Plex Units	Total Units
Dwelling Units	21	6	4	4	35
Persons/Unit	2.78	2.54	2.54	2.54	2.66
Population **	58	15	10	10	93

Table 4
Projected Dwelling Units By Density and Conformance to Zoning District Permitted Uses

Existing Uses	Conforming	Non-Conforming	Low Density	Medium Density	High Density
Dwelling Units	20	7	7	0	20

Table 5
Projected Population By Type of Dwelling *

	Single Family	Mixed-Use Units	Total
Dwelling Units	7	20	27
Persons/Unit **	2.78	2.54	2.54
Population	19	51	70

* *No vacancies assumed*
** *Based upon 1990 U.S. Census occupancy averages*

Table 6
Projected Dwelling Units and People Per Acre *

Land Use District	Units Per Net Acre	People Per Net Acre	Units Per Gross Acre	People Per Gross Acre
Commercial	1.8	4.7	1.1	2.9

* *Does not include Project Area B data which is contained within the West Grover Beach Neighborhood Plan.*

EAST GRAND AVENUE SHOPPING CENTER DISTRICT

NEIGHBORHOOD DESCRIPTION: This commercial corridor parallelling Grand Avenue rivals the Central Business District as the retail core of Grover Beach. Over four hundred thousand square feet of land is dedicated to retail and restaurant uses. An additional one-quarter million square feet is either underdeveloped or undeveloped and can contribute additional commercial development to the community.

STRONG NEIGHBORHOOD CHARACTERISTICS: This neighborhood contains several shopping centers exceeding 40,000 square feet. Land dedicated to general retail sales is slightly less than the Central Business District. This district's undeveloped land will make it the primary general retail sales area in the community within the near future.

This area draws shoppers from other communities.

A number of fast food restaurants have helped generate additional traffic into the area and the district is the city's fast-food center.

This easterly gate into Grover Beach welcomes visitors from U.S. 101's Oak Park Boulevard and Grand Avenue exits. The district's land use purpose was to provide for visitor services, however, the district serves more resident than visitor needs.

The district's success as a shopping center district can be partially attributed to its central location in urbanized South County, and its major streets and larger-sized parcels, which have permitted shopping center planning and development. The district contains sufficient undeveloped property to double its current retail square footage.

Currently, there are over 200 people living in 130, non-conforming dwelling units within the district. Most of the dwelling units are mobile homes, located in two mobile home park areas. Much of the non-conforming housing stock in the district is older and will likely require replacement within the next twenty years.

Replacing housing with new residential units in the commercial district is not permitted by the City's zoning regulations which support the General Plan's intent that the district provide for commercial, rather than residential, uses.

The neighborhood also contains 48, high-density apartments which will not require replacement during the next 20 years.

There are two undeveloped park sites located within the neighborhood which are designated by the Parks and Recreation Element for public recreational development. The neighborhood also contains San Luis Obispo County's governmental center which serves South County residents directly from facilities at South Sixteenth Street and Long Branch Avenue.

FUTURE NEIGHBORHOOD CHARACTERISTICS: The neighborhood's primary purpose will be to provide for the retail needs of community and area residents.

Additional shopping centers will be developed near the Oak Park Boulevard and Grand Avenue area. New development should provide additional traffic capacity and safety improvements for the major arteries of Oak Park Boulevard and Grand Avenue.

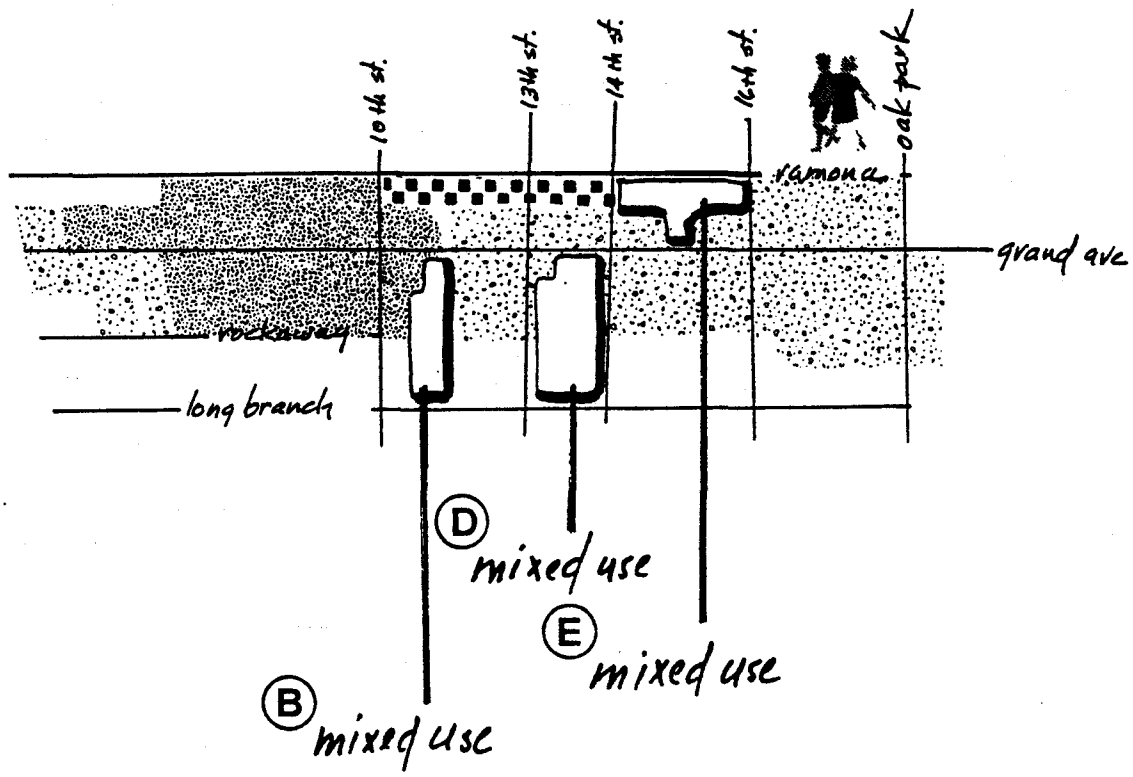
The Thirteenth Street mobile home park and four adjoining properties on Long Branch Avenue may be replaced with a mixed-use, affordable housing and commercial-office development.

NEIGHBORHOOD CONCERNS AND POTENTIAL SOLUTIONS:

*** The district is not directly oriented to serving visitors, other than through its restaurant offerings.**

The zoning ordinance could be reviewed and amended to provide for the elimination of permitted and use permit uses which do not directly support a basic retail shopping center intent and purpose of the district.

Map 7
Affordable Housing Project Areas



*** More affordable housing in the mobile home parks might be lost if replaced by currently permitted uses.**

A precise plan could be prepared and adopted which would illustrate how these mobile home park sites could be used for special mixed-use development projects in which no more than twenty units per gross acre could be incorporated into a commercial-office-affordable residential development.

The plan could allow mobile home park residents first rights of occupancy in the new development.

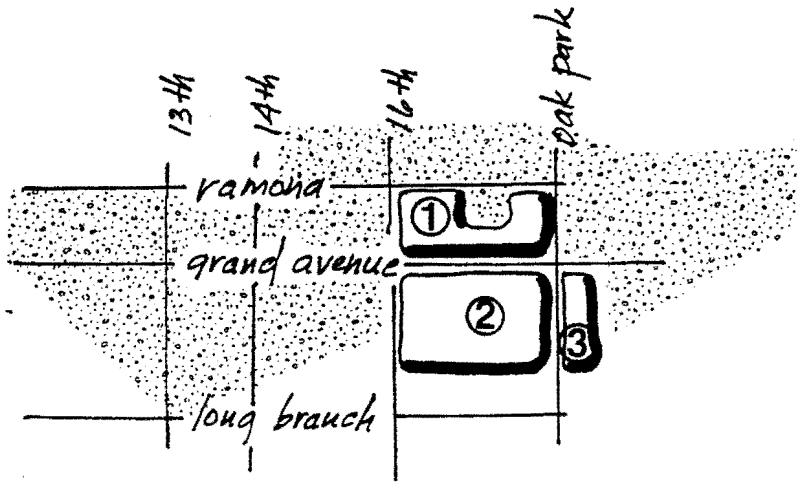
The plan could incorporate four properties at South Fourteenth Street and Long Branch Avenue which are located within the Professional Office District.

*** The community does not reach its maximum commercial potential when shopping centers are created which block or reduce major-street access to neighboring commercial properties.**

Specific plans can be required for 3 areas near Oak Park Boulevard and Grand Avenue. Adopted designs and standards should prevent one builder from effectively blocking the maximum use of adjoining property and should maximize the potential commercial use of all property.

Map 8

Planned Development Commercial Areas

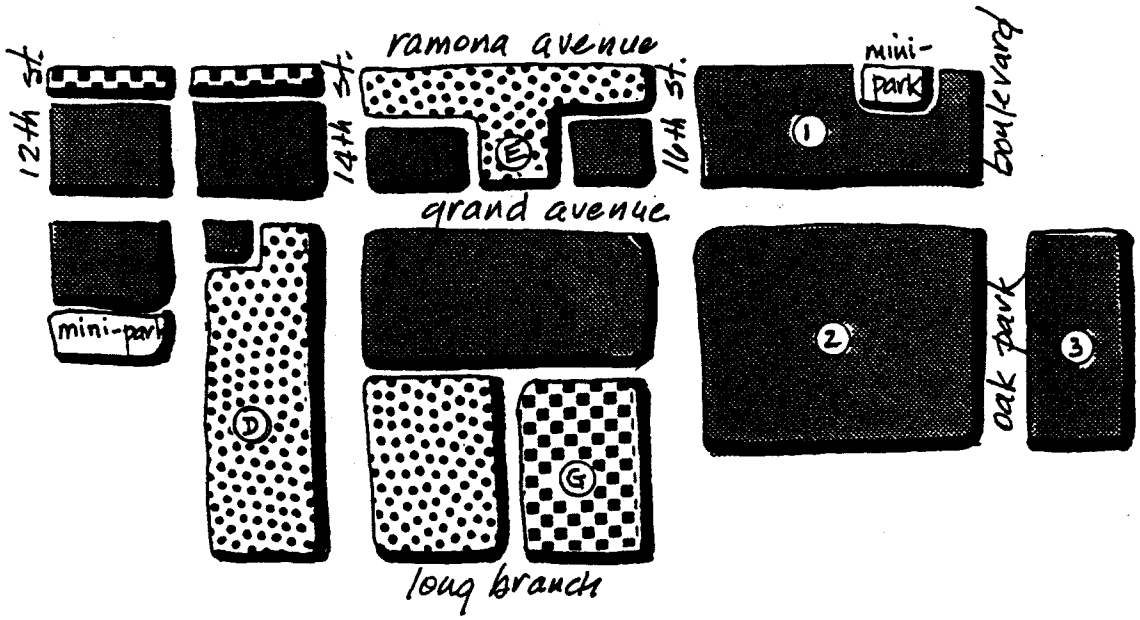


*** Grand Avenue corridor commercial development is oriented towards Grand Avenue and tends to show its "back" to residential development. Often its "back" can be large expanses of concrete block or stucco, receiving areas and other unattractive features.**

The City could prepare design standards for separating commercial and industrial and residential developments. Such design concepts could be incorporated in new development plans when new development proposes to be a neighbor to a contrasting land use. Such designs could include screening, construction details, berming, signing, lighting, landscaping, streetscaping and other features, which effectively separate the two or more contrasting uses.

Map 9
The East Grand Avenue Shopping Center* Plan

Land Use Map



		dwelling units per gross acre			population per gross acre	
		1991 Current	Land Use Standard	Projected At Build-Out	1991 Current**	Projected At Build-Out***
	shopping center district (mixed commercial/ residential use)	.48		.28	1.2	.7
	professional office district (mixed ofice/ residential use)	3.48		3.48	9.5	8.8
	high-density residential district	17.45	10 - 20	17.45	44.4	44.4
D	**planned development project area** (mixed affordable residential/office/ commercial use)	8.99		8.99		
E	**planned development project area** (mixed affordable residential/office/ commercial use)	19.30		19.30		
	neighborhood averages	3.6		3.5		
G	**county government center**					

* Includes part of professional office district.
** Based upon 100% dwelling unit occupancy.
*** Based upon 100% dwelling unit occupancy.

*** The lack of sidewalks, paved streets and improved surface storm drainage makes walking, biking and driving difficult at some locations.**

A neighborhood "hike and bike" plan could be prepared, adopted and implemented. Designs and public right-of-way use need not always provide for linear paths and sidewalks. Some curving could add interest and functionality to facilities and the neighborhood.

NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS
EAST GRAND AVENUE SHOPPING CENTER DISTRICT

Table 1
Existing Neighborhood Uses

Part A

EXISTING USES	PARCELS*	D.UNITS	S.F.	Acres
Permitted Use**	33	5	551,095	12.67
Use Permit Use**	5	0	165,987	3.82
Vacant & Parking Lot**	8	0	239,910	5.52
Non-conforming Residential**&***	10	57	189,489	4.36
Non-conforming Commercial**	1	0	8,812	.20
Conforming Residential***	4	48	92,125	2.11
County Government Center***	1	0	92,125	2.11
Professional Offices****	4	3	34,987	.80
Totals	72	113	1,374,530	31.54

Part B

EXISTING USES	Square Feet	ACRES
Commercial**	1,090,803	25.80
High-Density Residential***	92,125	2.11
County Government Center**	92,125	2.11
Professional Offices****	34,987	.80
Streets & Rights-of-Way**,***&****	552,915	12.69
Public Facilities-Undeveloped Park Sites**	64,500	1.48
Totals	1,927,445	44.23

Part C

EXISTING USES	Square Feet	ACRES	% OF TOTAL
Vacant & Parking Land**	239,910	5.51	17.5
Restaurant**	232,275	5.33	17.1
General Retail**	203,920	4.68	14.8
Non-conforming Residential**&***	189,489	4.36	13.8
County Government Center***	92,125	2.11	6.7
Conforming Residential***	92,125	2.11	6.7
Miscellaneous Service**	90,000	2.07	6.6
Auto Repair & Towing**	77,700	1.78	5.6
Office**	42,375	.97	3.0
Auto Service**	37,750	.87	2.8
Professional Offices****	34,987	.80	2.5
Auto & RV Sales**	17,187	.39	1.2
Convenience Food/Beverage**	10,000	.23	.7
Non-conforming Commercial**	8,812	.20	.6
Motel**	5,875	.13	.4
Totals	1,374,530	31.54	100.0

* *When more than one parcel shares a common boundary, the same ownership and land use, they are combined and represented as one parcel.*
** *Commercial zoning district*
*** *High-density residential zoning district*
**** *Professional office district on Long Branch Avenue*

Table 2
Dwelling Units By Density and Conformance to Zoning District Permitted Uses

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
Dwelling Units	48	130	6	7	165

Table 3
Population By Type of Dwelling*

	Single Family	Mixed-Use Units	4-Plex Units	Mobile Homes	2-Plex Units	Apt. Units	Totals
Dwelling Units	5	2	4	113	6	48	178
Persons/Unit**	2.78	2.54	2.54	1.68	2.54	2.54	2.00
Population	14	5	10	190	15	122	356

* *No vacancies assumed*
** *Based upon 1990 U.S. Census occupancy averages*

Table 4
Projected Dwelling Units By Density and Conformance to Zoning District Permitted Uses

	High Density	Conforming	Non-Conforming
Dwelling Units	171	171	0

Table 5
Projected Population By Type of Dwelling*

	Various Mixed-Use Units!	Project D & E Mixed-Use Units	Apartment Units!!	Totals
Dwelling Units	10	113	48	171
Persons/Unit	2.54	1.68	2.54	1.97
Population**	25	190	122	337

* *No vacancies assumed*
** *Based upon 1990 U.S. Census occupancy averages*
! Commercial zoning district
!! High-density residential zoning district

Table 6
Projected Units and People Per Acre

Land Use District	Units Per Net Acre	People Per Net Acre	Units Per Gross Acre	People Per Gross Acre
Shopping Center Commercial	.39	.97	.28	.70
Project D & E Mixed-Use	11.85	30.12	13.80	23.20
High-Density Residential	22.75	57.82	17.45	44.36

RAMONA AVENUE PROFESSIONAL OFFICE DISTRICT

NEIGHBORHOOD DESCRIPTION: The one-property deep Ramona Avenue office district is intended to separate and buffer the multi-family districts on the north side of Ramona Avenue from Grand Avenue's commercial development. It was also designed to help provide for the community's office space needs.

STRONG NEIGHBORHOOD CHARACTERISTICS: Office space has not developed in this neighborhood as intended. It was intended that office space be provided in a single-family, detached environment, including front-yards, open space and, hopefully, residential-appearing structures.

The Fourteenth Street to Sixteenth Street section of the district contains part of a mobile home park, a single-family home and a six unit apartment. The remaining three block section contains an office, beauty shop and 17 dwelling units, mostly single-family detached. The outward appearance of most of these dwelling units indicates that a majority of them will require replacement or extensive renovation within 20 years.

General street and sidewalk conditions are poor.

The district's section north of the CBD from Eighth to Eleventh Streets is home to Ramona Park, a community recreation and senior center, and the City's only fire station. There are also 7 single-family homes, a three-unit residential development and a church.

FUTURE NEIGHBORHOOD CHARACTERISTICS: Most of the aging residences in the district will be complemented by new office development which will be in keeping with the Central Business District design theme. Most of these office structures will also contain a small mixed-use residence.

Ramona Park will expand according to the Parks and Recreation Element plans.

The two block mobile home park section from Fourteenth to Sixteenth Streets will become a commercial-residential mixed use project which replaces the 55, close-to-affordable, mobile units existing on the site in 1991. This project's design will, most likely, provide for residential emphasis on the Ramona Avenue side of the project and commercial-office uses on the Grand Avenue side.

NEIGHBORHOOD CONCERNS AND POTENTIAL SOLUTIONS:

* **The district lacks adequate standards providing for office and office-residential mixed development which would blend and mix well with the Central Business District and the high-density residential district to the north.**

  Development standards for the district could be reviewed, amended and adopted to provide for one and two story structures, and office-residential mixed development with a Central Business District-theme residential character.

* **Street improvements are poor for vehicles, walkers and bikers.**

  The district's streets could be incorporated in the proposed Central Business District circulation plan which could promote "hike & bike", vehicle and public transportation, and parking improvements. Improvements should consider the projected high-density residential neighborhood on the north side of Ramona Avenue.

*** More affordable housing located in the neighborhood's existing mobile home park will be lost if replaced by currently permitted office and commercial uses.**

A precise plan should be prepared and adopted which would illustrate how the park site could be development as a special affordable and mixed-use residential-commercial-office project.

The plan could also support objectives stated in the Central Business District Neighborhood Plan.

The plan could allow mobile home park residents first rights of occupancy in the new project.

RAMONA AVENUE PROFESSIONAL OFFICE DISTRICT NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS

Table 1
Existing Neighborhood Uses

Part A

Existing Uses	Parcels*	D.Units	Square Feet	Acres
Permitted Use	2	0	14,125	.32
Use Permit Use	1	0	9,937	.23
Non-Conforming Commercial	1	1	6,625	.15
Non-Conforming Residential	29	88	284,325	6.53
Public Use - Park	1	0	27,000	.62
Public Use - Recreation Cntr.	1	0	14,700	.34
Public Use - Fire Station	1	0	16,562	.38
Totals	36	89	373,274	8.57

Part B

Existing Uses	Square Feet	Acres
Professional Office District	373,274	8.57
Public Rights-Of-Ways	157,631	3.62
Totals	530,905	12.19

Part C

Existing Uses	Square Feet	Acres	% of Total
Non-Conforming Residential	284,325	6.53	76.3
Public Uses	58,262	1.34	15.6
Conforming	24,062	.55	6.4
Non-Conforming Commercial	6,625	.15	1.7
Totals	373,274	8.57	100.0

** When more than one parcel shares a common boundary, the same ownership and land use, they are combined and represented as one parcel.*

Table 2
Dwelling Units By Density and Conformance to Zoning District Permitted Uses

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
Dwelling Units	0	34	25	3	6

Table 3
Population By Type of Dwelling*

	Single Family	Mixed-Use Units	Apt. Units	Total Units
Dwelling Units	27	1	6	34
Person/Unit**	2.78	2.54	2.54	2.74
Population	75	3	15	93

* *No vacancies assumed. All mobile homes/R.V.s are included in East Grand Avenue Shopping Center District Table 3 data, page D-6.*
** *Based upon 1990 U.S. Census occupancy averages*

Table 4
Projected Dwelling Units By Density and Conformance to Zoning District Permitted Uses

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
Dwelling Units	28	6	0	0	34

Table 5
Projected Population By Type of Dwelling*

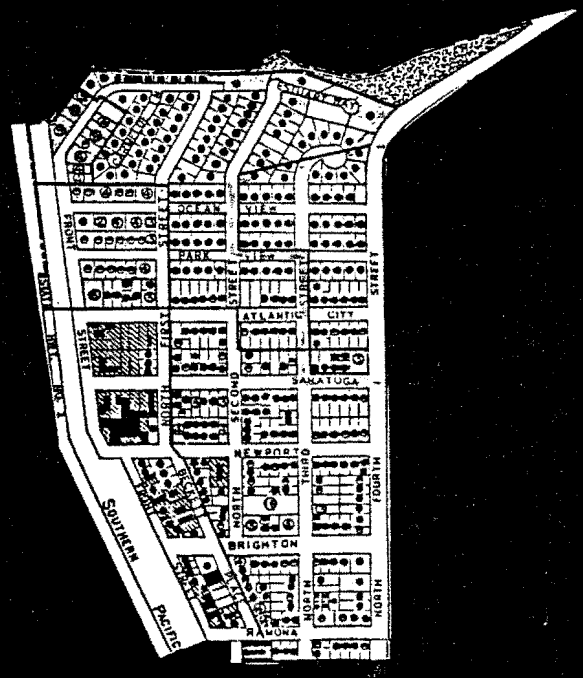
	Mixed-Use Units	Apart-ments	Total Units
Dwelling Units	28	6	34
Person/Unit**	2.54	2.54	2.54
Population	71	15	86

* *No vacancies assumed. All Project E data is included in East Grand Avenue Shopping Center District Table 5, page D-7.*
** *Based upon 1990 U.S. Census occupancy averages*

Table 6
Projected Dwelling Units and People Per Acre

Land Use District	Units Per Net Acre	People Per Net Acre	Units Per Gross Acre	People Per Gross Acre
Professional Office	5.94	15.03	3.48	8.80

THE NORTHWEST GROVER BEACH PLAN



A GROVER BEACH NEIGHBORHOOD PLAN

B

THE NORTHWEST GROVER BEACH NEIGHBORHOOD PLAN
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THE NORTHWEST GROVER BEACH NEIGHBORHOOD PLAN

NEIGHBORHOOD DESCRIPTION: The neighborhood is primarily a residential district bordered on the north by the City of Pismo Beach, Fourth Street on the east, Grand Avenue on the south, and the industrialized railroad area and State Highway One on the west.

STRONG NEIGHBORHOOD CHARACTERISTICS: This quiet neighborhood is highly influenced by the Pacific Ocean. Residential views of the ocean and dunes are spectacular. Hilltop residential sites in the low-density northerly section of this neighborhood also look down upon Pismo Lake, the ecological reserve area. Older, sub standard industrial development at the Southern Pacific Railroad tracks detract from the area's appearance.

The tracks, parallelled by Highway One, effectively separate the neighborhood from the beach and ocean. This separation may well be more of a positive factor than negative as auto and truck access directly from Highway One is prevented. Truck access to the neighborhood directly from Highway One could increase the intensity and frequency of industrial uses in the neighborhood. Direct access would also make the neighborhood a short cut from Fourth Street to Highway One.

The same tracks are parallelled by an industrial strip which competes with residences in the western end of the neighborhood. This confrontation for land use dominance will continue as new industry is built. Southern Pacific Railroad's sale of industrial right-of-way adjoining the tracks has led to the tentative subdivision of the former Southern Pacific site into nine additional industrial lots.

During recent years thirty-eight, two-story planned unit development units were built in the neighborhood's medium-density district. All but four of these units are within one and one-half blocks of the industrial district. Lots for these PUD units range from 3,000 to 4,125 square feet. Some smaller PUD lot developments have generated controversy because of their lack of exterior open space and their impact upon immediate neighbors which are often one-story, single-family, detached structures.

Table 1
PUD Lot Sizes

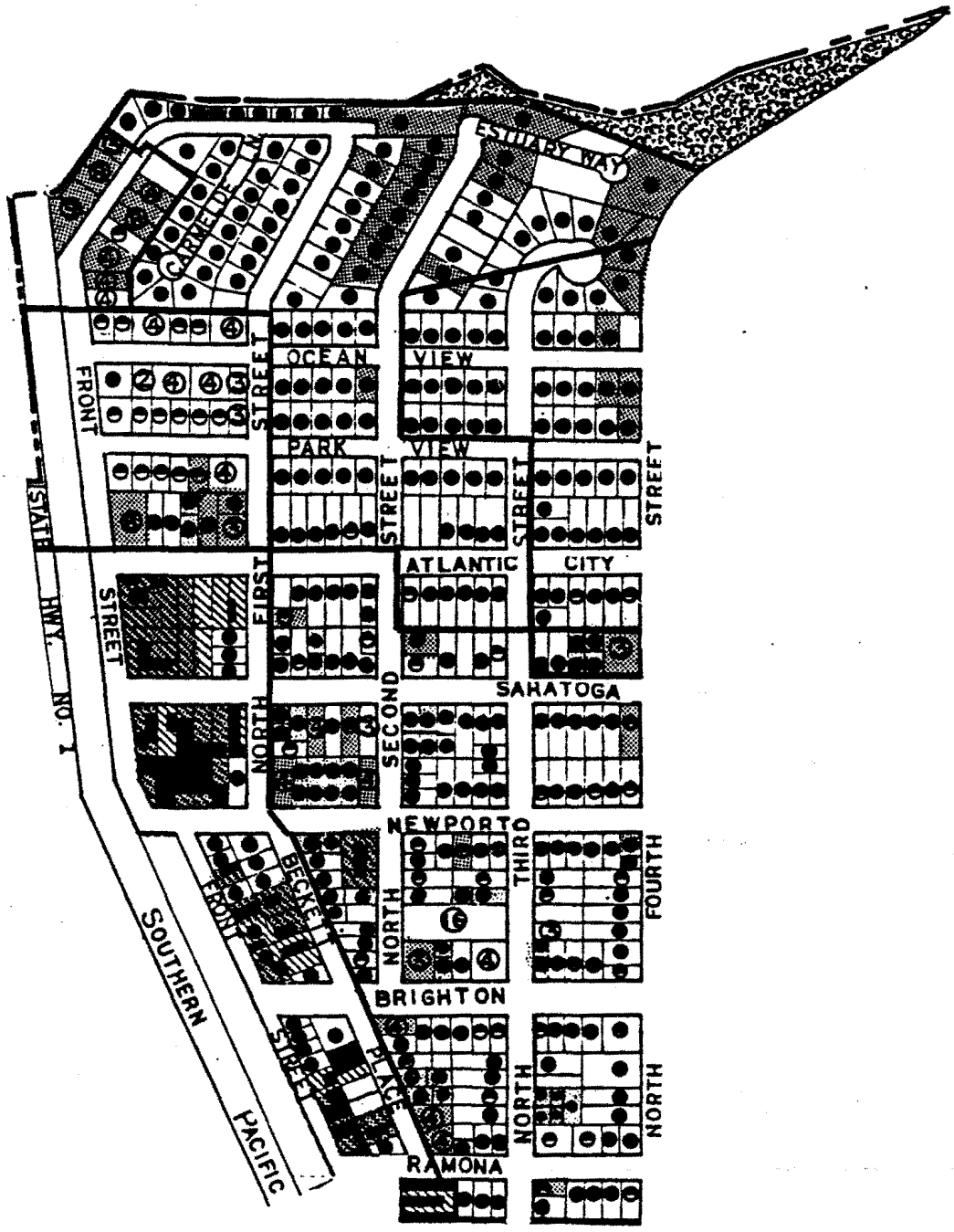
	Number of PUD Units	Lot Square Feet
	9	3,000
	5	3,333
	4	3,500
	16	3,750
	4	4,125
Total	38	
Average Lot Size		3,520
Mean Lot Size		3,750
City Required Minimum Lot Size		3,500

Recent PUD requirements requiring exterior living space, open space, and increased minimum lot sizes to 3,500 square feet, should reduce adverse impacts for neighbors. PUD standards promote two-story construction.

Map 1

The Northwest Grover Beach Neighborhood Plan

Current Land Uses Map



- one dwelling unit
- two dwelling units
- number of dwelling units indicated within circle
- parcel currently vacant or undeveloped
- commercial
- industrial

Not all proposed multi-story construction in the neighborhood is reviewed for viewshed impacts prior to development approval. Non-PUD development, exceeding the typical one-story home height, is largely commercial, industrial or apartment. At the neighborhood's extreme northern edge are a number of two-story, hillside homes. Exceptional public views exist on selected street sections and intersections.

FUTURE NEIGHBORHOOD CHARACTERISTICS: There are few vacant lots in the neighborhood. Only 17 residential lots remain undeveloped. If these lots are developed to current City standards, the neighborhood population will increase by 54 and the number of dwelling units will increase by 23.

The exterior conditions of neighborhood residences indicates that the neighborhood's housing inventory is in good shape and need not be replaced within the next twenty years. A few units, particularly in the industrial district, indicate conditions ripe for demolition. However, these small units cannot be replaced with new housing because of their industrial zoning.

Additional industrial development will be constructed upon the former Southern Pacific Rail Road right-of-way parallelling Front Street.

Most growth in the neighborhood will likely result from an estimated 41, medium-density residential lots which, if developed to current 3,500 square foot minimum PUD standards, could generate an additional 47 dwelling units.

The projected maximum build-out for the neighborhood assumes:

1. All vacant residential parcels will be built-out.
2. PUDs will be built on all sites which can accept an additional 3,500 square foot lot and an additional unit.
3. One hundred percent occupancy of all units, an unlikely event.
4. No change in Grover Beach's average unit occupancy rate.

The maximum estimated population is projected to be 1,647 people, an increase of 178, or 11% above the current population of 1,469. Almost all of these additional people will find their new homes in the medium-density residential district.

Industrial development will be permitted only after planned development reviews which consider the proposal's impact upon the residential neighborhood. Efforts will be made to prevent large industrial developments and heavy industrial uses.

NEIGHBORHOOD CONCERNS and POTENTIAL SOLUTIONS:

*** Conflicting industrial and residential uses:**

1. The management of industrial operations is difficult due to residential complaints of noise, appearance, traffic, dust and possible negative residential property value impacts.

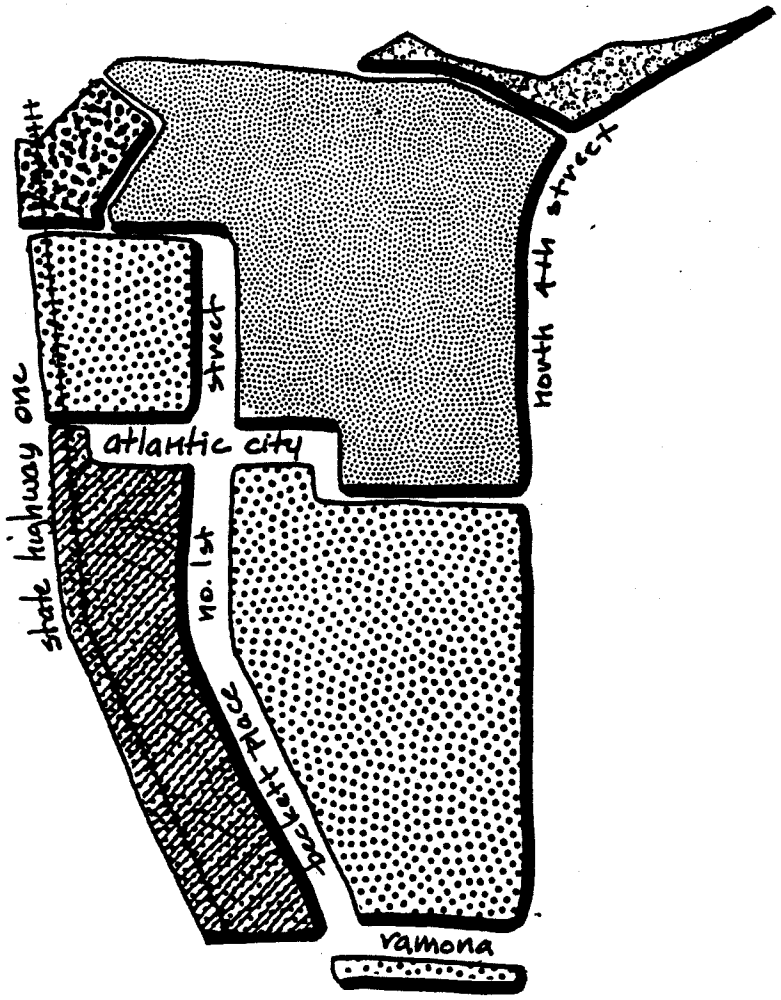
2. Residents suffer losses of potential property value and views and have increased noise, traffic and dust from industrial operations.

A plan to minimize the transfer of negative impacts between the two types of land uses could be prepared and adopted.

Map 2

The Northwest Grover Beach Neighborhood Plan

Land Use Map



grand avenue

		dwelling units per gross acre			population per gross acre	
		1991 Current	Land Use Standard	Projected At Build-Out	1991 Current1	Projected At Build-Out2
	low-density residential district	4.3	2 - 5	4.5	11.8	12.4
	medium-density residential district	6.0	6 - 9	7.0	15.8	18.7
	high-density residential district	13.9	10 - 20	15.1	35.2	38.4
	industrial district	1.7	-			
	open space district					
	neighborhood averages	5.0	-	5.6	13.4	14.9

1 Based upon 100% dwelling unit occupancy.
2 Based upon 100% dwelling unit occupancy.

* **The neighborhood's density is increasing as single-family lots are split into two or more lots and developed as two-story planned units.**

Infrastructure requirements for maximum build-out could be determined and a municipal and neighborhood capital improvement program prepared, adopted and implemented.

* **Viewshed losses increase as more two-story structures are built or modified and as trees mature.**

The City could map and identify critical viewsheds and develop and adopt a neighborhood viewshed preservation program.

* **There isn't any outdoor recreation area for children or adults in or near the high-density apartment district.**

The General Plan Parks and Recreation Element could be used as a guide to identify a site which could be acquired and developed as a neighborhood recreational area easily accessible to apartment residents.

* **No public recreation facilities are located in the neighborhood.**

The Parks and Recreation Element should be used to identify parks needs. A site should be selected, acquired and developed.

The Pismo Lake Ecological Area adjoining the neighborhood could provide some recreational and educational opportunities. A boardwalk could be created along the Lake's southern rim to allow hiking and educational and recreational observation of this habitat.

* **Some industrial development, as viewed from one of the City's primary visitor areas, Highway One, is unsightly.**

Programs and plans for landscaping the Highway One eastern right-of-way, the railroad right-of-way, Front Street right-of-way, and industrial district properties, could be prepared, coordinated and implemented.

* **There are poor street pavement conditions for auto and bicycle traffic.**

The City could develop and adopt a neighborhood street, gutter and sidewalk improvement program and plan and incorporate it within a municipal and neighborhood capital improvement program which includes revenue sources.

* **Sporadic sidewalks make neighborhood walking conditions poor.**

A neighborhood "hike and bike" program and plan could be developed and implemented.

* **The railroad tracks limit and prevent pedestrian access from the neighborhood directly to Highway One.**

An at-grade pedestrian crossing should be provided over the railroad tracks in the vicinity of Atlantic City Avenue or Saratoga Avenue.

CURRENT NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS

Table 2
Dwelling Units and Lots by Zoning District

Current Use of	Low Density		Medium Density		High Density		Industrial		Total	
	Lots	Units	Lots	Units	Lots	Units	Lots	Units	Lots	Units
Vacant	9	0	5	0	1	0	3	0	18	0
1 SF	160	160	100	100			19	19	279	279
1 PUD			38	38					38	38
2 Units	4	8	40	80					44	88
Apartments			22	90	8	44			30	134
Mixed-Use							4	9	4	9
Industrial							17	0	17	0
Non-Conforming Industry			1	0					1	0
Totals	173	168	206	308	9	44	43	28	431	548

C-R-1 = Coastal low-density residential district
R-1 = Low-density residential district
C-R-2 = Coastal medium-density residential district
R-2 = Medium-density residential district
C-R-3 = Coastal high-density residential district
C-I = Coastal industrial district
SF = Single-Family unit
PUD = Planned Unit Development
Condo = Condominium unit

Table 3
Dwelling Units By Density and Conformance to Zoning District Use

	Non-Conforming	Conforming	Low Den.	Med. Den.	High Den.
Low-Den. Resid. Dist. Units	154	14	154	14	
Med.-Den. Resid. Dist. Units	217	91	59	217	32
High-Den. Resid. Dist. Units	44				44
Industrial District Units		28	8	11	9
Totals	415	133	221	242	85

Table 4
Population By Type of Dwelling*

	Single Family	PUD Units	Duplex Units	Apart-ments	Mixed-Use	Totals
Low-Dens.Dist.Units	160		8			168
Med.-Dens.Dist.Units	100	38	80	90		308
High-Dens.Dist.Units				44		44
Industrial Dist. Units	19				9	28
Unit Totals	279	38	88	134	9	548
Persons/Units **	2.78	2.78	2.54	2.54	2.54	2.68
Population	776	106	224	340	23	1,469

* *No vacancies assumed*
** *Based upon 1990 U.S. Census occupancy averages*

Table 5
Existing Land Uses

Land Use Districts	Net Acres	Gross Acres
Residential Low-Density Districts	28.49	39.39
Residential Med.-Density Districts	33.97	51.48
Residential High-Density District	2.17	3.18
Industrial District	9.46	16.12
Open Space District	2.82	3.54
Railroad	8.11	8.11
Public Rights-of-Way	26.79	0
Totals	121.81	121.81

Table 6
Existing Units and People Per Acre

Land Use Districts	Units Per Net Acre	People Per Net Acre	Units Per Gross Acre	People Per Gross Acre
Residential Low-Density	5.9	16.3	4.3	11.8
Residential Med.-Density	9.1	24.0	6.0	15.8
Residential High-Density	20.3	51.7	13.9	35.2
Industrial District	3.0	8.0	1.7	4.7
Average	7.4	19.8	5.0	13.4

Table 7
Neighborhood Public Right-Of-Way

Land Use District	R-O-W Acres
Residential Low-Density	10.89
Residential Med.-Density	17.51
Residential High-Density	1.01
Industrial	6.66
Open Space	.72
Total	36.79

PROJECTED NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS

Table 8
Projected Dwelling Units By Density and Conformance to Zoning District Use

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
Low-Den. Resid. Dist. Units	169	8	169	8	
Med.-Den. Resid. Dist. Units	218	143	53	218	90
High-Den. Resid. Dist. Units	48				48
Industrial District Units	9				9
Totals	454	151	222	226	147

Table 9
Projected Dwelling Units and Lots by Zoning District

Current Use of	Low Density Residential		Medium Density Residential		High Density Residential		Industrial		Total	
	Lots	Units	Lots	Units	Lots	Units	Lots	Units	Lots	Units
Vacant										
1 SF	169	169	53	53					222	222
1 PUD			138	138					138	138
2 Units	4	8	40	80					44	88
Apartments			22	90	9	48			31	138
Industrial							43	9	43	9
Totals	173	177	253	361	9	48	43	9	478	595

C-R-1 = Coastal low-density residential district
R-1 = Low-density residential district
C-R-2 = Coastal medium-density residential district
R-2 = Medium-density residential district
C-R-3 = Coastal high-density residential district
C-I = Coastal industrial district
SF = Single-Family unit
PUD = Planned Unit Development
Condo = Condominium unit

Table 10
Projected Population By Type of Dwelling*

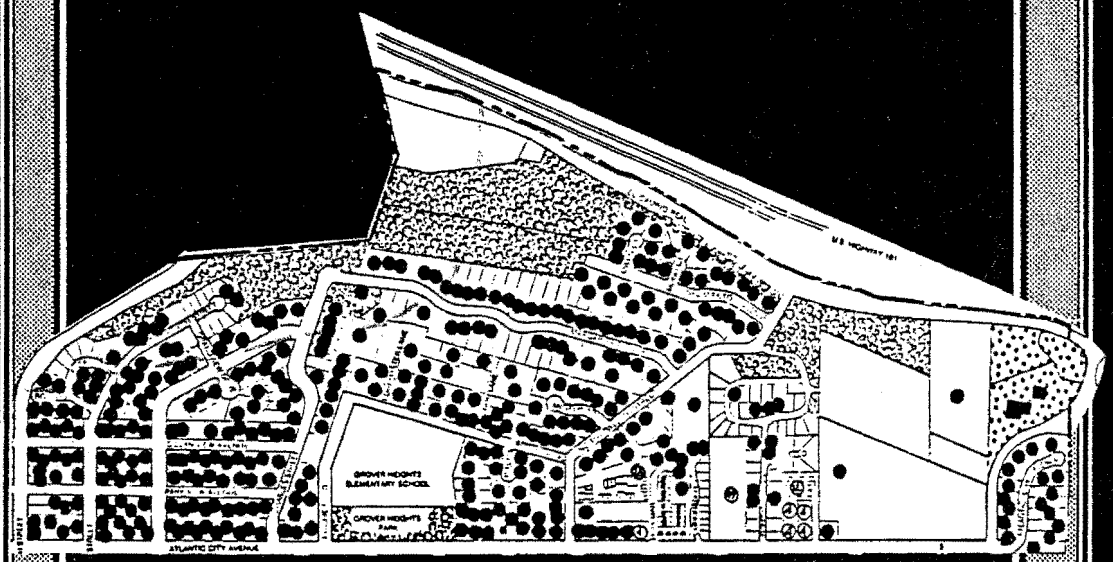
	Single Family	PUD Units	Duplex Units	Apart-ments	Mixed-Use	Totals
Low-Dens.Dist.Units	169		8			177
Med.-Dens.Dist.Units	53	138	80	90		361
High-Dens.Dist.Units				48		48
Industrial Dist. Units					9	9
Unit Totals	222	138	88	138	9	595
Persons/Unit **	2.78	2.78	2.54	2.54	2.54	2.68
Population	617	384	224	351	23	1,599

* *No vacancies assumed*
** *Based upon 1990 U.S. Census occupancy averages*

Table 11
Projected Units and People Per Acre

Land Use Districts	Units Per Net Acre	People Per Net Acre	Units Per Gross Acre	People Per Gross Acre
Residential Low-Density	6.2	17.2	4.5	12.4
Residential Med.-Density	10.6	28.4	7.0	18.7
Residential High-Density	22.1	56.2	15.1	38.4
Industrial District	3.0	7.5	1.7	4.4
Average	8.3	22.2	5.6	14.9

THE NORTHERN HILLSIDES PLAN



A GROVER BEACH NEIGHBORHOOD PLAN

C

THE NORTHERN HILLSIDES NEIGHBORHOOD PLAN

NEIGHBORHOOD DESCRIPTION: This primarily residential area of Grover Beach is bordered on the north by the City of Pismo Beach, Arroyo Grande on the east, and Atlantic City Avenue on the south.

U.S. 101 darts through a coastal valley from the sea on its way inland to Arroyo Grande. Sharing this narrow valley with U.S. 101 is Meadow Creek as it wanders to the ecological reserve area at Pismo Lake. Grover Beach residences cascade down the valley's southwestern hillsides, on occasion, buried under a heavy canopy of trees.

Most of the neighborhood is zoned R-1. There are two, recently developed, multi-family districts with new condominiums, apartments and planned unit developments at the ridge line.

A motel and restaurant provide visitor services at the Oak Park Boulevard and Highway 101 intersection.

STRONG NEIGHBORHOOD CHARACTERISTICS: This section of Grover Beach is best known for its beautiful views of the coastline, the Pismo Beach Pier area, as well as coastal hills and valleys, which change colors with the seasons.

Residential development ranges from the older, small vacation cottages to the newer, large, multi-storied, single-family homes. Apartments, condos and planned unit developments (PUDs) also reach for a view here. This neighborhood, due to its hillside terrain, is unique within Grover Beach. Short, winding streets create a web of interconnections and cul-de-sacs, and unsuspected residential cloisters. Most residential development is relatively new and is in good to excellent condition.

Due to the desirability of views, 54% of neighborhood residential structures are more than one story. Those hugging the hillside extending to Meadow Creek may have three or four levels. Not all of these larger, single-family structures and their necessary retaining walls are screened by trees or foliage from view on U.S. 101.

The neighborhood is served by a well-maintained elementary school adjoining Grover Heights Park. Grover Heights School's activity grounds provide excellent opportunities for neighborhood youth. Grover Height's Park is among the finest of the City's recreational facilities.

Generally speaking, street improvements are relatively new and vehicular traffic is well served in this neighborhood.

FUTURE NEIGHBORHOOD CHARACTERISTICS: There are approximately 90 vacant, undeveloped lots in the neighborhood which will likely be built-out within the next 20 years. There are also several large properties which will be more intensely developed so that neighborhood population will increase. Virtually all new neighborhood housing will be detached, single-family housing.

Underdeveloped R-A property extending from Atlantic City to El Camino Real near Oak Park Boulevard and Atlantic City could provide homesites for approximately 30 single-family homes on large lots.

An additional 10 single-family lots might be created from under-developed R-1 properties within the neighborhood. Sixty-one existing and vacant R-1 and C-R-1 lots could also be built upon within the next twenty years.

The PUD housing unit has become more popular than apartment and condo development in recent years

within the multi-family districts. An additional 28 detached PUDs will likely be built on existing vacant lots in the R-3 district. Approximately 10 more of these medium-density units could be developed in the R-2 district.

The neighborhood's maximum projected population could be 1,770, a 28% increase over the existing population of 1,380. Over the next 20 years, the neighborhood's 515 existing dwelling units can increase to 655 (maximum build-out), a 27% increase in dwelling units.

It is unlikely that more than 10% percent of the existing neighborhood housing stock will be rebuilt in the next 20 years due to the recent age of most existing development. Those units that redevelop are likely to be close to Atlantic City Avenue.

NEIGHBORHOOD CONCERNS and POTENTIAL SOLUTIONS:

*** The Pismo Beach/Grover Beach shared boundary along El Camino Real does not follow property or right-of-way lines.**

The El Camino Real boundary with Pismo Beach should be adjusted by LAFCo upon request of the cities of Pismo Beach and Grover Beach.

*** Meadow Creek frontage along El Camino Real attracts trash dumping such as sofas and appliances which are sometimes burned on-site by transients and others.**

A volunteer "creek-watch" program could be developed to alert the City to the need to remove trash from the site.

*** Visitor and public exposure to and involvement with Meadow Creek are minimal.**

The City could develop an improvement plan for the El Camino Real and Meadow Creek corridor which would provide for traffic and "hike and bike" facilities which interact with the Meadow Creek and the landscaped Highway 101 habitats.

Properties held as open space above Meadow Creek should be zoned "Open Space" as an additional protective measure for the natural hillside cover and sections of Meadow Creek.

*** Residential development along the ridge line on Atlantic City Avenue, near Oak Park Boulevard, will block current public views of the valleys and hills extending to Lake Lopez.**

Future development along Atlantic City Avenue could be set back from the street so that structures and roofs do not interrupt views or cause the removal of oaks along Atlantic City Avenue.

*** Some hillside areas lack full-width rights-of-way or improvements for walking, biking, parking and driving due to terrain and oaks.**

Special designs could be prepared for these areas so that walking, biking, parking and driver needs can all be accommodated.

A pedestrian path should be created to link North Fourth Street with Charles Street through the open space.

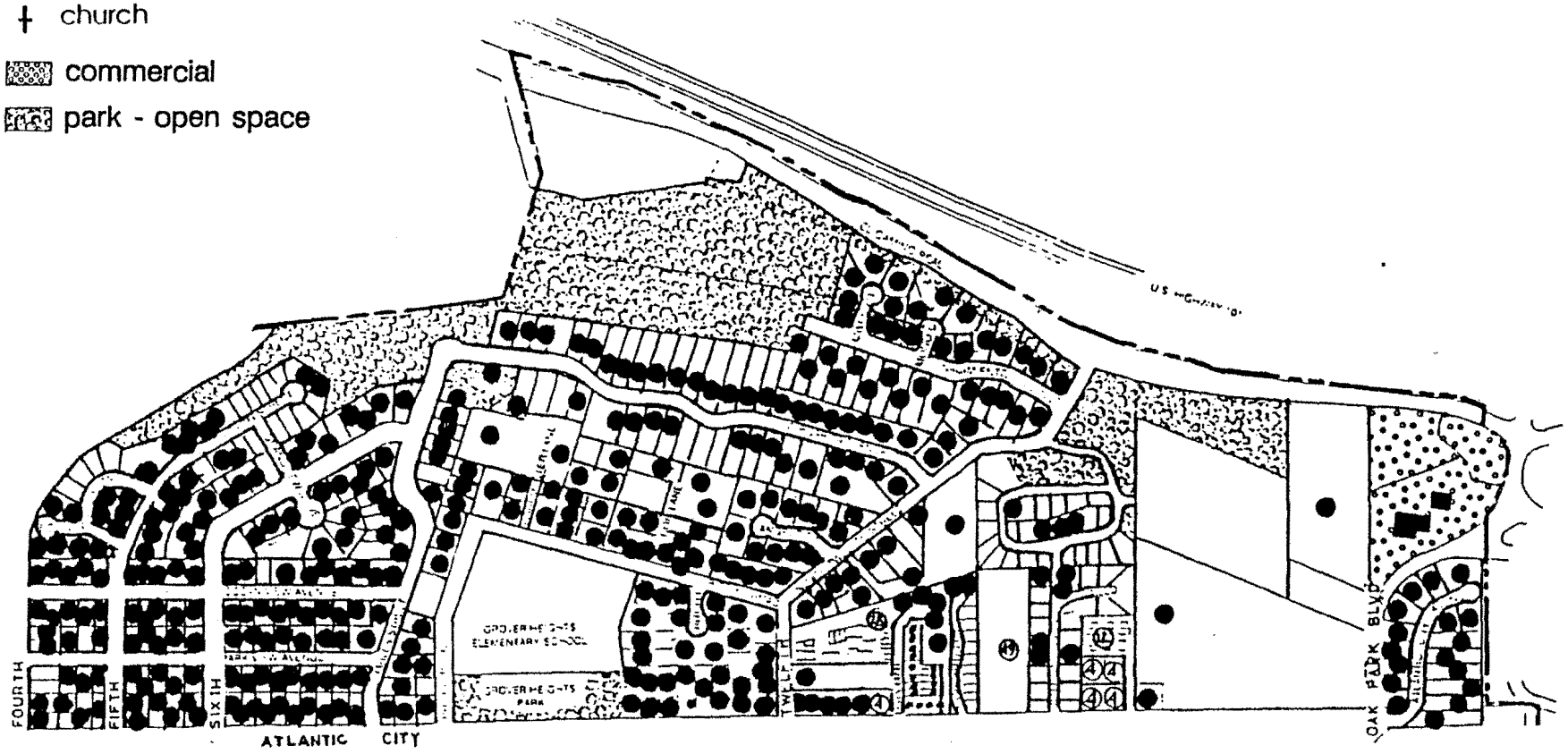
*** The base of the City of Pismo Beach water tanks between Charles Street and Ritchie Road detract from the immediate residential and school area.**

Map 1

The Northern Hillsides Neighborhood Plan

Current Land Uses

- one dwelling unit
- two dwelling units
- number of dwelling units indicated within circle
- parcel currently vacant or undeveloped
- non-residential use
- church
- commercial
- park - open space



A landscaping plan could be prepared to screen the bases of these tanks from public view.

* **Electronically controlled gates prevent normal vehicular and pedestrian access in and through a limited area on and near North Fifth Street.**

Additional gated communities can be prevented.

Approvals for current gates can be withdrawn at the earliest possible time permitted by authorizations to install the gates.

* **The Charles Street Mini-Park, as represented in the Parks and Recreation Element, has not been developed.**

A neighborhood survey could be conducted to determine local needs and design for this facility.

Local residents could be surveyed to determine if there is interest in some type of volunteer program which would result in offsetting public expenses for either the development, maintenance or operation of the facility though fund-raisers, "adopt-a-park" maintenance or other means.

Design and implementation plans could be prepared for review, adoption and implementation.

* **Only single-family residential districts receive any formal viewshed protection from the City when multi-story development is proposed.**

An ordinance could be prepared to require all multi-storied development proposals to determine impacts upon viewsheds and to report such findings to the development approval authority, normally the Planning Commission.

* Overhead utility lines detract from neighborhood aesthetics and residential and public views.

All new development could be required to underground utilities.

* **Major retaining walls on hillsides have not always been successfully screened. Large, unbroken masonry surfaces appear as the base of hilltop fortresses from a distance.**

All proposed retaining walls exceeding six feet in height could be screened by City staff and required to incorporate measures which would breakup the appearance of massive masonry faces.

Map 2

The Northern Hillsides Neighborhood Plan

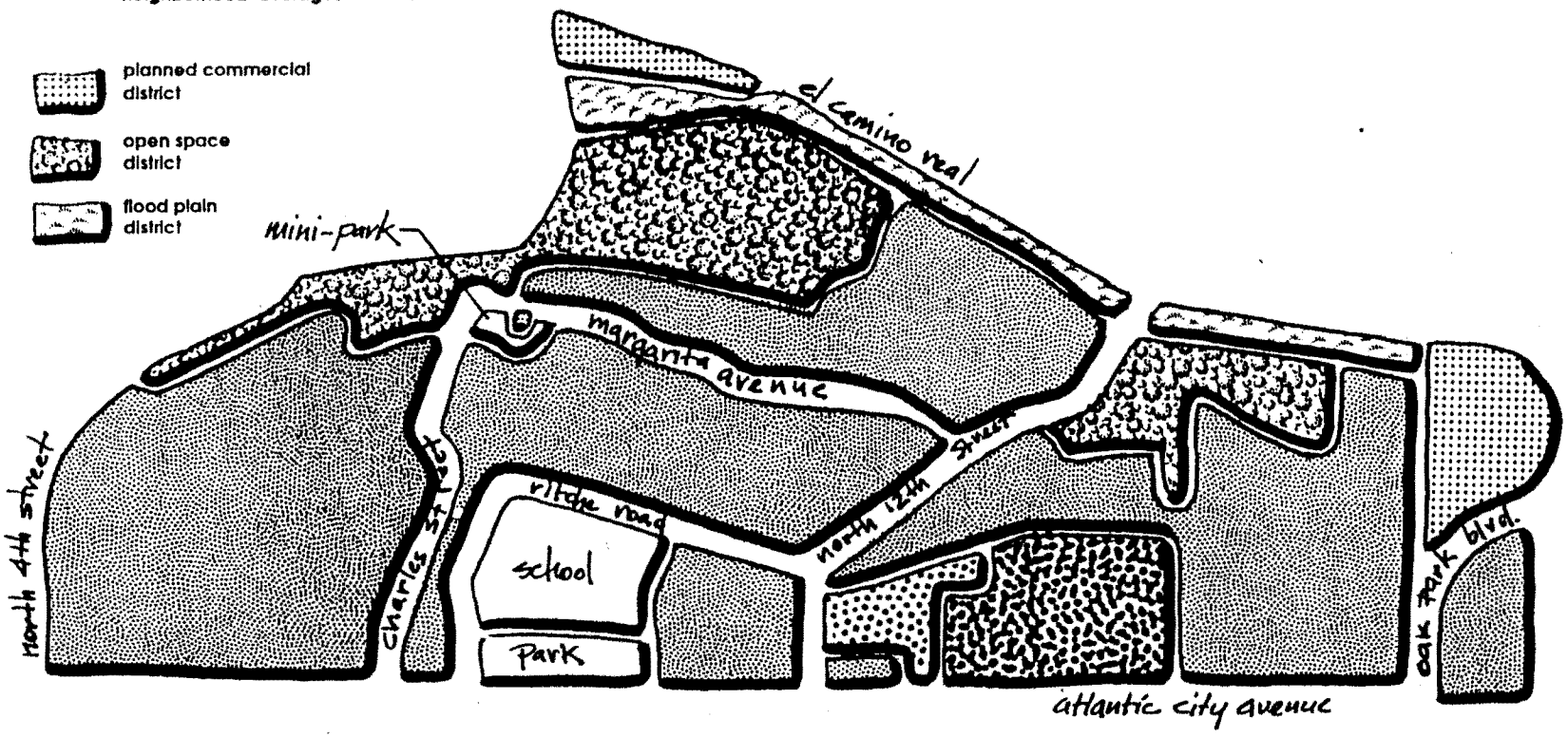
Land Use Map

	Dwelling Units per gross acre			Population per gross acre	
	1991 Current	Land Use Standard	Projected At Build-Out	1991 Current*	Projected At Build-Out**
low-density residential districts	2.8	2 - 5	3.6	7.5	9.6
medium-density residential districts	6.4	6 - 9	8.2	17.7	22.6
high-density residential district	10.8	10 - 20	13.7	28.8	36.7
neighborhood averages	3.5	-	4.4	9.3	11.9

planned commercial district

open space district

flood plain district



* Based upon 100% dwelling unit occupancy.
** Based upon 100% dwelling unit occupancy.

CURRENT
NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS

Table 1
Dwelling Units and Lots by Zoning District

Current Use of	LDR Lots	LDR Units	CLDR Lots	CLDR Units
Vacant	41	0	20	0
1 SF	314	314	25	25
1 MH	34	34	0	0
Totals	389	348	45	25

Current Use of	MDR Lots	MDR Units	HDR Lots	HDR Units	Totals Lots	Totals Units
Vacant	0	0	28	0	89	0
1 SF	1	1	0	0	340	340
1 MH	0	0	0	0	34	34
1 PUD	4	4	9	9	13	13
Condo Unit	28	28	48	48	76	76
4 Unit	1	4	0	0	1	4
49 Units	0	0	1	49	1	49
Totals	34	37	86	106	554	516

LDR = Low-Density Residential
CLDR = Coastal Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential
SF = Single-Family Unit
MH = Mobile Home Unit
PUD = Planned Unit Development Unit.

Table 2
Dwelling Units By Density and Conformance to Zoning District Use

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
LDR District Units	348	0	348	0	0
CLDR District Units	25	0	25	0	0
MDR District Units	36	1	1	4	32
HDR District Units	106	0	0	9	97
Totals	515	1	374	13	129

LDR = Low-Density Residential
CLDR = Coastal Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 3
Population By Type of Dwelling*

	Single Family	PUD Units	Condo Units	3&4 Units	Apart-ments	Mobile Homes	Totals
LDR District Units	314					34	348
CLDR District Units	24						24
MDR District Units	1	4	28	4			37
HDR District Units		9	48		49		106
Unit Totals	339	13	76	4	49	34	515
Persons/Unit**	2.78	2.78	2.78	2.54	2.54	1.68	2.68
Population	942	36	211	10	124	57	1,380

* *No vacancies assumed*
** *Based upon 1990 U.S. Census occupancy averages*
LDR = Low-Density Residential
CLDR = Coastal Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 4
Existing Land Uses

Land Use Districts	Net Square Feet	Net Acres	Gross Acres
Residential Low-Density	4,888,867	112.23	133.06
Residential Medium-Density	240,210	5.52	5.75
Residential High-Density	396,600	9.12	9.81
Open Space Districts	801,000	18.41	19.27
Commercial Districts	351,200	8.15	10.49
Flood Plain Districts	505,500	11.62	19.25
Public Rights-of-Ways	1,494,543	34.31	0
Public Facilities-Parks	125,400	2.88	3.58
Public Facilities-Schools	266,600	6.13	7.16
Totals	9,069,920	208.37	208.37

Table 5
Existing Units and People Per Acre

Land Use Districts	Units Per Net Acre	People Per Net Acre	Units Per Net Acre	People Per Net Acre
Residential Low-Density Districts	3.3	8.9	2.8	7.5
Residential Medium-Density Districts	6.7	18.5	6.4	17.7
Residential High-Density Districts	11.6	30.9	10.8	28.8
Open Space Districts	0	0	0	0
Commercial Districts	0	0	0	0
Flood Plain Districts	0	0	0	0
Public Streets & Rights-of-Ways	0	0	0	0
Public Facilities-Schools	0	0	0	0
Public Facilities-Parks	0	0	0	0
Averages	4.1	10.9	3.5	9.3

Table 6
Neighborhood Public Right-of-Way

Land Use District	R-O-W Acres
Low-Density Residential	20.83
Medium-Density Residential	.23
High-Density Residential	.69
Commercial Districts	2.34
Flood Plain	7.63
Open Space	.86
Public Facilities - Parks	.70
Public Facilities - Schools	1.03
Total	34.31

PROJECTED NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS

Table 7
Projected Dwelling Units and Lots by Zoning District

Current Use of	LDR Lots	LDR Units	CLDR Lots	CLDR Units
Vacant	0	0	0	0
1 SF	395	395	45	45
1 MH	34	34	0	0
Totals	429	429	45	45

Current Use of	MDR Lots	MDR Units	HDR Lots	HDR Units	Totals Lots	Totals Units
Vacant	0	0	0	0	0	0
1 SF	1	1	0	0	441	441
1 MH	0	0	0	0	34	34
1 PUD	14	14	37	37	51	51
Condo Unit	28	28	48	48	76	76
4 Unit	1	4	0	0	1	4
49 Units	0	0	1	49	1	49
Totals	44	47	86	134	604	655

SF = Single-Family Unit
MH = Mobile Home Unit
PUD = Planned Unit Development Unit
LDR = Low-Density Residential
CLDR = Coastal Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 8
Projected Dwelling Units By Density and Conformance to Zoning District Use

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
LDR District Units	429	0	429	0	0
CLDR District Units	45	0	45	0	0
MDR District Units	46	1	1	46	0
HDR District Units	134	0	0	37	97
Totals	654	1	475	83	97

LDR = Low-Density Residential
CLDR = Coastal Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 9
Projected Population By Type of Dwelling*

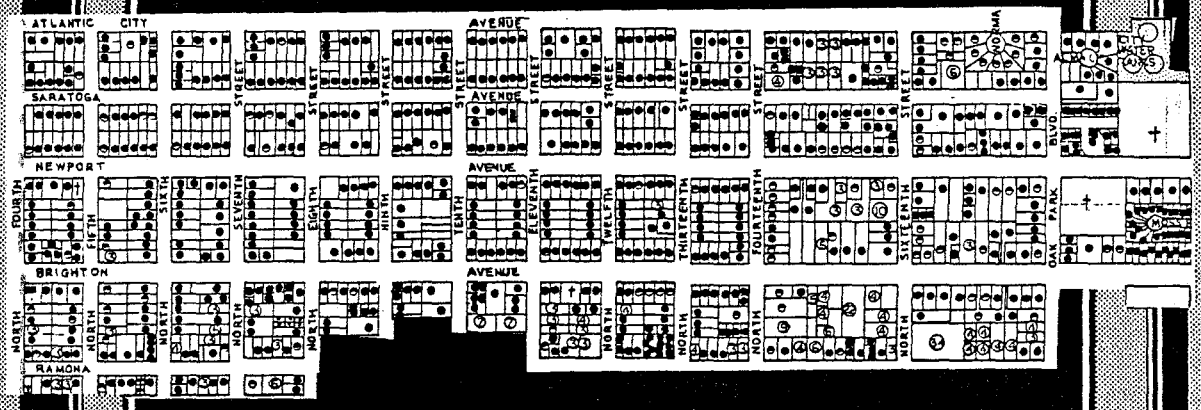
	Single Family	PUD Units	Condo Units	3&4 Units	Apart-ments	Mobile Homes	Totals
LDR District Units	395					34	429
CLDR District Units	45						45
MDR District Units	1	14	28	4			47
HDR District Units		37	48	49			134
Unit Totals	441	51	76	4	49	34	655
Persons/Unit**	2.78	2.78	2.78	2.54	2.54	1.68	2.70
Population	1,226	142	211	10	124	57	1,770

* *No vacancies assumed*
** *Based upon 1990 U.S. Census occupancy averages*
LDR = Low-Density Residential
CLDR = Coastal Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 10
Projected Units and People Per Acre

Land Use Districts	Units Per Net Acre	People Per Net Acre	Units Per Gross Acre	People Per Gross Acre
Residential Low-Density	4.2	11.4	3.6	9.6
Residential Medium-Density	8.5	23.6	8.2	22.6
Residential High-Density	14.7	39.5	13.7	36.7
Open Space Districts	0	0	0	0
Commercial Districts	0	0	0	0
Flood Plain Districts	0	0	0	0
Public Rights-of-Ways	0	0	0	0
Public Facilities-Schools	0	0	0	0
Public Facilities-Parks	0	0	0	0
Average	5.2	14.0	4.4	11.9

THE NORTH GROVER BEACH PLAN



A GROVER BEACH NEIGHBORHOOD PLAN

D

THE NORTH GROVER BEACH NEIGHBORHOOD PLAN

NEIGHBORHOOD DESCRIPTION: This residential neighborhood sits on the north slope of a coastal valley extending from the Pacific Ocean to the upper Arroyo Grande Valley. The neighborhood is highly influenced by the coastal climate. Many of the residences have distant views of the shorelines to the west and south.

Atlantic City Avenue serves as the neighborhood's northern boundary. North Fourth Street serves as the western boundary. The southern boundary is the Grand Corridor. Arroyo Grande lies to the east of the neighborhood.

STRONG NEIGHBORHOOD CHARACTERISTICS: Homes are located close to shopping and other commercial opportunities in the Grand Avenue corridor which is the southern perimeter of the neighborhood. The neighborhood supports a wide range of residential densities whose vehicle needs are well-served by parallel north-south and east-west streets.

Most early residential development in the neighborhood consisted of sturdy, one-story, single-family homes. Most were designed for "working people" and retirees and are modest by today's standards. They were placed on 5,000 to 7,500 square foot lots which allowed a garden. Wide, sandy streets gave the neighborhood a sense of great separation of neighbors and open space and added to a relaxed county-like atmosphere.

As the neighborhood grew, the sizes of houses increased and garden space dwindled. One-story homes got closer and closer to one another on the 50 foot wide lots. House plans started to include a second story on the original one-story footprint. The second story added a coastal view that prompted many homes to reverse their floor plans so that living and dining areas became common on the second story rather than the first.

Areas closest to the major traffic arteries of Fourth Street, Grand Avenue and Oak Park Boulevard were designated medium and high-density multi-family areas in order to separate rental and single-family housing within the neighborhood. These areas are ideal for commutes.

The neighborhood's small, single-family lots made large property holdings difficult to assemble, especially those closest to the ocean. As a result, large multi-family developments did not invade the original neighborhood.

Other than a 22 unit apartment house and a 34 unit housing condominium project, multi-family projects in the neighborhood have tended to be small; 2 to 7 units per project development. These smaller projects were created over a period of time which resulted in a variety architectural styles, unit densities, and unit footprints upon the lots. The result is a neighborhood typifying a town, rather than a city, particularly where trees have matured to mask second story development.

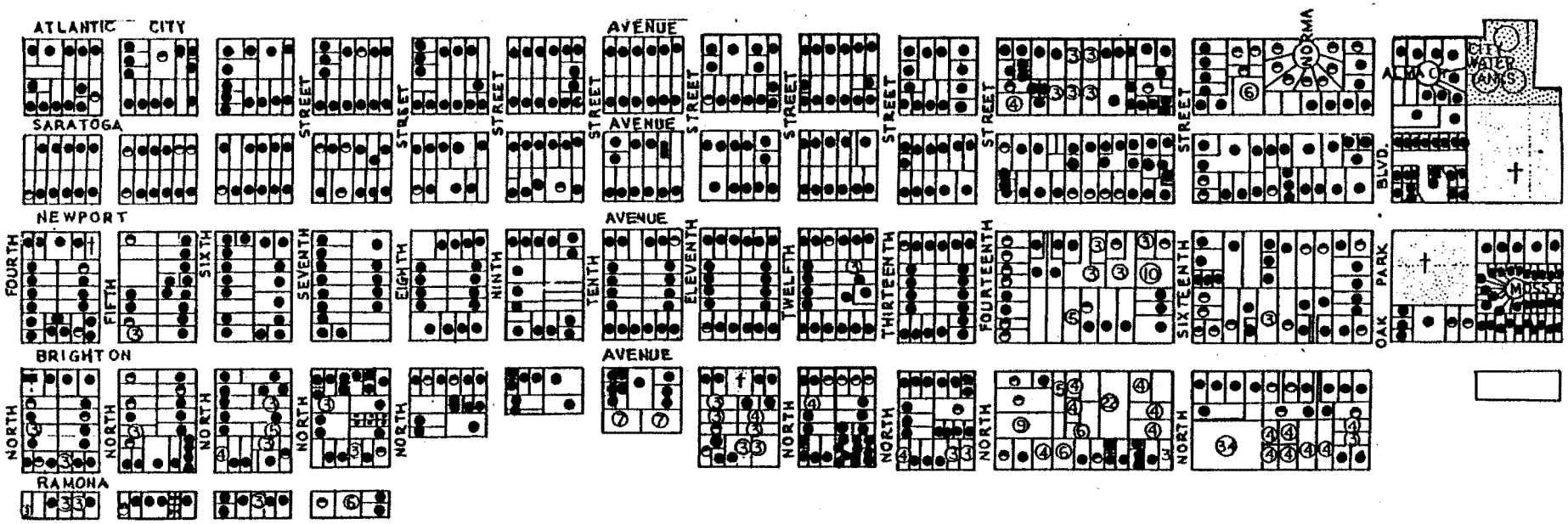
During the past few years, and presumably, due to changes in rental property investment and tax laws, new multi-family construction has not taken place in the neighborhood. Rather, the emphasis in this neighborhood has been upon the construction of units which can be purchased by occupants.

These small lot/large structure ratio dwelling units typically result from dividing a single existing lot into 2 or 3 smaller lots. These planned unit developments (PUDs) generally provide occupants more land and dwelling space than condominiums.

Map 1

The North Grover Beach Neighborhood Plan

Current Land Uses



one dwelling unit

two dwelling units

number of dwelling units

non-residential use

church

undeveloped parcel

public use - school

The PUD has impacted this neighborhood's multi-family districts. Over ninety PUDs have been built in recent years. Their two-story height and architectural design make them easily identifiable.

The neighborhood contains one convenience market. Located on Fourth Street, the market and 4 adjoining residential properties are zoned Neighborhood Commercial.

CURRENT
NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS

Table 1
Dwelling Units and Lots by Zoning District

Current Use of	LDR		MDR		HDR		Commercial		Total	
	Lots	Units	Lots	Units	Lots	Units	Lots	Units	Lots	Units
Vacant	15	0	11	0	10	0	0	0	36	0
1 SF*	325	325	147	147	76	76	2	2	550	550
1 PUD*	0	0	93	93	43	43	0	0	136	136
2 Units	22	44	54	108	19	38	1	2	96	192
3 Units	2	6	13	39	19	57	1	3	35	105
4 Units			1	4	17	68			18	72
5 Units			1	5	2	10			3	15
6 Units			1	6	3	18			4	24
7 Units			0	0	2	14			2	14
9 Units			0	0	1	9			1	9
10 Units			1	10	0	0			1	10
22 Units			0	0	1	22			1	22
34 Units			0	0	34	34			34	34
Commercial							1	0	1	0
Totals	364	375	322	412	227	389	5	7	918	1,183

* *SF = Single Family Unit*
PUD = Planned Unit Development
LDR = Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 2
Dwelling Units By Density and Conformance to Zoning District Use

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
LDR District Units	325	50	325	50	0
MDR District Units	157	255	240	162	10
HDR District Units	313	76	76	138	175
Comm. District Units	0	7	2	2	3
Totals	795	388	643	352	188

LDR = Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 3
Population By Type of Dwelling*

	Single Family	PUD Units	Duplex Units	Condo Units	Apart-ments	Totals
LDR District Units	325		44		6	375
MDR District Units	147	93	108		64	412
HDR District Units	76	43	38	34	198	389
Comm. District Units	2		2		3	7
Unit Totals	550	136	192	34	271	1,183
Persons/Unit**	2.78	2.78	2.54	2.54	2.54	2.60
Population	1,529	378	488	95	680	3,170

* *No vacancies assumed*
* *Based upon 1990 U.S. Census occupancy averages*
LDR = Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 4
Existing Land Uses

Land Use Districts	Net Square Feet	Net Acres	Gross Square Feet	Gross Acres
Residential Low-Density	2,920,570	67.04	4,411,795	101.27
Residential Medium-Density	2,691,710	61.79	3,854,215	88.48
Residential High-Density	1,289,350	29.60	1,661,960	38.26
Commercial District	47,250	1.09	65,540	1.51
Public Streets/Rights-of-Way	3,044,540	69.89	0	0
Public Facilities-Parks	5,000	.11	0	0
Totals	9,998,420	229.52	9,998,420	229.52

Table 5
Existing Units and People Per Acre

Land Uses Districts	Units Per Net Acre	People Per Net Acre	Units Per Gross Acre	People Per Gross Acre
Residential Low-Density	5.6	15.3	3.7	10.2
Residential Medium-Density	6.7	17.4	4.7	12.2
Residential High-Density	13.1	33.9	10.2	26.3
Commercial Districts	6.4	17.4	4.6	12.6
Public Streets/Rights-of-Ways	0	0	0	0
Public Facilities-Parks	0	0	0	0
Average	7.4	19.8	5.2	13.8

Table 6
Neighborhood Public Right-Of-Way

Land Use District	Right-Of-Way Acres
Residential Low-Density	34.23
Residential Medium-Density	26.69
Residential High-Density	8.55
Commercial District	.42
Totals	69.89

FUTURE NEIGHBORHOOD CHARACTERISTICS: The neighborhood's low-density, single-family district has basically built-out and matured. Other than replacement homes, only 23 additional homes are likely to be constructed in the single-family district.

A few non-conforming duplexes may reach the end of their useful life during the next twenty years and be replaced with single-family development, but the numbers and the effect upon the neighborhood are minimal.

Most of the neighborhood's growth and change will take place in the R-2, medium-density districts. Changes in the medium-density districts could be dramatic. At build-out, the number of dwelling units could increase by 60% and the population by 68%.

There are approximately 150 existing single-family residences on their own lots within these districts which, if developed to their full potential, would support over 340 PUDs or units. There are less than 10 vacant lots in these districts which can support 30 additional units if developed. An additional 25 units could be added to under-developed multi-family projects.

Most new units constructed in the multi-family districts will likely be PUDs rather than traditional apartments and rentals unless there are significant tax or economic changes. The neighborhood could become owner-occupied and renters could find higher rents resulting from fewer rental units coming on the market to satisfy an increasing regional renter population.

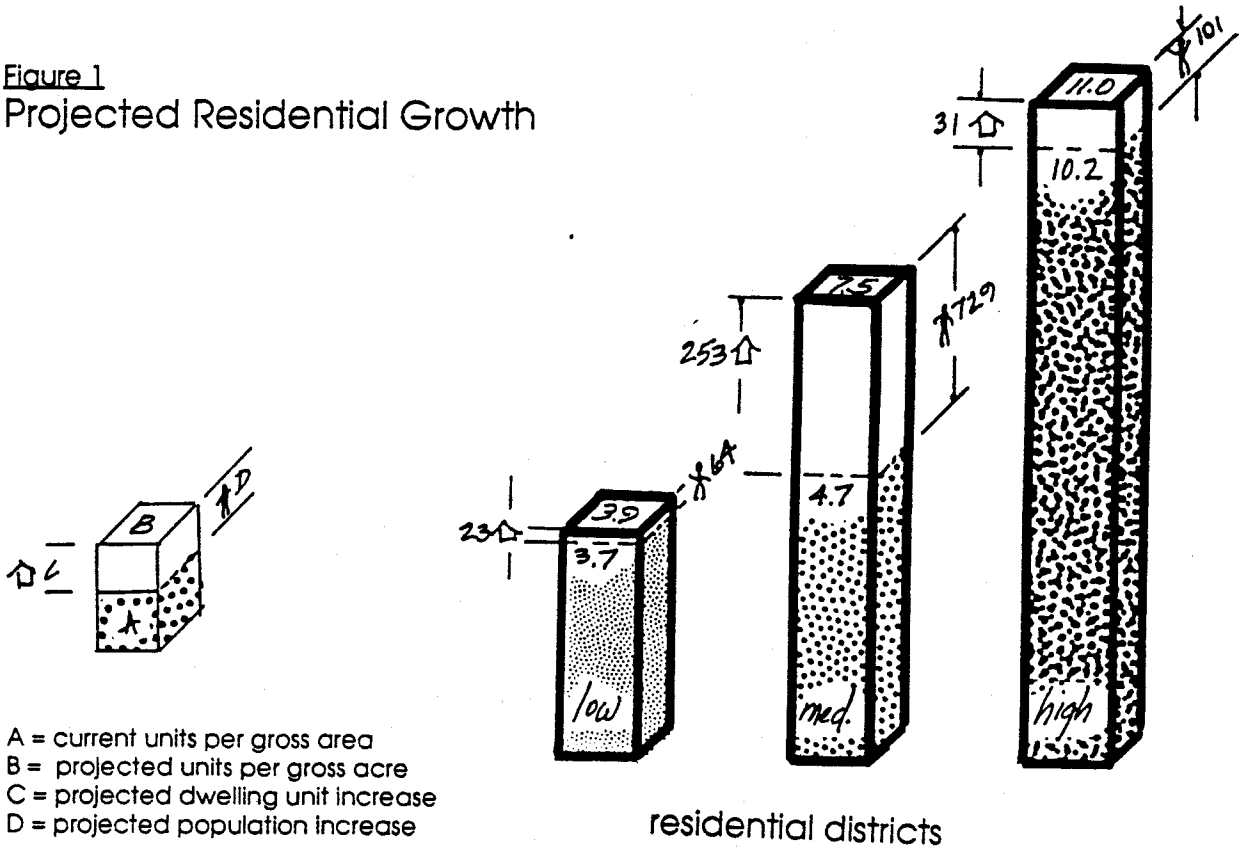
A PUD unit can be much larger than a rental unit so there may be less open space with a PUD than a duplex. Grover Beach duplexes have tended to be single-story as opposed to the two-story PUDs. Owner occupied dwellings also tend to house more people per unit than rentals.

As PUDs replace single-family structures in the R-2 district, neighborhood residents will tend to get younger. There will be significantly more demand for neighborhood recreation facilities and parks, child care services, and schools, as well as transportation facilities and services. Newer buildings and development will give the districts a new look.

Most buildings will be two-story. There will be more trees as a result of development approval conditions. Streets will be paved- out and more vehicles will be parked curbside.

The neighborhood's R-3, high-density district has already demonstrated the appeal of the PUD. Over 40 PUDs, rather than apartment or rental units, have been constructed in this district. No more than an 8.3% increase in additional units is projected for this district. The population might increase by 10% if build-out is achieved. Small lots and the difficulty of assembling them for large development projects will likely lead to continued PUD development to replace vacant, under-developed and single-family lots in the high-density residential district.

Figure 1
Projected Residential Growth



A = current units per gross area
B = projected units per gross acre
C = projected dwelling unit increase
D = projected population increase

PROJECTED NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS

Table 7
Projected Dwelling Units By Density and Conformance to Zoning District Use

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
LDR District Units	348	50	348	50	0
MDR District Units	665	0	0	655	10
HDR District Units	420	0	0	237	183
Comm. District Units	9	0	0	9	0
Totals	1,442	50	348	951	193

LDR = Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 8
Projected Population By Type of Dwelling*

	Single Family	PUD Units	Duplex Units	3&4 Units	Apart ments	Condo Units	Totals
LDR District Units	348	0	44	6	0	0	398
MDR District Units	0	506	98	40	21	0	665
HDR District Units	0	134	38	141	73	34	420
Comm. District Units	0	9	0	0	0	0	9
Totals	348	649	180	187	94	34	1,492
Persons/Unit**	2.78	2.78	2.54	2.54	2.54	2.78	2.7
Population	967	1,804	457	475	239	95	4,037

* *No vacancies assumed*
** *Based upon 1990 U.S. Census occupancy averages*
LDR = Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 9
Projected Housing Units and Lots By Types and Locations

Projected Use of	LDR		MDR		HDR		Commercial		Totals	
	Lots	Units	Lots	Units	Lots	Units	Lots	Units	Lots	Units
Vacant	0	0	0	0	0	0	0	0	0	0
1 SF*	348	348	0	0	0	0	0	0	348	348
1 PUD*	0	0	506	506	134	134	4	9	644	649
2 Unit	22	44	49	98	19	38	0	0	90	180
3 Unit	2	6	12	36	23	69	0	0	37	111
4 Unit	0	0	1	4	18	72	0	0	19	76
Apartments	0	0	3	21	9	73	0	0	12	94
Condo Units	0	0	0	0	34	34	0	0	34	34
Commercial	0	0	0	0	0	0	1	0	1	0
Totals	372	398	571	665	237	420	5	9	1,185	1,492

* *SF = Single-Family Unit*
* *PUD = Planned Unit Development Unit*
LDR = Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 10
Projected Units and People Per Acre

Land Uses	Units Per Net Acre	People Per Net Acre	Units Per Gross Acre	People Per Gross Acre
Residential Low-Density	5.9	16.3	3.9	10.8
Residential Medium-Density	10.7	29.3	7.5	20.5
Residential High-Density	14.2	37.4	11.0	28.9
Commercial Districts	8.3	22.9	6.0	16.6
Public Streets/Rights-of-Ways	0	0	0	0
Public Facilities-Parks	0	0	0	0
Average	9.3	25.3	6.5	17.6

NEIGHBORHOOD CONCERNS and POTENTIAL SOLUTIONS:

*** The lack of sidewalks, paved streets and improved surface storm drainage makes walking, biking and driving difficult.**

A neighborhood "hike and bike" plan could be prepared, adopted and implemented. Designs and public right-of-way use need not always provide for linear paths and sidewalks. Curves could add interest and diversity to sidewalks and bike paths.

Sidewalk designs which allow pedestrian walks to meander and to be set back from curbs could be prepared and considered for adoption and integration into existing facilities.

Designs could consider the use of materials in addition to concrete which could be incorporated into sidewalks.

The district's streets could be incorporated in the proposed CBD circulation plan which would promote hike & bike, vehicle and public transportation and parking improvements.

A sidewalk improvement program and fund could be explored for offsetting or postponing property owner improvement costs.

*** A few older, single-story residences are dwarfed by newer multi-storied structures.**

City staff could review all multi-storied proposals on-site and advise the planning commission and council of a proposal's impact upon neighboring single-family development.

*** Grand Avenue corridor commercial development is oriented towards Grand Avenue and tends to show its "back" to residential development. Often its back can be large expanses of concrete block, receiving areas and other unattractive features.**

The City could prepare typical street designs for separating commercial and industrial, and residential developments which would be constructed by new development when proposing to neighbor a contrasting district. Such designs could include screening, construction details, berming, signing, lighting, landscaping and other features which effectively separate the two contrasting uses.

*** The neighborhood, particularly the multi-family areas, will require additional recreation facilities and services and parks.**

Surplus rights-of-way and other public or private holdings should be explored to determine if additional lands are available for future recreational use development.

PUD and rental unit site standards might be reviewed to determine if communal play areas could be created in projects of more than one unit in order to increase occupant access to play areas and to reduce dependency upon public facilities.

Studies could be conducted to determine what age groups and recreational interests should be served by a mini-park development in the neighborhood's northeast section as represented in the General Plan's Parks and Recreation Element.

A plan for the acquisition and development of a specific northeast mini-park site could be prepared, adopted and implemented.

Plans for Ramona Avenue Mini-Park, as represented in the General Plan's Parks and Recreation Element, should be prepared, adopted and implemented.

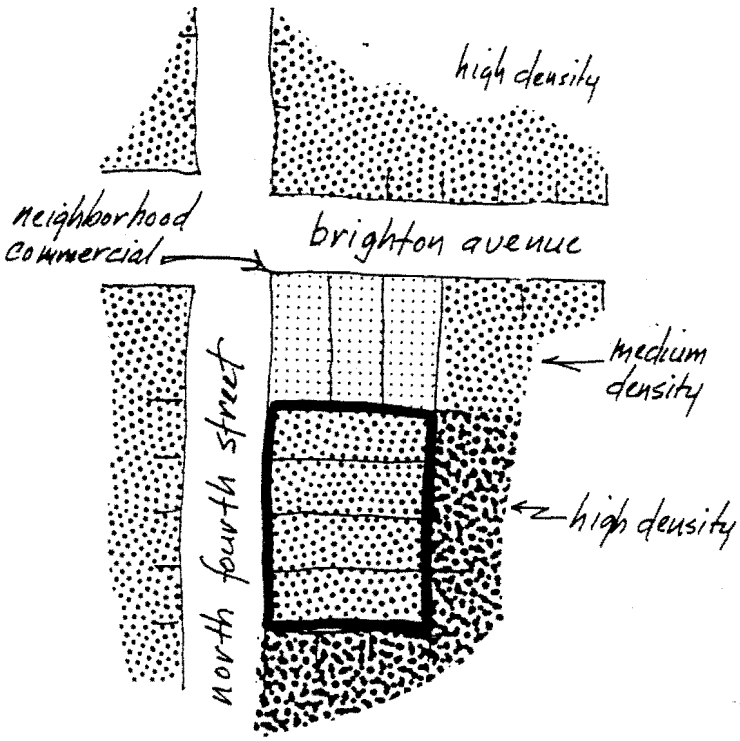
*** Overhead utility lines detract from neighborhood aesthetics and residential and public views.**

Underground utility policies should be reviewed to determine if amendment is desirable.

*** The Neighborhood Commercial District zoning for the neighborhood allows the construction of a small shopping center which would be incompatible with the residential district and within two blocks of the Grand Avenue commercial district.**

The zoning ordinance could be amended to provide that the current 22,500 square foot Pocket Book Market site be permitted to reconstruct or develop as a residential neighborhood service or convenience store only and that development standards be upgraded so that outdated

Map 2
North Fourth Street Neighborhood Commercial



standards such as thirty foot tall buildings, dance and music studio uses, and inadequate street landscaping and setbacks be prevented from occurring in this quiet neighborhood.

*** Seven dwelling units located on four North Fourth Street lots, between Brighton and Ramona Avenues, are zoned Neighborhood Commercial. Long-term investment or improvement of these lots and units for residential purposes is prohibited by the neighborhood commercial designation.**

The City could rezone the four properties involved to multi-family residential.

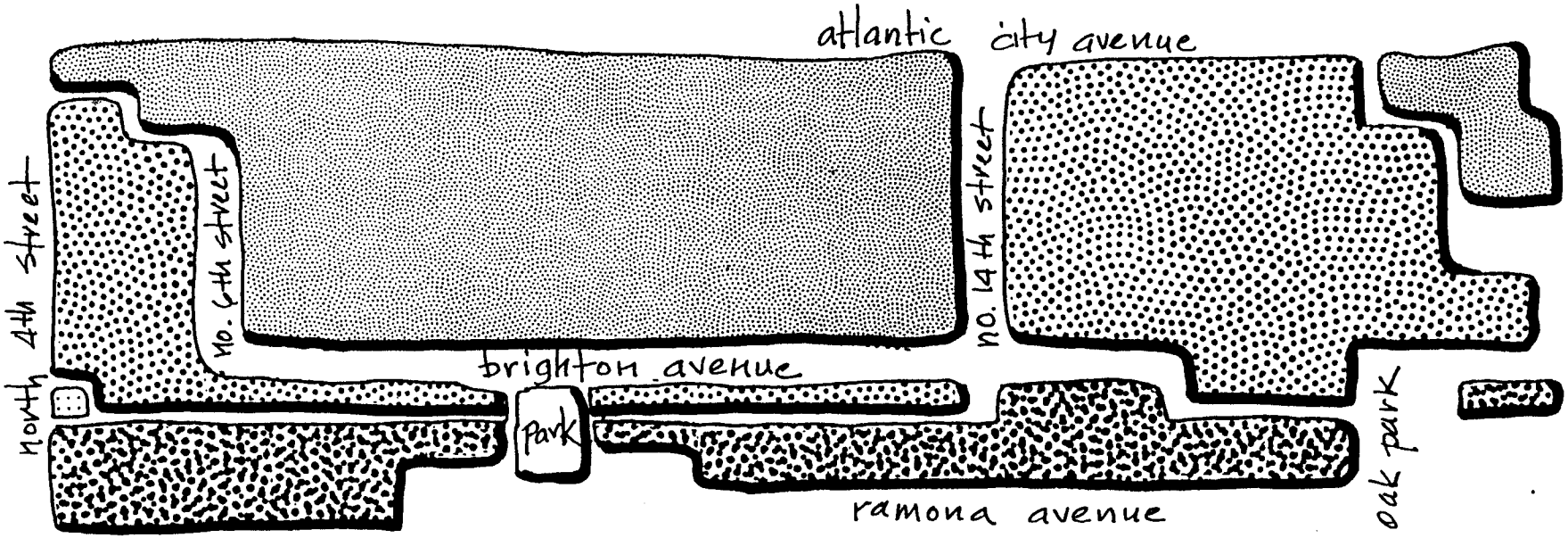
*** Renter housing opportunities will become more limited in the neighborhood as regional growth continues without a corresponding regional increase in new multi-family construction.**

The City can encourage other area communities to increase their share of rental units in the region.

The City could develop a program which would allow an "affordable" rental housing unit to be constructed on every single-family residence lot located within a multi-family district.

*** There is no assurance that development parallelling Grand Avenue will complement Grand Avenue commercial goals.**

A design plan could be developed and adopted for this area. A modified-Victorian and shopkeeper's seacoast theme might support the goals of the General Plan for the Grand Avenue commercial neighborhood plan and could flow into this neighborhood. A good design plan should complement existing CBD and neighboring development and flow into adjoining residential and commercial districts and neighborhoods. A balanced design plan would include landscaping, streetscaping and architectural standards.



Map 3

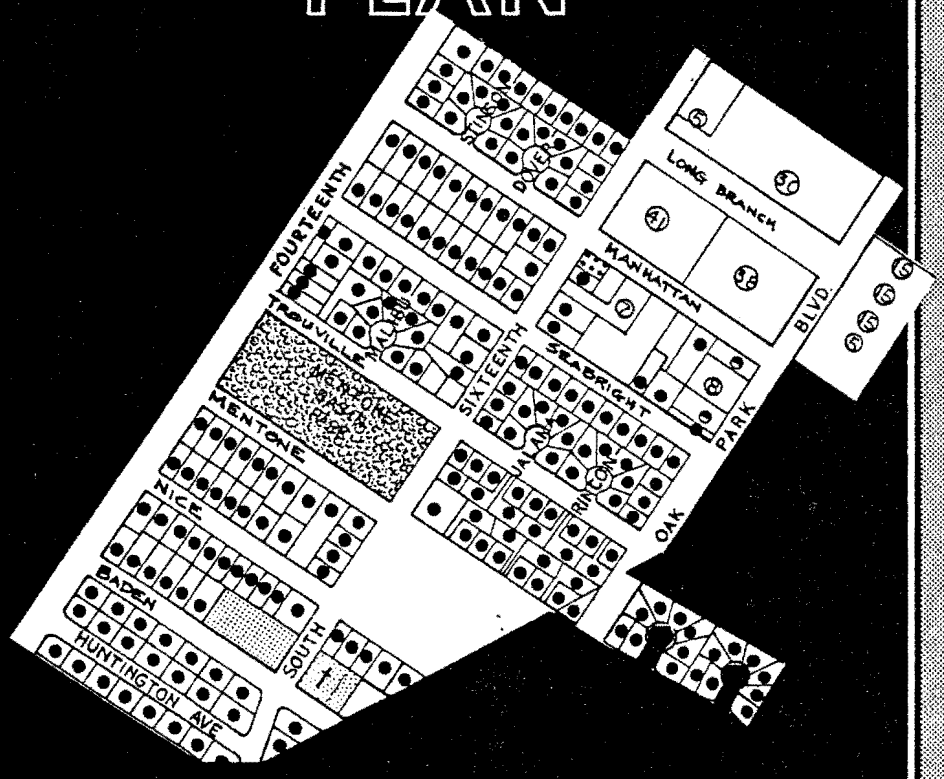
The North Grover Beach Neighborhood Plan

Land Use Map

		dwelling units per gross acre			population per gross acre	
		1991 Current	Land Use Standard	Projected At Build-Out	1991 Current*	Projected At Build-Out**
	low-density residential district	3.7	2 - 5	3.9	10.2	10.8
	medium-density residential district	4.7	6 - 9	7.5	12.2	20.5
	high-density residential district	10.2	10 - 20	11.0	26.3	28.9
	neighborhood commercial district (mixed commercial/ residential use)	4.6	-	6.0	12.6	16.6
	neighborhood averages	5.2	-	6.5	13.8	17.6
Park	Ramona Park					

* Based upon 100% dwelling unit occupancy.
** Based upon 100% dwelling unit occupancy.

THE EAST GROVER BEACH PLAN



A GROVER BEACH NEIGHBORHOOD PLAN

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THE EAST GROVER BEACH NEIGHBORHOOD PLAN

NEIGHBORHOOD DESCRIPTION: This neighborhood is bordered by Arroyo Grande on its eastern edge, the Grand Avenue commercial corridor on the north, and the South Thirteenth Street commercial and high- density residential corridor on its western boundary. South Grover Beach provides the neighborhood's remaining edge. This is a residential neighborhood comprised of high, medium and low-density residential development.

STRONG NEIGHBORHOOD CHARACTERISTICS: Streets are straight and a part of the city-wide grid pattern. Occasionally, a street curbline may be interrupted by a cul-de-sac or two.

High and medium-density residences are confined to the northern area of the neighborhood bordering the Grand Avenue commercial corridor. Most of the neighborhood is developed as traditional single-family.

Neighborhood high-density residential development consists of newer, large, apartment and condominium-style developments. They are well-maintained and attractive.

A former industrial area along on Manhattan Avenue was replaced by medium-density residential district. However, some non-conforming industrial uses remain. On occasion, some of these non-residential uses, which include a warehouse, a quasi-governmental office, and a commercial operation, can have a negative impact upon the residential character of the neighborhood.

Because the low-density section of the neighborhood developed slowly over the last thirty years, there is no particular architectural residential style which dominates the neighborhood. Instead, there is a feeling that each block was touched by a different artist. The low-density residential area derives its beauty through simplicity.

A joint-use storm drainage basin and field-activity sports center, Mentone Basin Park, provides open space and greenery to the neighborhood. This fenced, joint-use basin and park serves community and regional needs. A City recreation office is located on-site, as well as some play courts.

Although addressed within the South Grover Beach Neighborhood Plan, South Sixteenth Street Park also influences neighborhood life. Also located on Mentone Avenue, this park provides daily play and activity opportunities to neighborhood children.

Neighborhood residents can walk to Grand Avenue shopping or more localized markets on South Thirteenth Street. Grover City Elementary School is only two blocks west of the neighborhood. Oak Park Boulevard, Sixteenth Street and Fourteenth Street provide convenient and direct routes out of the neighborhood.

FUTURE NEIGHBORHOOD CHARACTERISTICS: Most of the housing in this neighborhood is too recent to be replaced. Much of the older housing stock sits on well-sized and shaped low-density lots in a desirable neighborhood and can be expanded or enlarged. This housing will likely be maintained and upgraded rather than removed or replaced during the next 20 years.

Only minor low-density growth and population increase can be projected during the next twenty years. No growth is projected for the fully developed high-density residential areas. The Manhattan Avenue medium-density residential district's small size will limit its population growth over the next 20 years.

The neighborhood is basically mature.

EAST GROVER BEACH NEIGHBORHOOD CONCERNS AND POTENTIAL SOLUTIONS:

*** There are some street sections which make walking, biking, driving and parking difficult.**

A neighborhood "hike and bike" plan could be prepared, adopted and implemented. Designs and public right-of-way use need not always provide for linear paths and sidewalks. Curves could add interest and diversity to sidewalks and bike paths.

Sidewalk designs which allow pedestrian walks to meander and to be set back from curbs could be prepared and considered for adoption and integration into existing facilities.

Designs could consider the use of materials in addition to concrete which could be incorporated into sidewalks.

A sidewalk improvement program and fund could be explored for offsetting or postponing property owner improvement costs.

*** The extension of Oak Park Boulevard to The Pike will increase traffic through the neighborhood.**

Specific plans could be prepared and implemented to minimize the negative impacts of increased traffic.

Plans should maximize landscaping and divided traffic on Oak Park Boulevard between Grand Avenue and Mentone Avenue.

*** A mini-park site, as represented in the Parks and Recreation Element, has not been located and developed for neighborhood use.**

A neighborhood survey could be conducted to determine local needs and design for this facility.

Local residents could be surveyed to determine if there is interest in some type of volunteer program which would result in offsetting public expenses for acquisition, development, and maintenance or operation of the facility though fund-raisers, "adopt-a-park" maintenance, or other means.

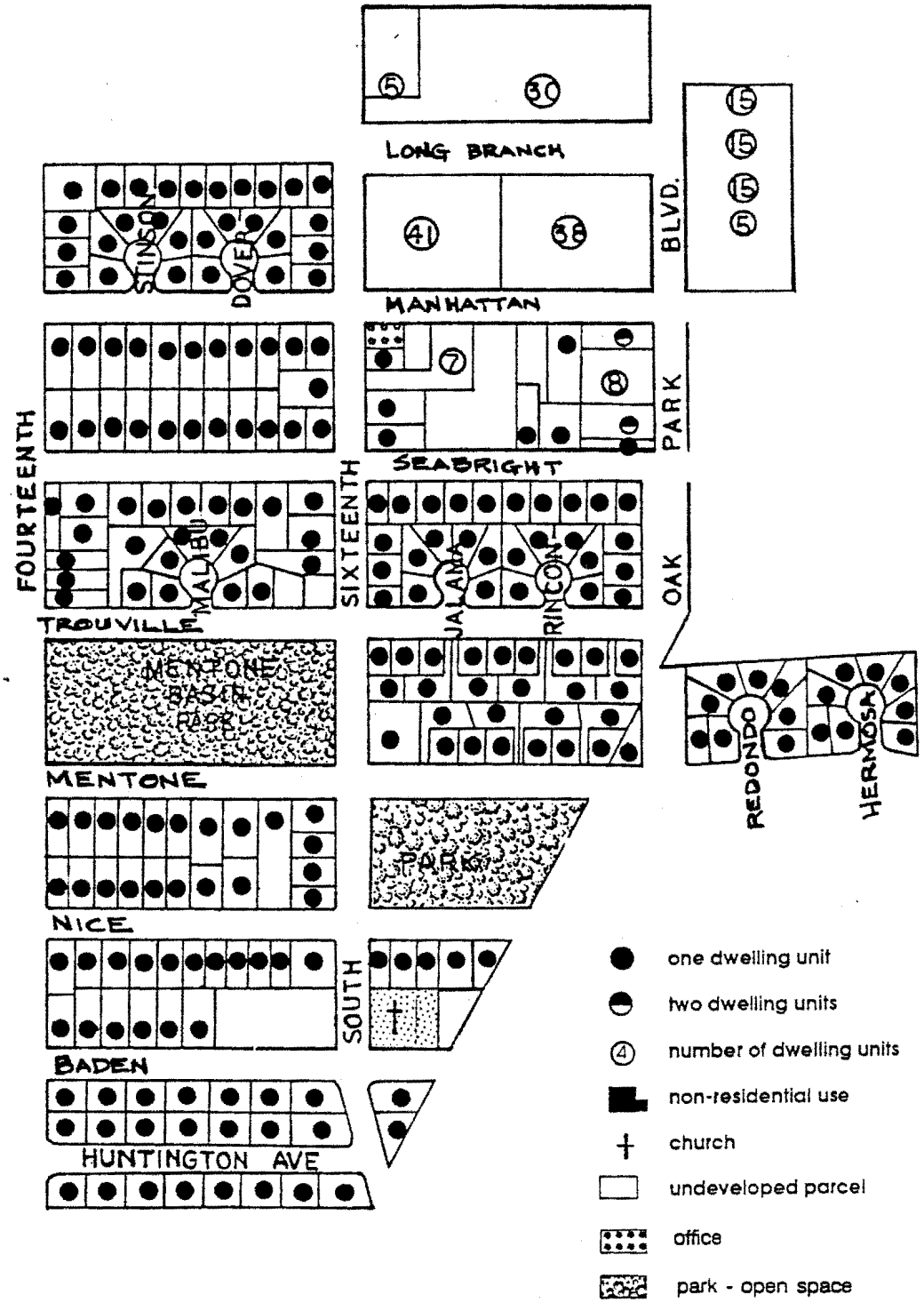
Design and implementation plans could be prepared for review and adoption.

Surplus rights-of-way, particularly Long Branch Avenue from Oak Park Boulevard to Sixteenth Street, and other public or private holdings, should be explored to determine if additional lands are available for future recreational and landscaping development.

Map 1

The East Grover Beach Neighborhood Plan

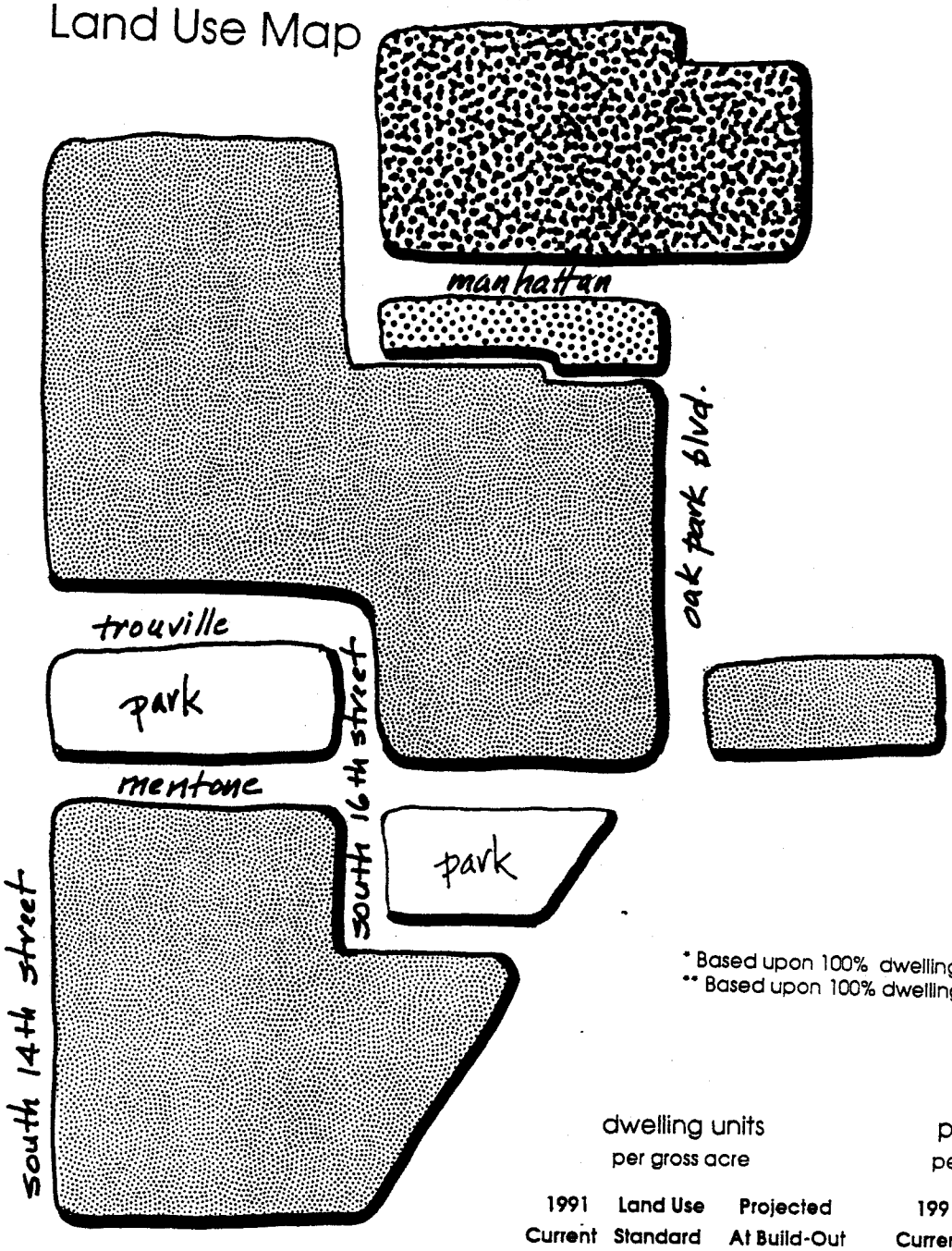
Current Land Uses



Map 2

The East Grover Beach Neighborhood Plan

Land Use Map



* Based upon 100% dwelling unit occupancy.
** Based upon 100% dwelling unit occupancy.

		dwelling units per gross acre			population per gross acre	
		1991 Current	Land Use Standard	Projected At Build-Out	1991 Current*	Projected At Build-Out**
	low-density residential district	4.3	2 - 5	4.7	11.8	12.9
	medium-density residential district	5.1	6 - 9	8.9	13.2	22.7
	high-density residential district	10.6	10 - 20	10.6	27.0	27.0
	neighborhood averages	5.7	-	6.2	15.2	16.6

PUD and rental unit site standards might be reviewed to determine if communal play areas could be created in projects of more than three or four units in order to increase occupant access to play areas and to reduce dependency upon public facilities.

A mini-park site should be located and acquired.

CURRENT NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS

Table 1
Dwelling Units and Lots by Zoning District

Current Use of	LDR		MDR		HDR		Total	
	Lots	Units	Lots	Units	Lots	Units	Lots	Units
Vacant	6	0	2	0			8	0
1 Single-Family	217	217	1	1			218	218
1 PUD			1	7			1	7
1 Condo			1	8	4	114	5	122
2 Units	1	2	1	2			2	4
Apartments					1	50	1	50
Mixed-Use			1	1			1	1
Non-Residential	1	0	2	0			3	0
Totals	225	219	9	19	5	164	239	402

SF = Single-Family unit
PUD = Planned Unit Development
Condo = Condominium unit
LDR = Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 2
Dwelling Units By Density and Conformance to Zoning District Use

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
LDR District Units	217	2	217	2	0
MDR District Units	17	2	2	17	0
HDR District Units	164	0	0	0	164
Totals	398	4	219	19	164

LDR = Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 3
Population By Type of Dwelling*

	Single Family	PUD Units	Condo Units	Duplex Units	Apart-ments	Totals
LDR District Units	217		2		219	
MDR District Units	2	7	8	2		19
HDR District Units			114		50	164
Unit Totals	219	7	122	4	50	402
Persons/Unit **	2.78	2.54	2.54	2.54	2.54	2.67
Population	609	18	310	10	127	1,074

* *No vacancies assumed*
** *Based upon 1990 U.S. Census occupancy averages*
LDR = Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 4
Existing Land Uses

Land Use Districts	Net Square Feet	Net Acres	Gross Square Feet	Gross Acres
Residential Low-Density	1,488,070	34.16	2,238,965	51.40
Residential Medium-Density	115,200	2.64	161,575	3.70
Residential High-Density	510,371	11.72	673,401	15.46
Public Rights-of-Ways	1,076,360	24.70	0	0
Public Facilities-Park	320,383	7.35	436,443	10.01
Totals	3,510,384	80.57	3,510,384	80.57

Table 5
Existing Units and People Per Acre

Land Use Districts	Units Per Net Acre	People Per Net Acre	Units Per Gross Acre	People Per Gross Acre
Residential Low-Density	6.41	17.80	4.26	11.83
Residential Medium-Density	7.20	18.56	5.14	13.24
Residential High-Density	13.99	35.58	10.61	26.97
Average	8.29	22.14	5.70	15.22

Table 6
Neighborhood Public Right-Of-Way

Land Use District	R-O-W Acres
Residential Low-Density	17.24
Residential Medium-Density	1.06
Residential High-Density	3.74
Public Facilities - Parks	2.66
Total	24.70

PROJECTED NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS

Table 7
Projected Dwelling Units By Density and Conformance to Zoning District Use

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
LDR District Units	237	2	237	2	0
MDR District Units	33	0	1	32	0
HDR District Units	164	0	0	0	164
Totals	434	2	238	34	164

LDR = Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 8
Projected Dwelling Units and Lots by Zoning District

Current Use of	LDR Lots	LDR Units	MDR Lots	MDR Units	HDR Lots	HDR Units	Total Lots	Total Units
Vacant							0	0
1 SF	237	237	1	1			238	238
1 PUD			1	7			1	7
1 Condo			1	8			1	8
2 Units	1	2	3	6			4	8
Apartments			3	11	5	164	8	175
Non-Resid.	1	0					1	0
Totals	239	239	9	33	5	164	253	436

SF = Single-Family unit
PUD = Planned Unit Development
Condo = Condominium unit
LDR = Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 9
Projected Population By Type of Dwelling*

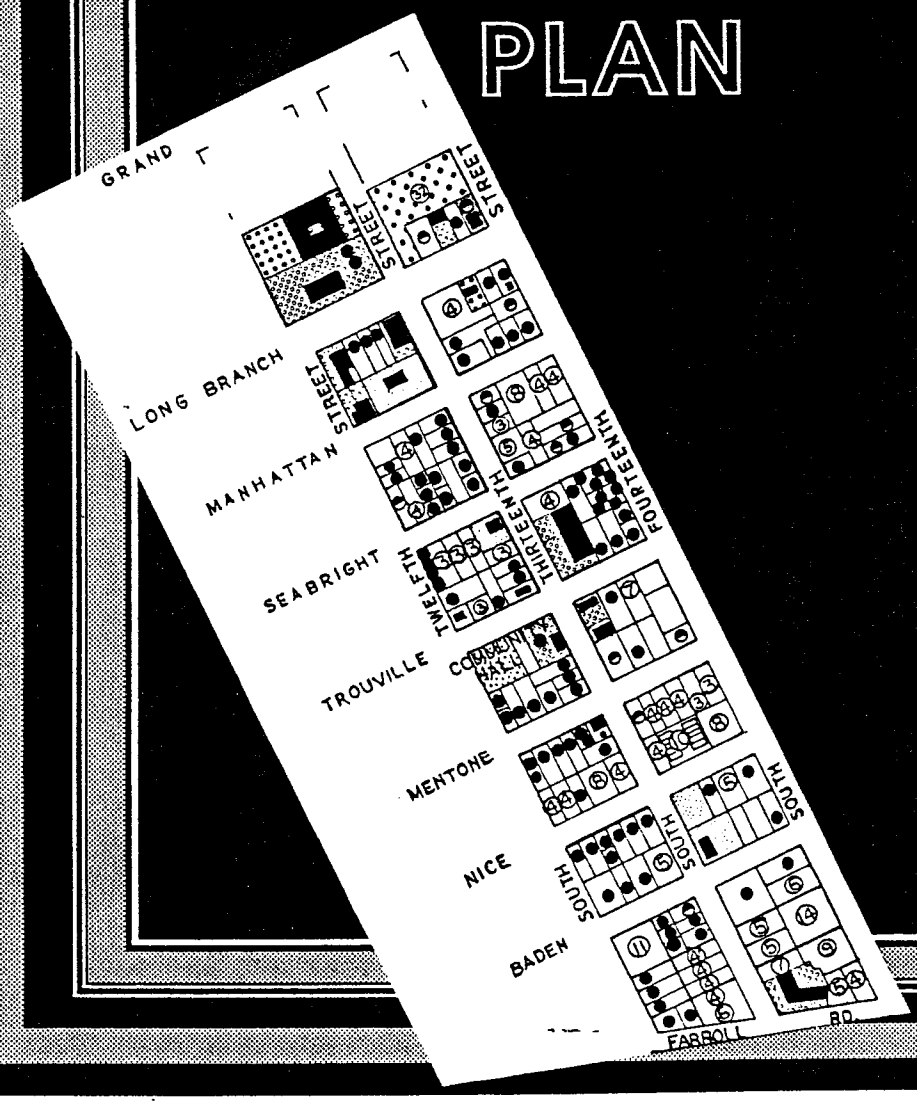
	Single Family	PUD Units	Condo Units	Duplex	Apart-ments	Totals
LDR District Units	237			2	0	239
MDR District Units	1	7	8	4	13	33
HDR District Units			114		50	164
Unit Totals	238	7	122	6	63	436
Persons/Unit**	2.78	2.54	2.54	2.54	2.54	2.67
Population	661	18	310	15	160	1,164

* *No vacancies assumed*
** *Based upon 1990 Census occupancy averages*
LDR = Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 10
Projected Units and People Per Acre

Land Use Districts	Units Per Net Acre	People Per Net Acre	Units Per Gross Acre	People Per Gross Acre
Residential-Low Density	7.00	19.44	4.65	12.92
Residential-Medium Density	12.50	31.81	8.92	22.70
Residential-High Density	13.99	35.58	10.61	26.97
Average	8.99	24.01	6.18	16.51

THE SOUTH THIRTEENTH STREET CORRIDOR PLAN



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THE SOUTH THIRTEENTH STREET CORRIDOR NEIGHBORHOOD PLAN
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THE SOUTH THIRTEENTH STREET CORRIDOR NEIGHBORHOOD PLAN

NEIGHBORHOOD DESCRIPTION: This eight block long corridor links South Grover Beach with Grand Avenue. Its lifeline is South Thirteenth Street which allows traffic to follow efficiently to and through the area. Commercial and high-density residential development hugs South Thirteenth Street for a block in each direction.

STRONG NEIGHBORHOOD CHARACTERISTICS: The neighborhood is commercial and higher-density residential, sometimes mixed. The neighborhood may contain the city's highest concentration of apartments and rental units. Recent commercial development was designed to entice drivers and their vehicles to retail mini-centers.

One block in the neighborhood's northern section contains a few light industrial uses. There are three public or organization meeting halls within the neighborhood.

Development is designed to take advantage of South Thirteenth Street's direct access to Grand Avenue and Farroll Road. A vehicle commute from any neighborhood residence is easy. Residents can also walk to jobs in the industrial and commercial areas of Grover Beach. It is also a short distance from this popular neighborhood to the local elementary school, park and community center.

FUTURE NEIGHBORHOOD CHARACTERISTICS: The neighborhood's industrial uses will be screened from view or will be relocated. The neighborhood's population will increase by about two hundred people as a result of additional apartments, planned unit developments and mixed-use units being constructed.

More single-family units will be used for commercial purposes. Many will have a mixed-use in the future. Sidewalk improvements, additional commercial activity drawing others into the neighborhood and a neighborhood population increase should promote more active pedestrian and outdoor life within the neighborhood. A small neighborhood restaurant may develop as a focus of neighborhood life.

SOUTH THIRTEENTH STREET CORRIDOR NEIGHBORHOOD CONCERNS AND POTENTIAL SOLUTIONS:

*** It is difficult to develop convenient customer parking on the typical fifty-foot wide lots of the South Thirteenth/Trouville neighborhood commercial district.**

> *Standards could be devised which promote a mixed-use district consisting of owner-occupied units above and behind small businesses such as markets, florists, barbers, beauticians, restaurants, accountants and real estaters. Parking for these home-businesses will be in rear yards.*
>
> *Such standards could promote the preservation and integration of the few remaining single-family residences into future mixed-use development.*
>
> *Such standards could promote pedestrian, rather than vehicular, movement on and through individual properties.*

*** Day-glo signs advertising alcoholic beverages are papered in windows and on the exteriors of two markets in the South Thirteenth/Trouville neighborhood commercial district. The signs on each business are identical except for prices and leave the impression that the neighborhood is undergoing a major liquor war.**

New sign standards which restrict advertising space and materials which detract from residential areas could be developed specifically for Neighborhood Commercial Districts.

* **New residential units are not permitted within the Neighborhood Commercial District.**

Standards could be developed to provide for mixed-uses, including residential units, within the Neighborhood Commercial district of the neighborhood.

* **The R-3 district contains a non-conforming structure containing three businesses and an upstairs residence. Conversion of this Thirteenth and Mentone structure to residential according to codes is unlikely.**

The subject property could be redesignated as Neighborhood Commercial in recognition of the property's historic and future role.

* **Manufacturing in the Twelfth/Thirteenth/Long Branch/Manhattan block detracts from other adjoining and neighborhood uses.**

Special standards could be prepared for the two remaining manufacturing properties, the retail/service use property and Grange Hall, which provide that substantial landscaping/screening and a use permit will be required with a change in tenants.

This block's long term purpose will be changed from manufacturing to the Commercial Professional district which provides for mixed-use commercial/office/residential, lodges and clubs, electronic equipment and repair among other things.

* **The width of Long Branch Avenue right-of-way may be excessive for current and projected traffic needs within the neighborhood.**

A study could be conducted to determine if beneficial use could be made of excessive Long Branch Avenue right-of-way.

* **Future construction, particularly multi-storied, block-shaped apartments, along the west side of South Fourteenth Street could create an abrupt and negative change for the low density development on the east side of South Fourteenth Street.**

Standards which provide alternatives to two-story, box-like structural designs on the west side of South Fourteenth Street could be prepared and adopted.

* **The lack of sidewalks and fully-paved streets makes drainage, walking, biking and driving difficult.**

A neighborhood "hike and bike" plan could be prepared, adopted and implemented. Designs and public right-of-way use need not always provide for linear paths and sidewalks. Curves could add interest and diversity to sidewalks and bike paths.

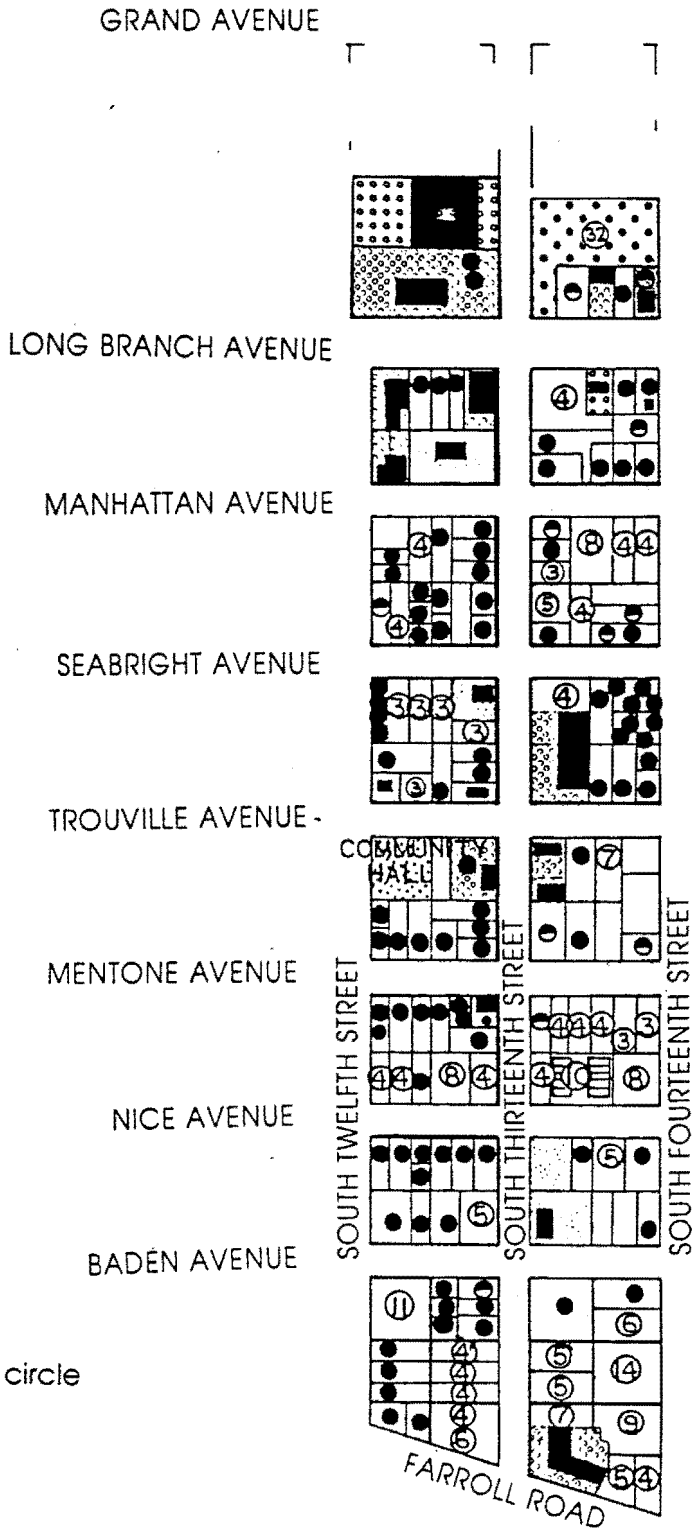
A sidewalk improvement program and fund could be explored for offsetting or postponing property owner improvement costs.

A master drainage and street improvement plan could be developed.

Map 1

The South Thirteenth Street Corridor Neighborhood Plan

Current Land Uses



- one dwelling unit
- two dwelling units
- number of dwelling units indicated within circle
- parcel currently vacant or undeveloped
- non-residential use
- church

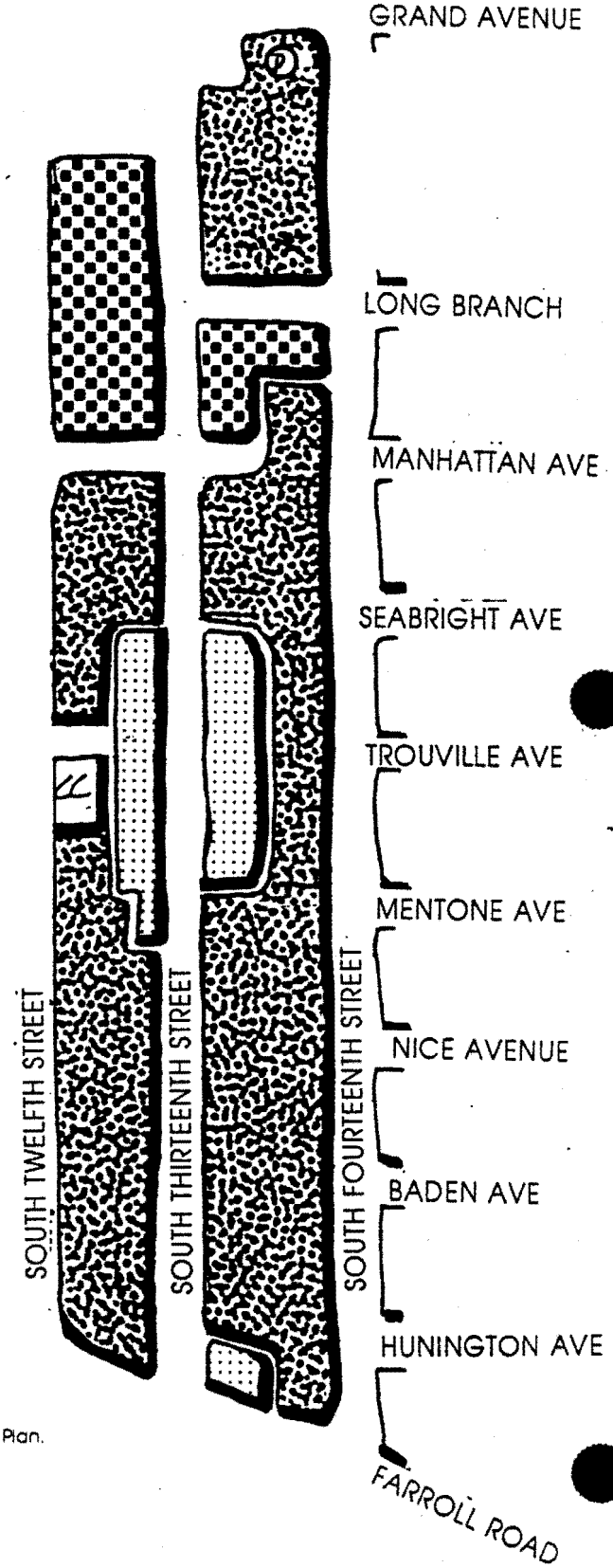
- commercial
- office
- mobilehome park
- public use - school

Map 2

The South Thirteenth Street Corridor Neighborhood Plan

Land Use Map

	Dwelling Units per gross acre			Population per gross acre	
	1991 Current	Land Use Standard	Projected At Build-Out	1991 Current*	Projected At Build-Out**
commercial professional district	5.4	-	2.4***	10.8	2.7***
commercial manufacturing district	.8	-	1.6	2.2	11.1
neighborhood commercial district	3.6	-	4.3	9.4	10.8
high-density residential district	9.1	10 - 20	11.4	23.3	29.0
neighborhood averages	7.1	-	5.4	17.8	21.31
planned unit development project area (mixed affordable residential/commercial/office use)					
community center					



* Based upon 100% dwelling unit occupancy.
** Based upon 100% dwelling unit occupancy.

*** Projected data does not include mixed-use Project D.
Project D information is contained within The Grand Corridor Neighborhood Plan.

CURRENT NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS

Table 1
Dwelling Units By Density and Conformance to Zoning District Use *

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
Office District Units	0	17	7	6	4
Industrial District Units	0	3	3	0	0
Commercial District Units	0	25	7	2	16
HDR District Units	253	43	32	10	254
Totals	253	88	49	18	274

HDR = High-Density Residential
** Data does not include Project D mixed-use data. Project D data is contained within the Grand Corridor Neighborhood Plan.*

Table 2
Dwelling Units and Lots by Zoning District *

Current Use	Office Lots	Office Units	Industrial Lots	Industrial Units	Commercial Lots	Commercial Units	HDR Lots	HDR Units	Totals Lots	Totals Units
Vacant					1	0	8	0	9	0
1 Single-Family	4	4	3	3	12	12	32	32	51	51
1 PUD							36	36	36	36
1 Condo							5	37	5	37
2 Units	2	4			1	2	5	10	8	16
Apartments	1	4			3	10	13	180	17	194
Mixed-Use	3	5			1	1	1	1	5	7
Non-Residential	3	0	4	0	5	0	3	0	15	0
Totals	13	17	7	3	23	25	103	296	146	341

HDR = High-Density Residential
SF = Single-Family unit
PUD = Planned Unit Development unit
** Data does not include Project D mixed-use data. Project D data is contained within the Grand Corridor Neighborhood Plan.*

Table 3
Population By Type of Dwelling *

	Single Family	PUD Units	Condo Units	Duplex Units	Apart-ments	Mixed-Units	Total Units
Office District Units	4			4	4	5	17
Industrial District Units	3						3
Commercial District Units	12			2	10	1	25
HDR Units	32	36	37	10	180	1	296
Unit Totals	51	36	37	16	194	7	341
Person/Unit **	2.78	2.54	2.54	2.54	2.54	2.54	2.57
Population	142	91	94	40	493	18	878

* *No vacancies assumed.*
** *Based upon 1990 Census occupancy data.*
HDR = High-Density Residential

Table 4
Existing Land Uses

Land Use Districts	Net Square Feet	Net Acre	Gross Square Feet	Gross Acre
Office	282,365	6.48	396,055	9.09
Industrial	87,900	2.02	161,265	3.70
Commercial	201,600	4.63	306,005	7.03
High-Density Residential	944,000	21.68	1,420,400	32.61
Public Facilities-Community Center	22,500	.52	34,225	.79
Public Rights-Of-Way	779,185	17.89	0	0
Totals	2,317,950	53.22	2,317,950	53.22

Table 5
Existing Units and People Per Acre

Land Use Districts	Units Per Net Acre	People Per Net Acre	Units Per Gross Acre	People Per Gross Acre
Office	7.56	15.12	5.39	10.78
Industrial	.76	3.96	.81	2.16
Commercial	5.40	14.25	3.56	9.39
High-Density Residential	13.65	35.06	9.08	23.31
Average	10.72	26.77	7.11	17.78

Table 6
Neighborhood Public Rights-Of-Way

Land Use Districts	R-O-W Acres
Office	2.61
Industrial	1.68
Commercial	2.40
High-Density Residential	10.93
Public Facilities-Community Center	.27
Total	17.89

PROJECTED NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS

Table 7
Projected Dwelling Units By Density and Conformance to Zoning District Use *

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
Office District Units	14	4	3	8	7
Industrial District Units	6				6
Commercial District Units	20	10	30		
HDR District Units	360	12	2	10	360
Totals	400	26	35	18	373

HDR = High-Density Residential
** Data does not include Project D mixed-use data. Project D data is contained within the Grand Corridor Neighborhood Plan.*

Table 8
Projected Dwelling Units and Lots by Zoning District *

Current Use	Office Lots	Office Units	Industrial Lots	Industrial Units	Commercial Lots	Commercial Units	HDR Lots	HDR Units	Totals Lots	Totals Units
1 Single-Family							2	2	2	2
1 PUD							99	99	99	99
1 Condo							5	37	5	37
2 Units							5	10	5	10
Apartments	1	4			3	10	22	224	26	238
Mixed-Use	7	14	3	6	16	20	0	0	26	40
Non-Residential	1	0	4	0	2	0	3	0	10	0
Totals	9	18	7	6	21	30	136	372	173	426

HDR = High-Density Residential
SF = Single-Family unit
PUD = Planned Unit Development unit
Condo = Condominium unit
** Data does not include Project D mixed-use data. Project D data is contained within the Grand Corridor Neighborhood Plan.*

Table 9
Projected Population By Type of Dwelling *

	Single Family	PUD Units	Condo Units	Duplex Units	Apart-ments	Mixed-Units	Totals
Office District Units					4	14	18
Industrial District Units						6	6
Comm. District Units					10	20	30
HDR Units	2	99	37	10	224	0	372
Unit Totals	2	99	37	10	238	40	426
Person/Unit **	2.78	2.54	2.54	2.54	2.54	2.54	2.54
Population	6	251	94	25	605	102	1,083

** Data does not include Project D mixed-use data. Project D data is contained within the Grand Corridor Neighborhood Plan. No vacancies assumed.*
*** Based upon 1990 Census occupancy data.*

Table 10
Projected Land Uses *

Land Use Districts	Net Square Feet	Net Acre	Gross Square Feet	Gross Acre
Office	235,715	5.41	325,535	7.47
Industrial	87,900	2.02	161,265	3.70
Commercial	201,600	4.63	306,005	7.03
High-Density Residential	944,400	21.68	1,420,400	32.61
Public Facilities-Community Center	22,500	.52	34,225	.79
Public Rights-Of-Way	745,315	17.34	0	0
Totals	2,237,430	51.60	2,247,430	51.60

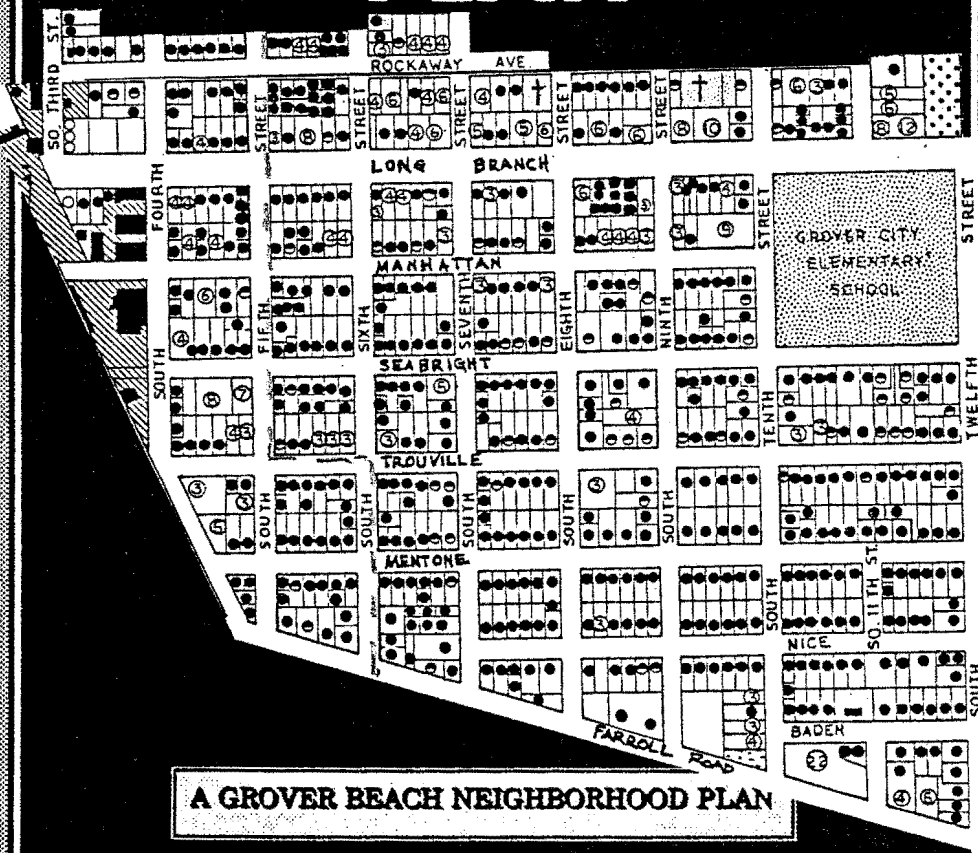
** Data does not include Project D mixed-use data. Project D data is contained within the Grand Corridor Neighborhood Plan.*

Table 11
Projected Units and People Per Acre *

Land Use Districts	Units Per Net Acre	People Per Net Acre	Units Per Gross Acre	People Per Gross Acre
Office	3.33	3.70	2.41	2.68
Industrial	2.97	20.30	1.62	11.08
Commercial	6.48	16.41	4.27	10.81
High-Density Residential	17.16	43.63	11.41	29.01
Averages	12.54	32.10	5.38	21.31

** Data does not include Project D mixed-use data. Project D data is contained within the Grand Corridor Neighborhood Plan.*

THE WEST GROVER BEACH PLAN



A GROVER BEACH NEIGHBORHOOD PLAN

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THE WEST GROVER BEACH NEIGHBORHOOD PLAN

NEIGHBORHOOD DESCRIPTION: This neighborhood is bounded by the Grand Avenue commercial corridor on the north, the Southern Pacific tracks on the west, Farroll Road on the south and Twelfth Street on the east. The neighborhood is primarily residential with a small and noticeable industrial area on its western side.

STRONG NEIGHBORHOOD CHARACTERISTICS: The neighborhood's wide streets were laid in a perfect grid to serve the 50 by 150 foot lots created by D.W. Grover before the turn of the twentieth century for his ideal beach community. Most of these lots are now developed, but that wasn't always the case. Most of these sandy lots remained undeveloped until the last half of the twentieth century.

Smaller single-family residences exist on most of these lots. Even though most of the neighborhood is zoned multi-family, most of the neighborhood's dwelling units (55%) remain traditional single-family structures.

Wide right-of-ways and small single-family structures created a sense of openness which is being eroded by some of the newer and larger developments. Ocean dunes are visible through many wide corridors in the neighborhood's northern area.

Noticeable power and telephone lines are strung from pole to pole on most streets. Many neighborhood streets are partially paved. There is no paving on some street sections, but, for the most part, housing development has brought paving to accommodate basic traffic needs.

Sidewalks are not as prevalent as street pavings. Some street sections have rolled asphalt curbing without adjacent sidewalks. Many street sections do not conform to a master grading plan, thereby, creating localized drainage problems during storms.

The neighborhood is a comfortable place in which to reside and retire. One can find the comfort of long-term neighbors and friends, mature gardens and trees and undemanding, predictable weather.

The neighborhood provides some of the area's more affordable housing for those starting their marriages, families and working years. It's easy walking distance to Grand Avenue's commerce and to Grover Beach's industrial area jobs. The neighborhood is great for commuting and is close to the beach.

There were more neighborhood people living in the multi-family units, PUDs, condos and mobile homes (1,089) in 1990 than in the more traditional single-family structures (1,034).

Rental demand has had a big impact upon the original single-family neighborhood. Only a small portion of the neighborhood's original townsite has been preserved for single-family development through zoning. However, home ownership is on the upswing in the neighborhood due to planned unit developments (PUDs).

In recent years, PUDs, rather than rental units have replaced the more traditional detached single-family units in the multi-family districts. At least 138 planned unit developments (PUDs) and 38 condos have been constructed in the medium and high-density residential districts. Most of these are believed to be owner occupied.

Residential density is highest in the apartments, condos and mobile homes developments parallelling Grand Avenue. Medium- density units and planned unit developments (PUDs) parallel South Fourth Street, Farroll Road and the higher-density district.

The neighborhood's single-family district is close to Grover Beach's industrial area and an elementary school. It is one of the more affordable detached, single-family neighborhoods in the region.

Neighborhood public facilities include the four block square Grover City Elementary School which provides a playground, outdoor basketball courts, two baseball diamond-size sports fields and one of the best academic programs in the Lucia Mar Unified School District. The neighborhood lacks parks.

The neighborhood also contains a visually prominent industrial district sandwiched between well-traveled South Fourth Street and the railroad tracks.

Map 1
The West Grover Beach Neighborhood Plan
Current Land Uses

- one dwelling unit
- two dwelling units
- (4) number of dwelling units
- non-residential use
- church
- undeveloped parcel
- commercial
- industrial
- mobilehome park
- public use - school
- drainage

FUTURE NEIGHBORHOOD CHARACTERISTICS: Apartments have not been constructed in the neighborhood in recent years. At least 100 PUDs have been built in the same locations where apartments could have been expected. Until there are material changes in rental housing economics, PUDs will continue as a primary type of dwelling unit constructed in the neighborhood.

Lacking the larger lot area of a traditional single-family house, the PUD is most always two stories and, often, the interior living area is larger than the house it replaced. The second story may also provide a better view of coastal Grover Beach.

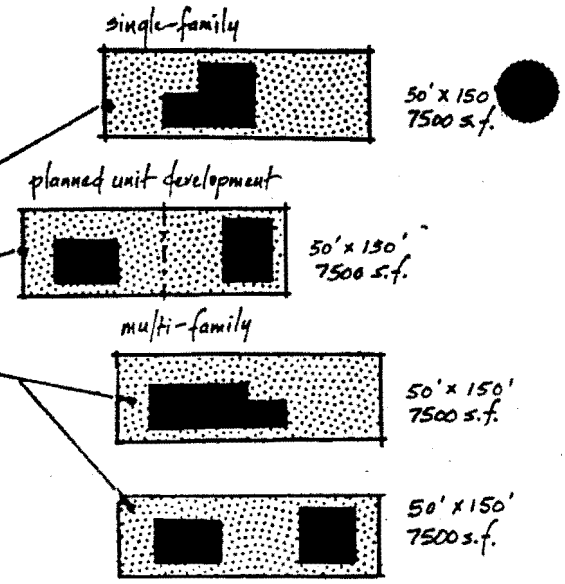
Two PUDs can replace one traditional single-family unit on the typical 7,500 square foot neighborhood lot. There are over two hundred older single-family residences in the medium and high- density residential districts which could be replaced by PUDs and other units within the next 20 years.

Figure 1 illustrates some of the characteristics of the various types of construction that owners could choose for constructing on a typical 7,500 square foot medium-density R-2 lot.

Figure 1
Characteristics of Development Alternatives
in the Medium-Density R-2 District

Typical Characteristics

lots	units	living area square feet	stories	population
1	1	1400	1	2.78
2	2	4000	2	5.56
1	2	2000-4000	1	5.08-5.56



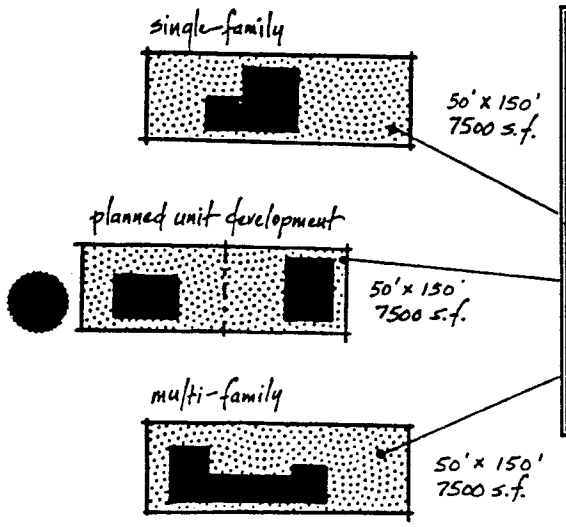
Single-family construction produces the smallest population and the greatest amount of open space. The duplex or two-unit multi-family development produces more units, greater interior living area and less exterior open space and almost twice the population of the single-family unit. The duplex can be single or two-story.

The planned unit development produces the most interior square footage, is two-stories, creates slightly more population than the duplex. The two PUD units have greater fair market value and tax-generating potential than the duplex in today's real estate market-place.

There are 147 density single-family home lots in the neighborhood which can be developed more densely. These lots will generate approximately seventy more people if developed entirely as PUDs as opposed to all duplex construction. This population difference between the two development types is minor in this neighborhood's medium-density districts because many of the single-family residences will not choose to redevelop and most will remain functional and sound housing within the next 20 years.

The PUD plays a different role in the R-3 high-density neighborhood. As Figure 2 illustrates, PUD development reduces the population potential of a lot, perhaps, as much as 40 percent. Projected over the neighborhood's sixty-two remaining high- density lots with single-family structures, the difference between PUD and multi-family unit development to build-out is 285 people.

Figure 2
Characteristics of Development Alternatives
in the High-Density R-3 District



Typical Characteristics

lots	units	living area square feet	stories	population
1	1	1400	1	2.78
2	2	4000	2	5.56
1	4	3100	2	10.16

When multi-family rentals are constructed with enthusiasm again, they will most likely be built in this high-density area.

As the older, smaller, traditional single-family units are replaced, the neighborhood's younger residents will multiply. The decreasing numbers of larger backyards will also increase demand for parks and recreational activity sites where children can play in their own neighborhood.

A high-density, mixed residential-commercial development will extend from Grand Avenue to Long Branch Avenue on a current mobile home park site if the mobile home park ceases to exist for any reason. This project will allow more affordable housing to replace the more affordable mobile home units and to provide a two block-long project with long-term commercial and office space which supports the Central Business District's objectives.

A 550 plus population increase is projected between 1991 and build-out. It will be concentrated in the multi-family districts. For purposes of projecting the neighborhood's build-out population, it is assumed that one-half of the new, denser units which will be constructed will be PUDs and one-half will be traditional multi-family developments such as duplexes and apartments.

WEST GROVER BEACH NEIGHBORHOOD CONCERNS AND POTENTIAL SOLUTIONS:

*** More-affordable renter housing opportunities will become limited in the neighborhood as regional population growth continues without corresponding new lower-cost, multi-family rental unit construction.**

The City can encourage other area communities to increase their share of more affordable rental units in the region.

The City could develop a program which allows an "affordable" rental housing unit to be constructed on the lot of every single-family residence located within a multi-family district.

*** More-affordable housing located in an existing mobile home park will be lost if replaced by currently permitted commercial uses.**

A precise plan could be prepared and adopted which would illustrate how the neighborhood's mobile home park site could be developed as a special mixed-use project area in which affordable housing units, equal to current mobile home numbers, could be constructed in conjunction with office and commercial uses in the future.

The plan could allow mobile home park residents first rights of occupancy in the new development.

The plan could also support objectives stated in the Central Business District Neighborhood Plan.

*** There is no assurance that high-density residential development paralleling Grand Avenue will complement Grand Avenue commercial district goals.**

A design plan could be developed and adopted for this high- density residential area. A modified-Victorian and shopkeeper's seacoast village theme might support the goals of the General Plan and the Grand Avenue commercial neighborhood plan. A good design plan could complement existing CBD and neighboring development and flow into adjoining residential and commercial districts and neighborhoods. A balanced design plan would include landscaping, streetscaping and architectural standards.

*** The lack of sidewalks, paved streets and improved surface storm drainage makes walking, biking and driving difficult.**

A neighborhood "hike and bike" plan could be prepared, adopted and implemented. Designs and public right-of-way use need not always provide for linear paths and sidewalks. Curves could add interest and diversity to sidewalks and bike paths.

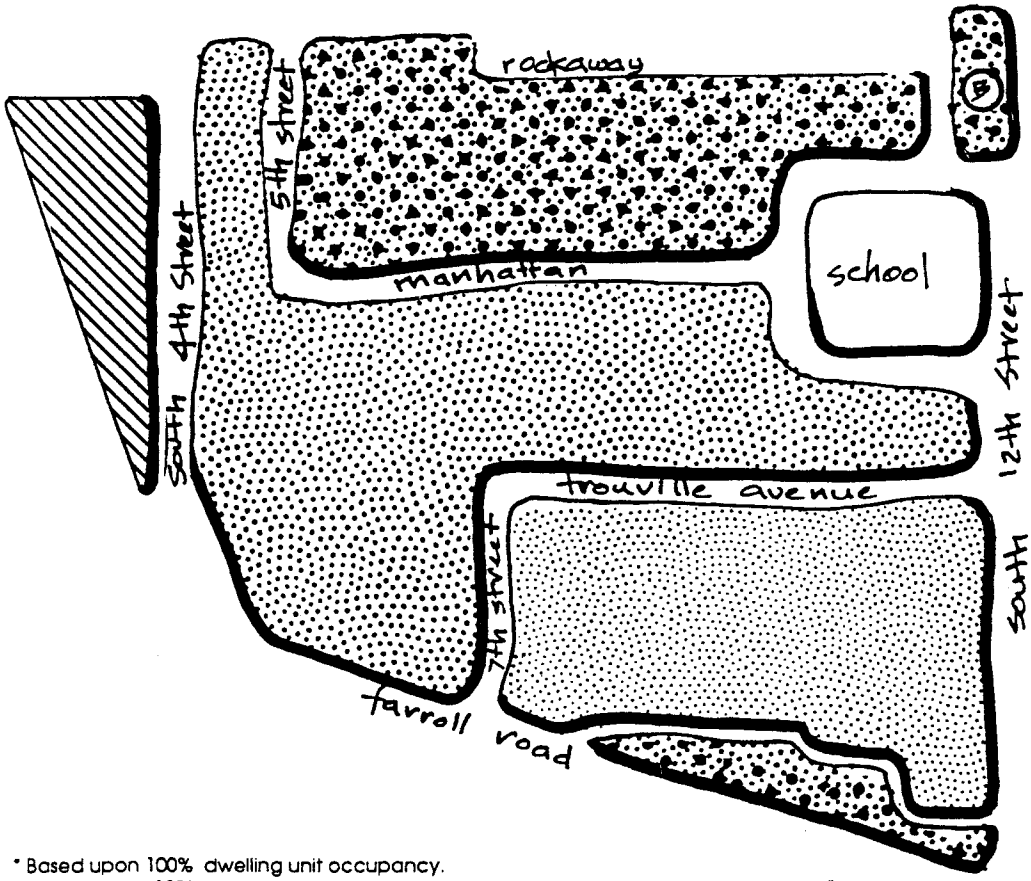
Sidewalk designs which allow pedestrian walks to meander and to be set back from curbs could be prepared and considered for adoption and integration into existing facilities.

Designs could consider the use of materials in addition to concrete which could be incorporated into sidewalks.

Map 2

The West Grover Beach Neighborhood Plan

Land Use Map



* Based upon 100% dwelling unit occupancy.
** Based upon 100% dwelling unit occupancy.

	dwelling units per gross acre			population per gross acre	
	1991 Current	Land Use Standard	Projected At Build-Out	1991 Current*	Projected At Build-Out**
low-density residential district	4.3	2 - 5	4.4	12.0	12.2
medium-density residential district	5.9	6 - 9	8.2	15.7	22.2
high-density residential district	9.1	10 - 20	10.2	23.5	26.5
industrial district (mixed industrial/ residential use)	1.3	-	0	2.6	0
neighborhood averages	6.0	-	7.8	15.9	20.8

planned unit development project area
(mixed affordable residential/commercial/office use)

The district's streets could be incorporated in the proposed CBD circulation plan which could promote "hike & bike", vehicle and public transportation and parking improvements.

A sidewalk improvement program and fund could be explored for offsetting or postponing property owner improvement costs.

*** Overhead utility lines detract from neighborhood aesthetics and residential and public views.**

City underground utility policies could be reviewed to determine if revisions are necessary.

Underground utility districts could be explored to determine their applicability to resolving the problem.

*** A mini-park site, as represented in the Parks and Recreation Element, has not been located and developed for neighborhood use.**

A neighborhood survey could be conducted to determine local needs and design for this facility.

Local residents could be surveyed to determine if there is interest in some type of volunteer program which would result in offsetting public expenses for acquisition, development, maintenance or operation of the facility though fund-raisers, adopt-a-park maintenance or other means.

Design and implementation plans could be prepared for review and adoption.

Surplus right-of-ways and other public or private holdings should be explored to determine if additional lands are available for future recreational use development.

PUD and rental unit site standards might be reviewed to determine if communal play areas could be created in projects of more than three or four units in order to increase occupant access to play areas and to reduce dependency upon public facilities.

A mini-park site should be located and acquired.

CURRENT NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS

Table 1
Dwelling Units and Lots by Zoning District

Current Use of	LDR		MDR		CMDR		HDR		Comm.		Indust		Total	
	Lots	Units	Lots	Units	Lots	Units	Lots	Units	Lots	Units	Lots	Units	Lots	Units
Vacant	2	0	4	0	2	0	8	0					16	0
1 SF*	157	157	97	97	50	50	58	62			4	4	366	370
1 PUD*			58	58	41	41	39	39					138	138
1 Condo*							6	38					6	38
2 Units	5	10	33	66	3	6	10	20			2	4	53	106
3 Units	2	6	9	27	3	9	12	36					26	78
4 Units			1	4	7	28	18	72					26	104
Apartments			1	5	3	18	16	118					20	141
Mobile Home									1	40	2	4	3	44
Industrial											9	2	9	2
Non-Resi**	1	0					2	0					3	0
Totals	167	173	203	257	109	152	169	385	1	40	17	14	666	1,021

LDR = Low-density residential
MDR = Medium-density residential
CMDR = Coastal medium-density residential
HDR = High-density residential
Comm. = Commercial.
** SF = Single-Family unit PUD = Planned Unit Development Condo = Condominium unit*
*** One preschool and two churches*

Table 2
Dwelling Units By Density and Conformance to Zoning District Use

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
LDR Units	157	16	157	10	6
MDR Units	155	102	97	124	36
CMDR Units	84	68	50	47	55
HDR Units	323	62	62	59	264
CI Units	0	14	10	4	0
Comm. Units	0	40	0	0	40
Totals	719	302	376	244	401

LDR = Low-density residential
MDR = Medium-density residential
HDR = High-density residential
CMDR = Coastal medium-high density residential
CI = Coastal industrial
Comm. = Commercial

Table 3
Population By Type of Dwelling *

	Single Family	PUD	Condo Units	Duplex Units	3&4 Units	Apart-ments	Moile Homes	Totals
LDR Units	157			10	6			173
MDR Units	97	58		66	31	5		257
CMDR Units	50	41		6	37	18		152
HDR Units	62	39	38	20	108	118		385
CI Units	6			4			4	14
Comm. Units							40	40
Unit Totals	372	138	38	106	182	141	44	1,021
Persons/Unit**	2.78	2.78	2.78	2.54	2.54	2.54	1.68	2.63
Population	1,034	384	106	269	462	358	74	2,687

* *No vacancies assumed*
** *Based upon 1990 U.S. Census occupancy averages*

LDR = Low-density residential
MDR = Medium-density residential
CMDR = Coastal medium-density residential
HDR = High-density residential
CI = Coastal industrial
Comm. = Commercial

Table 4
Existing Land Uses

Land Use Districts	Net Square Feet	Net Acres	Gross Square Feet	Gross Acres
Residential Low-Density	1,161,350	26.66	1,739,200	39.93
Residential Med.-Density	1,940,750	44.55	3,042,725	69.85
Residential High-Density	1,377,450	31.62	1,935,950	44.44
Industrial Districts	390,910	8.97	561,925	12.90
Public Rights-of-Ways	2,533,200	58.16	0	0
Public Facilities-School	448,900	10.31	572,750	13.15
Totals	7,852,560	180.27	7,852,560	180.27

Table 5
Existing Units and People Per Acre

Land Use Districts	Units Per Net Acre	People Per Net Acre	Units Per Gross Acre	People Per Gross Acre
Residential Low-Density	6.49	17.89	4.33	11.95
Residential Med.-Density	9.18	24.65	5.86	15.71
Residential High-Density	12.81	33.05	9.11	23.51
Industrial Districts	1.56	3.79	1.32	2.64
Public Rights-of-Ways				
Public Facilities-School				
Average	8.95	23.73	5.99	15.87

Table 6
Neighborhood Public Right-Of-Way

Land Use District	R-O-W Acres
Residential Low-Density	13.27
Residential Med.-Density	25.30
Residential High-Density	12.82
Industrial	3.93
Public Facilities-School	2.84
Total	58.16

PROJECTED NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS

Table 7
Projected Dwelling Units By Density and Conformance to Zoning District Use

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
LDR Units	161	16	161	10	6
MDR Units	355	10	1	328	36
CMDR Dist Units	160	46	0	151	55
HDR Dist Units	432	0	0	206	226
CI Units	0	0	0	0	0
Project B	40				40
Totals	1,146	72	162	695	363

LDR = Low-density residential
MDR = Medium-density residential
CMDR = Coastal Medium-density residential
HDR = High-density residential
CI = Coastal industrial
Project B = Mixed use residential and commercial

Table 8
Projected Dwelling Units and Lots by Zoning District

Current Use of	LDR Lot	LDR DU	MDR Lot	MDR DU	CMDR Lot	CMDR DU	HDR Lot	HDR DU	Project B Lot	Project B DU	Indust Lot	Indust DU	Total Lot	Total DU
Vacant													0	0
1 SF*	161	161	1	1									162	162
1 PUD*			262	262	145	145	148	148					555	555
1 Condo*							6	38					6	38
2 Units	5	10	33	66	3	6	10	20					51	102
3 Units	2	6	9	27	3	9	12	36					26	78
4 Units			1	4	7	28	18	72					26	104
Apartments			1	5	3	18	16	118					20	141
Mixed Use									1	40			1	40
Industrial											17	0	17	0
Non-Resid**	0	0					2	0					2	0
Totals	168	177	307	365	161	206	212	432	1	40	17	0	866	1,220

** SF = Single-Family unit. PUD = Planned Unit Development Condo = Condominium unit*
DU = Dwelling Unit
*** Two churches*

Table 9
Projected Population By Type of Dwelling*

	Single Family	PUD Units	Condo Units	Duplex Units	3&4 Units	Apart-ments	Mixed Use	Totals
LDR Units	161			10	6			177
MDR Units	1	262		66	31	5		365
CMDR Units		145		6	37	18		206
HDR Units		148	38	20	108	118		432
Project B							40	40
Unit Totals	162	555	38	102	182	141	40	1,220
Persons/Unit**	2.78	2.78	2.78	2.54	2.54	2.54	1.68	2.67
Population	450	1,543	106	259	462	358	67	3,245

** No vacancies assumed*
*** Based upon 1990 Census occupancy averages*

Table 10
Projected Units and People Per Acre

Land Use Districts	Units Per Net Acre	People Per Net Acre	Unit Per Gross Acre	People Per Gross Acre
Residential Low-Density	6.64	16.80	4.43	12.22
Residential Med.-Density	12.54	34.75	8.17	22.16
Residential High-Density	14.29	37.62	10.17	26.46
Industrial Districts	0	0	0	0
Public Rights-of-Ways	0	0	0	0
Public Facilities-School	0	0	0	0
Average	10.73	28.73	7.78	20.83

THE SOUTH GROVER BEACH PLAN

A GROVER BEACH NEIGHBORHOOD PLAN

H

THE SOUTH GROVER BEACH NEIGHBORHOOD PLAN
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THE SOUTH GROVER BEACH NEIGHBORHOOD PLAN

NEIGHBORHOOD DESCRIPTION: This neighborhood plan has been prepared for the City to govern development within an area that represents the largest area of vacant land remaining within the City's jurisdiction. This neighborhood plan will play an important role in the decision-making process on the development of this area.

The area for which this neighborhood plan has been prepared is bounded generally by South Fourth Street on the west, Farroll Road and the boundary of undeveloped land on the north, and the City municipal limits on the east and south. Within this boundary lies the vast majority of the City's remaining land to be developed, much of it currently in strawberry production.

Access from Highway 101 to the study area is provided via South Fourth Street through the City, or via Oak Park Boulevard and Grand Avenue to South Thirteenth Street. Additional access is provided from the south via South Fourth or South Thirteenth Street from Highway 1 through Oceano.

STRONG NEIGHBORHOOD CHARACTERISTICS: The character of the area is transitional overall, with vacant land interspersed throughout the area. Much of the vacant land is currently in strawberry production. Industrial uses are concentrated in the west half of the study area and residential uses in the east half. The aerial photograph in this plan illustrates the current mix of developed and undeveloped land.

Photograph 1

The South Grover Beach Neighborhood Plan

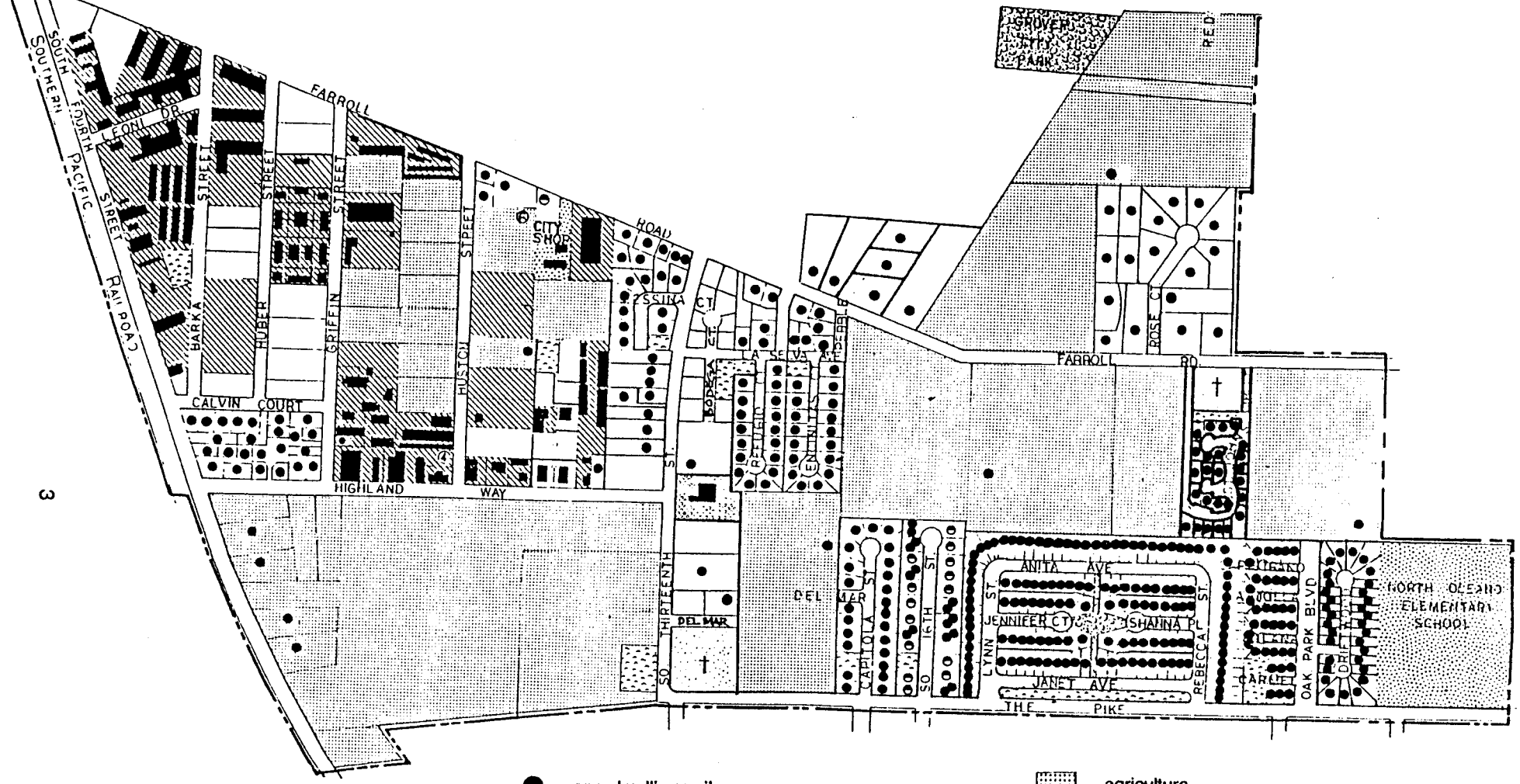
South Grover City Aerial

Photo was taken 12/88

Map 1

The South Grover Beach Neighborhood Plan

Current Land Uses



- one dwelling unit
- two dwelling units
- (4) number of dwelling units
- non-residential use
- church
- undeveloped parcel
- agriculture
- commercial
- industrial
- park - open space
- public use - school
- drainage

CURRENT NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS

Table 1
Dwelling Units and Lots by Zoning District

Current Use of	Low-Dens.		Med.-Dens.		High-Dens.		Commercial		Industrial	
	Lots	Units	Lots	Units	Lots	Units	Lots	Units	Lots	Units
Vacant	24	0	1	0	0	0	1	0	33	0
1 SF	127	127	118	118	131	131	1	1	4	4
1 PUD	3	3								
2 Units	1	2	11	22					1	2
Apt. Units									2	10
Mixed-Use Units									1	1
Industrial									66	0
Commercial	1	0								
Totals	156	132	130	140	131	131	2	1	107	17

SF = Single Family Unit
PUD = Planned Unit Development Unit

Table 2
Dwelling Units By Density and Conformance to Zoning District Use

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
Low-Density Dist. Units	130	2	130	2	
Med.-Density Dist. Units	140			140	
High-Density Dist. Units	131				131
Industrial Dist. Units		16	4	2	11
Commercial District		1	1		
Totals	401	19	135	144	142

Table 3
Population By Type of Dwelling*

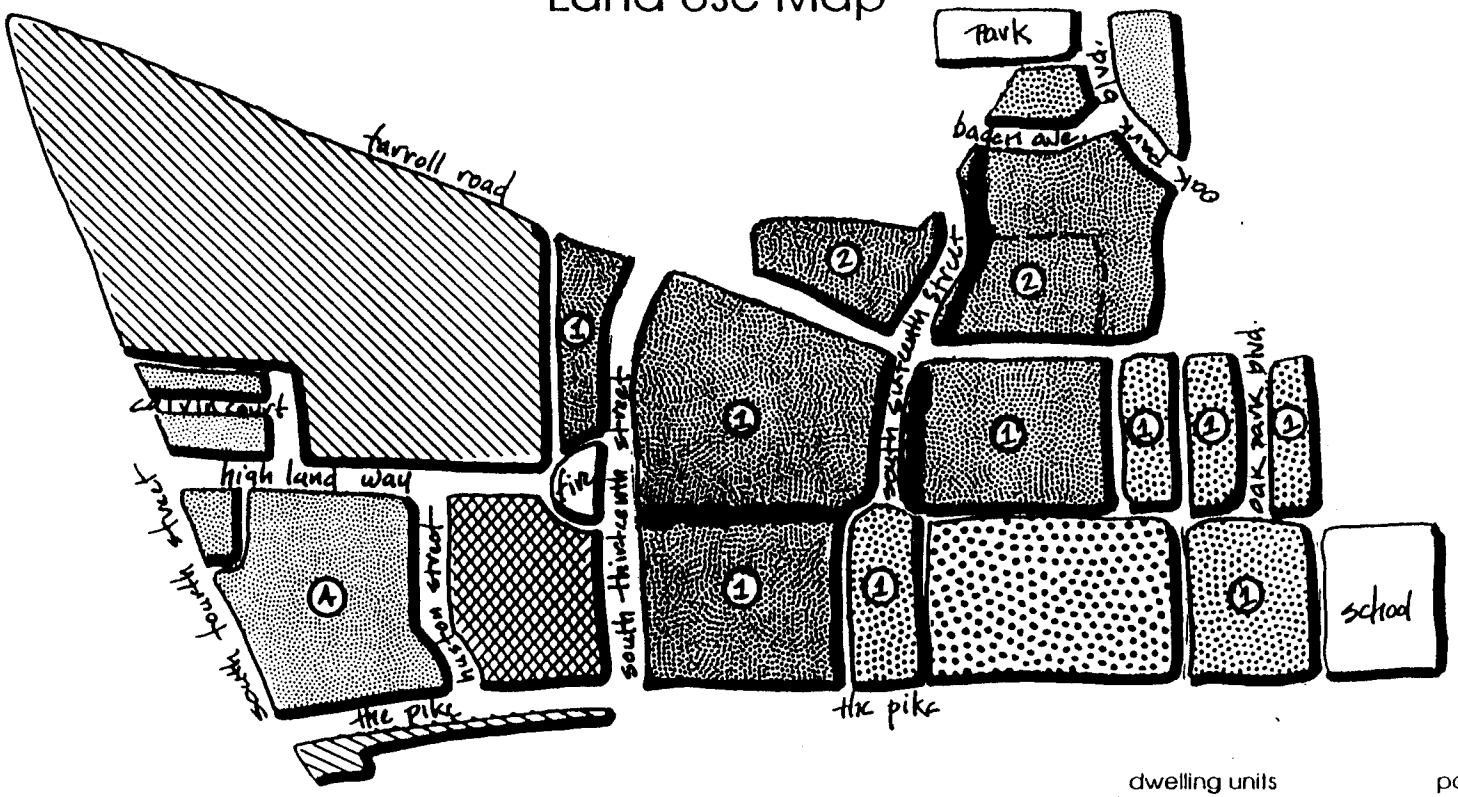
	Single Family	PUD Units	Two Units	Mixed Units	Apart-ments	Totals
LDR District Units	127	3	2			132
MDR District Units	118		22			140
HDR District Units	131					131
Comm. District Units		1				1
Industrial Dist. Units		4	2	1	10	17
Unit Totals	381	3	26	1	10	421
Persons/Unit**	2.78	2.78	2.54	2.54	2.54	2.76
Population	1,059	8	66	3	25	1,161

** No vacancies assumed*
*** Based upon 1990 U.S. Census occupancy averages*
LDR = Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Map 2

The South Grover Beach Neighborhood Plan

Land Use Map



greenways

planned unit development project area (affordable residential)

mini-park selection area number one

mini-park selection area number two

planned manufacturing (no mixed residential)

	dwelling units per gross acre			population per gross acre	
	1991 Current	Land Use Standard	Projected At Build-Out	1991 Current*	Projected At Build-Out**
low-density residential district	.88	2 - 5	3.10	2.45	8.46
medium-density residential district	7.06	6 - 9	7.33	19.35	19.56
high-density residential district	6.50	10 - 20	6.50	18.07	18.07
light industrial district (mixed industrial/ residential use)	.24		.36	.61	.54
neighborhood averages	1.55	-	2.96	4.27	7.97

* Based upon 100% dwelling unit occupancy
** Based upon 100% dwelling unit occupancy

Table 4
Existing Land Uses

Land Use Districts	Net Acres	Gross Acres
Residential Low-Density	132.15	149.69
Residential Medium-Density	14.02	19.84
Residential High-Density	13.49	20.14
Industrial District	59.11	71.72
Commercial District	10.02	10.68
Public Streets/Rights-of-Way	40.60	0
Public Facilities-Schools	10.01	10.67
Public Facilities-Park	.38	.38
Public Facilities-Drainage	3.34	0
Totals	283.12	183.12

Table 5
Existing Units and People Per Acre

Land Uses Districts	Units Per Net Acre	People Per Net Acre	Units Per Gross Acre	People Per Gross Acre
Residential Low-Density	1.00	2.77	.88	2.45
Residential Medium-Density	9.99	27.39	7.06	19.35
Residential High-Density	9.71	26.98	6.50	18.07
Industrial District	.29	.74	.24	.61
Commercial District	.10	.30	.09	.28
Public Streets/Rights-of-Ways	0	0	0	0
Public Facilities - Drainage	0	0	0	0
Public Facilities - Park	0	0	0	0
Public Facilities - School	0	0	0	0
Average	1.84	5.07	1.55	4.27

Table 6
Neighborhood Public Right-Of-Way

Land Use District	Right-Of-Way Acres
Residential Low-Density	16.16
Residential Medium-Density	5.11
Residential High-Density	5.70
Commercial District	.66
Industrial District	12.31
Public Facilities - School	.66
Totals	40.60

FUTURE NEIGHBORHOOD CHARACTERISTICS: This plan provides that the neighborhood's current agricultural lands will be replaced by residential and industrial development, and that major public infrastructure improvements will take place to support existing and future development.

The neighborhood's 421 dwelling units will increase by eighty per cent to 788. The population will increase by seventy-eight per cent or so. Major developments will include a planned eighty-six unit cluster development east of South Fourth Street and south of Highland Way. Industrial parks will be created between South Thirteenth Street and Huston Street. A fire station will be constructed near the South Thirteenth Street and Highland Way intersection.

The neighborhood's commercial zoning will become medium-density residential. Some agricultural acreage adjoining the Sixteenth Street Park will be used for park expansion. Two more mini-parks will be created in the neighborhood, and a greenway will connect the grassed industrial parks to the Sixteenth Street Park. Most, if not all, of the remaining agricultural land will develop as low-density residential.

The conversion from agricultural to residential uses is helped by adoption of the "agricultural combining district" and "right-to-farm" programs.

1. Land Use

There are five land use categories addressed in this plan: Light Manufacturing Area, Planned Manufacturing Area, Residential Area, Agricultural Uses, and Proposed Parks and Greenways.

1.1 Light Manufacturing Area

1.1.1. General Character: The existing "M"-zoned area south of Farroll Road, east of South Fourth Street and north of Highland Way should be zoned "LM" Light Manufacturing zone and reserved for uses that are primarily small-scale manufacturing or commercial service in character. The general nature of these uses should be similar to the type of existing uses now predominant in this area, however design and site development standards should conform to the standards as proposed in this plan.

1.1.2. Permitted and Conditional Uses: Uses should be provided for in the zoning ordinance. Use permits will be required for those uses that will require a greater level of scrutiny such as auto repair, trucking and shipping facilities.

1.1.3. Parcel Size: New parcels in the "LM" area should be permitted to be smaller than in the "PM" Planned Manufacturing area, i.e. 20,000 s.f. or larger. Condominium developments may establish smaller unit sizes, provided that overall parking and site amenities are consistent with City standards as set forth in the "LM" zone.

1.2 Planned Manufacturing Area

A significant portion of the Okui property is proposed for "PM" Planned Manufacturing use. Zoning regulations should provide for an area where larger manufacturing, wholesaling, or industrial firms may be located to reinforce the economic base of the City, but where such businesses will be generally compatible with surroundings.

1.2.1. General Character: A major portion of the Okui property west of South Thirteenth Street and south of Highland Way is reserved for Planned Manufacturing "PM" uses which require larger parcel sizes--with an "-AG" Combining District.

1.2.2. Permitted Uses: Uses allowed in this new industrial area include larger manufacturing firms,

research and development parks and similar uses as set forth in this plan and the zoning ordinance to be adopted. Industrial development of this property should be phased in accordance with an approved Development Plan for the entire "PM" portion of the property. This Development Plan should specify the subdivision configuration, internal circulation, access points for loading, parking, buffer zones and setbacks, and infrastructure improvements.

1.2.3. Minimum Parcel Size: The minimum parcel size required for subdivision of the Planned Manufacturing area will be 2.5 acres.

1.2.4. Landscaping and Site Development: Adequate yard setbacks and landscaping should be provided in all new industrial developments, both to enhance the attractiveness and quality of such development and to protect residential development nearby. The landscaped setback surrounding the Planned Manufacturing area should be developed with a meandering pedestrian and bicycle path. Standards for on-site landscaping and site development are provided in the "PM" Zoning District as defined in this neighborhood plan and in the zoning ordinance.

1.2.5 A 6-foot masonry wall should be developed along with heavy landscaping in a 10-foot wide buffer strip to separate manufacturing uses from the residential planned unit development project area that is proposed on the west side of Huston Street.

1.3 Residential Area

The following programs apply to all proposed residential areas and projects. They are intended to provide for orderly development of residential areas, and to protect the character of existing neighborhoods.

1.3.1. Existing Developed Areas: The general character and uses of areas previously subdivided and developed for residential use will remain the same under this neighborhood plan. Land use designations in the neighborhood plan reflect these underlying, pre-existing development patterns.

1.3.2. Base Zoning in Agricultural and Other Undeveloped Areas: Residential zoning and land use categories are established for those portions of the neighborhood plan that have not been fully subdivided and developed for residential and other uses. Densities authorized for these areas represent a maximum entitlement that would be permitted by the City only if other requirements of the neighborhood plan are met, i.e. dedication of proposed circulation and drainage improvements, greenways, etc.

1.3.3. Planned Development Cluster Unit Project: The Land Use Map identifies approximately 17.5 acres west of Huston Street and South of Highland Way which should be developed for no more than eighty-six dwelling units. These units, which may be stick, modular housing or mobile home housing, should be clustered in three or four smaller neighborhoods on the site. Walking and bicycle trails will link these three or four clusters with each other and with a central recreational facility which should contain a clubhouse.

All dwelling units will be designed and provided to those who qualify for affordable housing.

The central recreational facility will provide occupants with inside and outside recreational opportunities operated and maintained by a homeowners association. If these on-site recreational facilities are maintained and operated continuously by the development owners, the development should be exempt from payment of Quimby and other City park development fees.

Remaining open space on-site, including a five acre storm drainage basin, will be retained by the development and operated as a permanent flora and fauna habitat and passive use area for development residents and guests.

1.3.4. Development Plan Required: All new major subdivisions or residential developments of five units or more should be required to submit a development plan for review and approval by the Planning Commission showing the intended uses and location of development on the entire property, the internal circulation and drainage improvements needed to accommodate planned build-out, and proposed common open space and park land areas. Any plan submitted to meet the requirement of paragraph 1.4.2 (Process for Removal of the "AG" Combining District) will also meet the requirements of this paragraph. Requirements for the dedication of park land and payment of any required impact fees should be based upon the ultimate build-out contained and approved in this development plan. All subsequent development proposed on the property must be consistent with the approved development plan unless subsequently modified by the Planning Commission or City Council.

1.3.5. Lower Densities: Each of the six properties identified on Map 3 may elect not to develop to the dwelling unit densities identified in this plan which require greenbelts, bike and pedestrian ways and other high-level improvements. In such event, development shall not exceed one dwelling unit per 20,000 square feet of site and "standard" on- and off-site improvements.

"Standard" improvements shall be those typically required of subdivisions and developments such as streets, utilities, drainage, and those fees and taxes typically paid for schools, parks, etc.

1.4 Agriculture Combining District Area

The following programs apply to all property within the "AG" or Agriculture Combining District. The intent of this combining district is to protect agricultural uses as viable, conforming uses in the short-term, and to provide opportunities for Transfers of Development Rights over the long-term.

1.4.1. Agricultural Combining District Established: An "AG" or Agricultural Combining District shall be designated for those agricultural lands identified on Map 3. This designation may be removed only if findings can be made as set forth in paragraph 1.4.2.

1.4.2. Process for Removal of the Combining District: The existing agricultural use of the affected properties shall be protected as a conforming use through the "AG" or Agricultural Combining District. Removal of this combining district, and development of this area for other uses as designated by the underlying neighborhood plan land use categories, may be allowed upon the ability of the Planning Commission to make the following findings based on information provided by City staff, other concerned agencies, the property owner and members of the public:

(a) That continued agricultural use is no longer viable due to the termination of strawberry production, depressed markets, regulatory restrictions, or other economic, environmental, or social factors;

(b) That the proposed zoning change (i.e., removal of the Agricultural Combining District) is accompanied by a development plan showing the proposed subdivision configuration in accordance with the applicable policies and standards set forth in this neighborhood plan;

(c) That the proposed development provides public benefits, such as the dedication of land for park or greenway purposes, affordable housing, or off-site improvements (sidewalks, bike paths, bus shelters, etc.); and

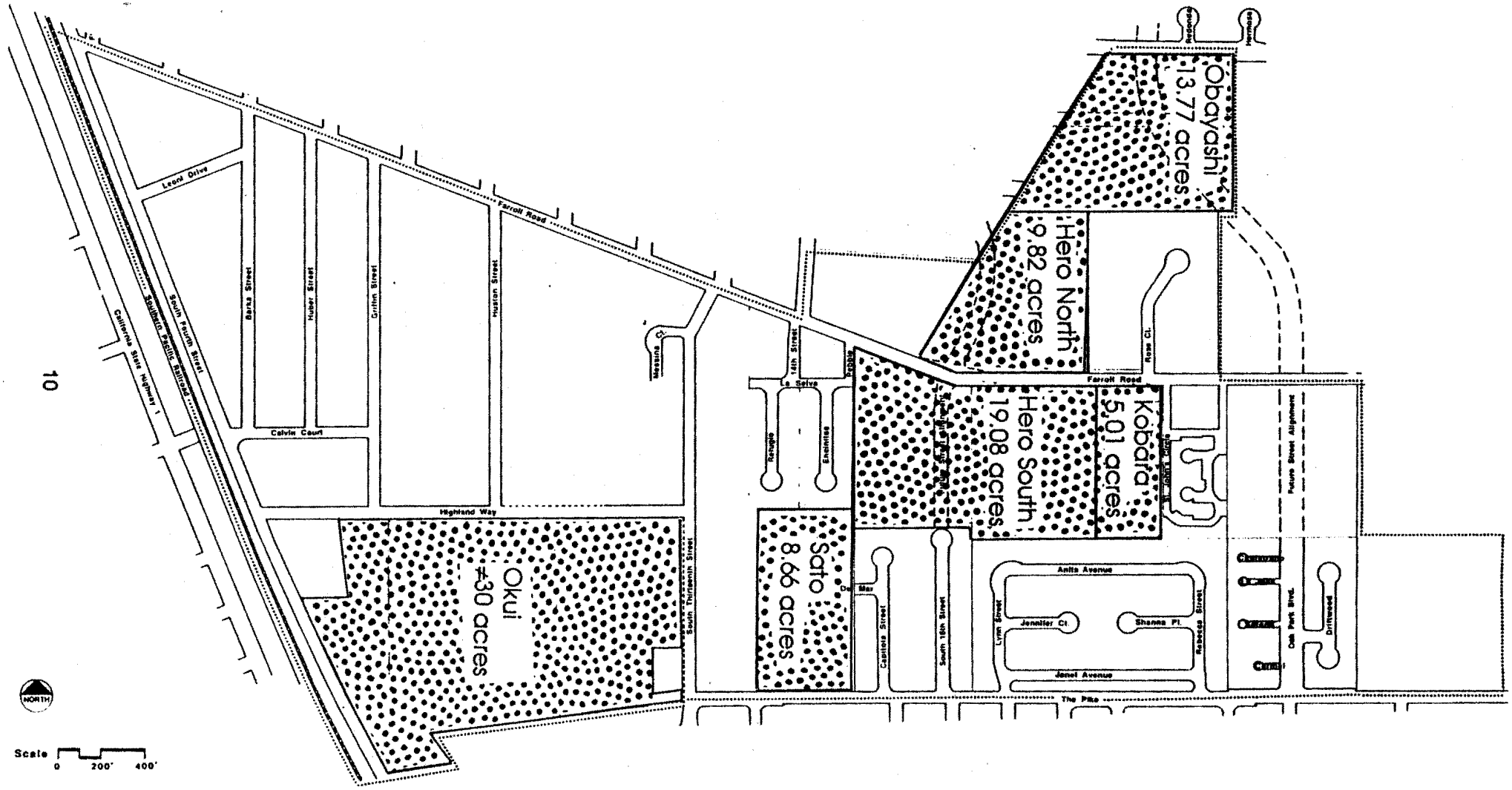
(d) That the proposed development conforms to the adopted neighborhood plan.

1.4.4. Right to Farm Measure to be Enacted: The City shall adopt a "Right-to-Farm" ordinance to protect existing agricultural uses on properties that have been in continuous production for at least five years, and are located within the "AG" or Agricultural Combining District in the neighborhood plan area.

Map 3

The South Grover Beach Neighborhood Plan

Agricultural Combining District Eligible Properties



1.5 Parks and Greenways

The following programs apply to areas of the neighborhood plan proposed for parks and greenways identified on Map 2 and in the City's Parks and Recreation Element. The South Grover Beach area should develop with an adequate range of park, recreational, and open space amenities for residents and employees of the area.

1.5.1. Dedications Required: Any property development subject to a proposed "Park/Greenway" designation shall be required to dedicate and improve land for park or greenway areas, consistent with this neighborhood plan. Where no "Park/Greenway" area is shown, the developer should be required to pay in-lieu fees consistent with the City's parks and recreation fee ordinances and regulations and policies of the time.

1.5.2. Park Site Proposed: A site is proposed for a community park which is shown as the expanded Sixteenth Street Park on the Land Use Map. This park site is strategically located in an area that lies adjacent to the existing park. The City should attempt to acquire this park site either through fee title purchase or through dedication, or a combination of both.

1.5.3. Development for Recreational Use: Proposed park sites should be developed with a variety of recreational facilities appropriate for all age groups. Proposed greenway areas should emphasize the provision of recreational facilities suitable for children, including pre-school age children.

1.5.4. Greenways Proposed: Greenway corridors are also shown on the Land Use Map. They connect the park expansion site with some of the residential neighborhoods of the neighborhood plan area, and with the landscaped buffer area surrounding the "Planned Manufacturing Area". These greenway corridors should be developed in conjunction with new subdivisions or development on the property they affect. Their precise alignment and character should be designed in a manner that takes maximum advantage of accessibility, visual amenities, drainage, and linkages to neighboring greenways and open space areas.

1.5.5. Mini-Parks Proposed: The Parks and Recreation Element proposes the acquisition and development of two mini-park sites in South Grover Beach. These developments, known as South Mini-Park Areas Number One and Number Two, are in addition to the greenways and Sixteenth Street Park expansion discussed in this plan.

PROJECTED NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS

Table 7
Projected Dwelling Units By Density and Conformance to Zoning District Use

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
Low-Density Dist. Units	317	5	317	5	
Med.-Density Dist. Units	219			219	
High-Density Dist. Units	131				131
Project A Cluster Units	86				86
Industrial Dist. Units					5
Totals	758	5	317	224	222

Table 8
Projected Population By Type of Dwelling*

	Single Family	PUD Units	Two Units	Cluster Units	Mixed-Use Units	Total Units
LDR District Units	317	3	2	86		408
MDR District Units	117		102			219
HDR District Units	131					131
Industrial Dist. Units					5	5
Unit Totals	565	3	104	86	5	763
Persons/Unit**	2.78	2.78	2.54	2.54	1.00	2.64
Population	1,517	8	264	218	5	2,012

** No vacancies assumed*
*** Based upon 1990 U.S. Census occupancy averages*
LDR = Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 9
Projected Dwelling Units and Lots By Types and Locations

Current Use of	Low-Dens. Lots	Low-Dens. Units	Med.-Dens. Lots	Med.-Dens. Units	High-Dens. Lots	High-Dens. Units	Commercial Lots	Commercial Units	Industrial Lots	Industrial Units
Vacant										
1 SF	317	317	117	117	131	131				
1 PUD	3	3								
2 Units	1	2	51	102						
Industrial Mixed-Use									108	5
Cluster Units	1	86								
Totals	323	408	168	219	131	131	0	0	108	5

SF = Single Family Unit
PUD = Planned Unit Development Unit
LDR = Low-Density Residential
MDR = Medium-Density Residential
HDR = High-Density Residential

Table 10
Projected Units and People Per Acre

Land Uses Districts	Units Per Net Acre	People Per Net Acre	Units Per Gross Acre	People Per Gross Acre
Residential Low-Density	4.37	11.92	3.10	8.46
Residential Medium-Density	9.70	25.85	7.33	19.56
Residential High-Density	9.71	26.98	6.50	18.07
Industrial Mixed-Use	.42	.64	.36	.54
Public Streets/Rights-of-Way	0	0	0	0
Public Facilities - Drainage	0	0	0	0
Public Facilities - Park	0	0	0	0
Public Facilities - School	0	0	0	0
Average	3.89	10.52	2.96	7.97

Table 11
Projected Land Uses

Land Use Districts	Net Acres	Gross Acres
Residential Low-Density	93.47	131.63
Residential Medium-Density	22.59	29.86
Residential High-Density	13.49	20.14
Industrial District	70.67	83.28
Public Streets/Rights-of-Way	57.67	0
Public Facilities-Schools	10.01	10.67
Public Facilities-Park	6.38	7.54
Public Facilities-Drainage	8.34	0
Totals	283.12	283.12

Table 12
Projected Neighborhood Public Right-Of-Way

Land Use District	Right-Of-Way Acres
Residential Low-Density	30.49
Residential Medium-Density	6.64
Residential High-Density	5.70
Industrial District	13.02
Public Facilities - School	.66
Public Facilities - Parks	1.16
Totals	57.67

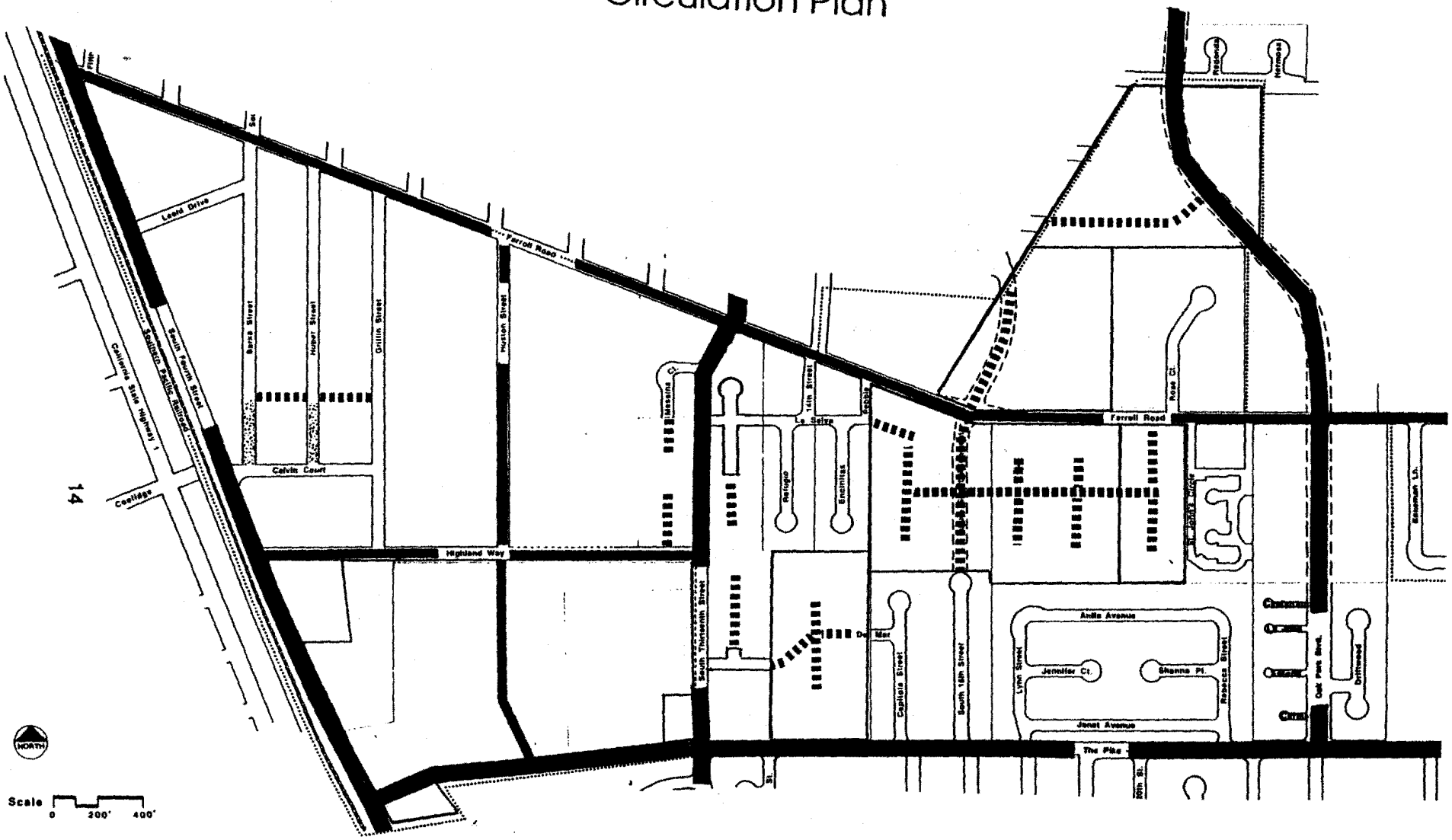
2. Improvement Programs

Significant infrastructure improvements will be necessary to serve current and future South Grover Beach residents, workers and visitors. Storm drainage, circulation and sanitary sewer are just some of the

Map 4

The South Grover Beach Neighborhood Plan

Circulation Plan



major arterial

minor arterial

collector street

local street extension

street abandonment

improvements needed to serve South Grover Beach as it currently exists. Future neighborhood development must contribute to its infrastructure needs.

2.1 Circulation Plan Programs

One of the most significant circulation proposal in the planning area will be the extension of Oak Park Boulevard along the City's easterly boundary. Completion of this road will provide a second needed north-south arterial through the city, and an important access route both to Highway 101 on the north and to Highway 1 on the south. A 1/4-mile section of this minor arterial already exists within the planning area north of The Pike (Tracts 885 and 1190). Another 1/4 mile section was developed within the City of Arroyo Grande just north of Farroll Road during 1992.

Another significant circulation project is opening South Grover Beach to Highway One through a surface level rail crossing at the current west end of Farroll Road. The westerly extension of Farroll Road will require right-of-way across the rails and County property on Highway One currently leased to a private party for a recreational vehicle camp.

Map 4 illustrates proposed circulation for the planning area. Almost all new street extensions shown in that plan will occur with private development. These include Huston Street below Highland Way, Del Mar, La Selva, South Sixteenth Street, Oak Park Boulevard, and Baden Avenue. Two exceptions to this principle are: 1) A portion of the extension of Oak Park Boulevard in the northern part of the planning area, where the planned alignment of Oak Park Boulevard would abut the proposed park expansion site; and 2) The new east-west connection between lower Barca, Huber, and Griffin Streets in the "LM" area, which would be developed by the City in conjunction with drainage improvements for that industrial area.

In the "LM" area, the City should take responsibility, in conjunction with area property owners, for improving (or in some cases, abandoning) the existing "paper streets" of lower Barca, Huber, Griffin, and Huston as shown in the Proposed Land Use Map. Financing for the completion of these streets, and for their on-going maintenance, is discussed below.

In addition, street pave-out with curbs, gutters and sidewalks should be completed along all unimproved frontage of existing development in this area. These improvements could be provided in conjunction with the extension of streets and the completion of sewer facilities for this area (see below), thereby avoiding disruption of street segments any longer than necessary. At the same time, the City should consider undergrounding overhead utilities within this area wherever possible.

The following programs are proposed to apply to development of private land and public right-of-way within this neighborhood plan area.

2.1.1. Proposed development and/or subdivisions which contain existing or future alignments of the following streets shall dedicate the required right-of-way as shown in on Map 4, Circulation, and provide the necessary frontage improvements (curbs, gutters, and sidewalks) as shown on Map 6, the Street Improvement Plan:

(a) Oak Park Boulevard is designated as a "Major Arterial" with a minimum 100' right-of-way. A landscaped center island divider shall be included in the development of all sections of this street.

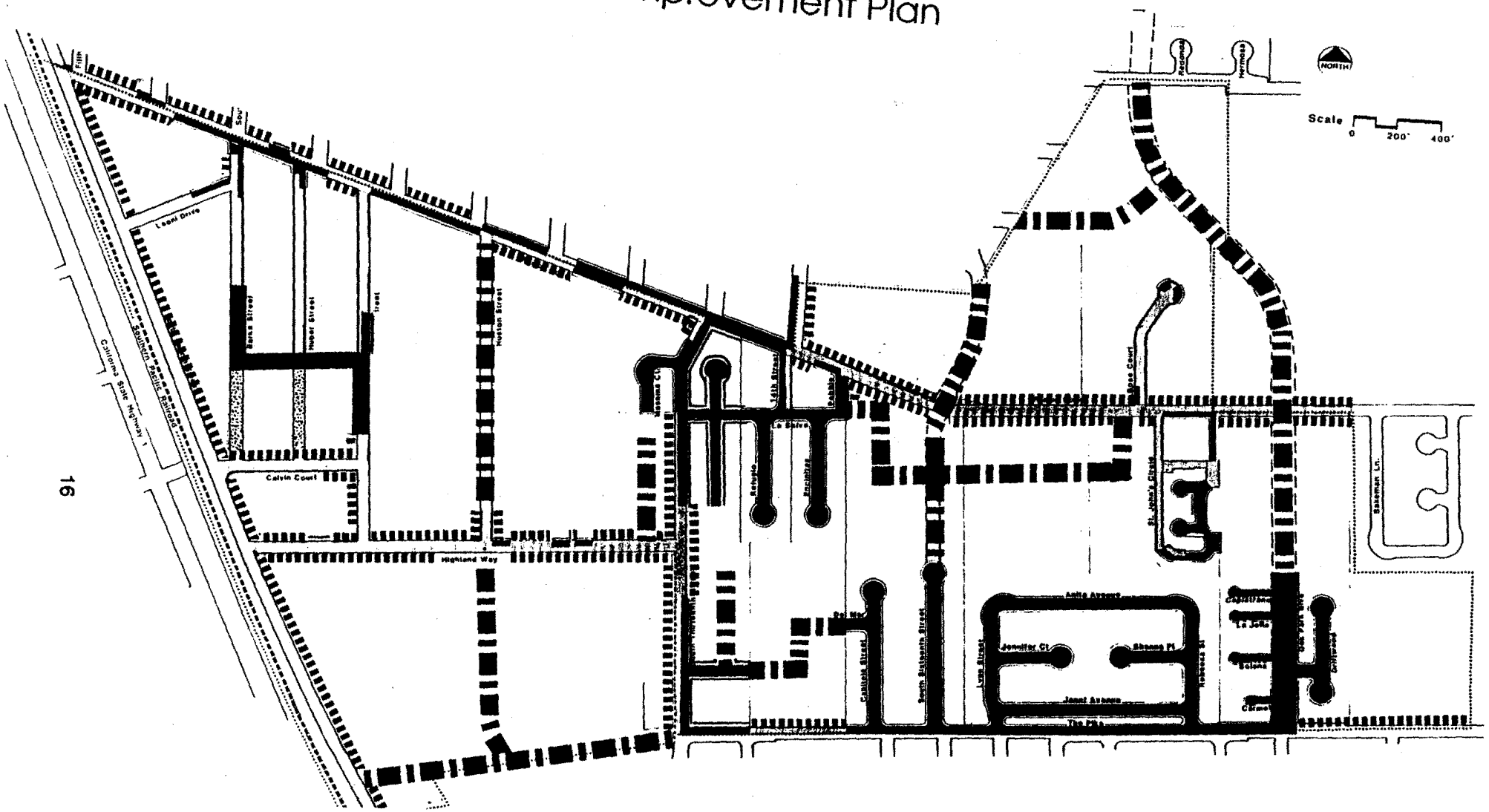
(b) South Fourth Street, South Thirteenth Street, and The Pike shall be designated as "minor arterial", with a minimum 70' right-of-way wherever possible.

(c) Farroll Road, Highland Way, and Huston Street are designated as "collectors", with minimum 60' right-of-way wherever possible.

Map 5

The South Grover Beach Neighborhood Plan

Street Improvement Plan



existing street improvements
- paving
- paving, curb and gutter
- paving, curb, gutter and sidewalk

proposed street improvements
- paving with curb, gutter and sidewalk
- improve or additional paving with curb, gutter
- improve or additional paving with curb, gutter and sidewalk
- abandonment of rights-of-way

(d) All remaining streets within the planning area are designated "local" streets and shall be required to have a minimum 52' right-of-way unless otherwise approved with a tentative tract map or development plan.

The alignment and width of these streets shall be consistent with this neighborhood plan, the City's adopted Circulation Element of the general plan, and the City's Engineering Standards and Specifications.

2.1.2. Within the proposed "LM", Light Manufacturing area, new developments shall be required to provide the necessary street, sidewalk, curb and gutter improvements along their respective site frontages.

2.1.3. The City shall also accept for maintenance, all existing rights-of-way for Barka, Huber, Griffin and Huston Streets upon completion of the necessary street pave-out, curbs and gutters, and sidewalks where required.

2.1.4. Truck routes shall be as provided in the Circulation Element; i.e. South Fourth Street, South Thirteenth Street, Farroll Road, Highland Way, and The Pike. The westerly extension of The Pike to South Fourth Street shall also be designated a truck route.

2.1.5. The City should establish a development impact fee program, and possibly other financing measures, to pay for additional circulation improvements needed in South Grover Beach. Fees should be required of each new subdivision to help fund needed improvements to the area's streets. These fees may be based upon the proportion of traffic that would be generated by each new development, or other equitable basis.

Lots fronting streets exceeding 52' in width shall be exempt from such fees if they construct over 50 per cent of the width of the oversized street improvements as part of development and if they contribute 50 per cent or more of the right-of-way required for improvement.

Interior lots not fronting oversized streets, even though they may be a part of an fee-waiver eligible development, should not have their fees waived.

2.1.6. Bicycle lanes shall be provided along all arterial and collector streets in the neighborhood plan planning area, and/or within the proposed Greenway areas.

2.1.7 This plan proposes a new east-west street to connect Barka and Griffin Street in the industrial area. This new street will serve to provide alternative frontage to the large parcels between this new street and Calvin Court, and will substitute for the existing north-south extensions of lower Barka and Huber Streets which will be abandoned. This circulation scheme facilitates a proposed change for the parcels fronting on the north side of Calvin Court from industrial to single-family residential use; this arrangement is more compatible with the small single-family neighborhood there.

The proposed east-west street between Barka and Griffin Street should be acquired through negotiation with the property owners, accounting for the abandonment of the lower end of Barka and Huber Streets.

2.1.8. With development of the proposed "PM", Planned Manufacturing area as shown in the neighborhood plan, an extension of two streets is planned to facilitate circulation. First, The Pike will be extended westerly from South Thirteenth Street to South Fourth Street, along the southern City limits. Its westerly 350' section will help buffer the proposed residential planned unit development project from adjoining industrial uses proposed to the south.

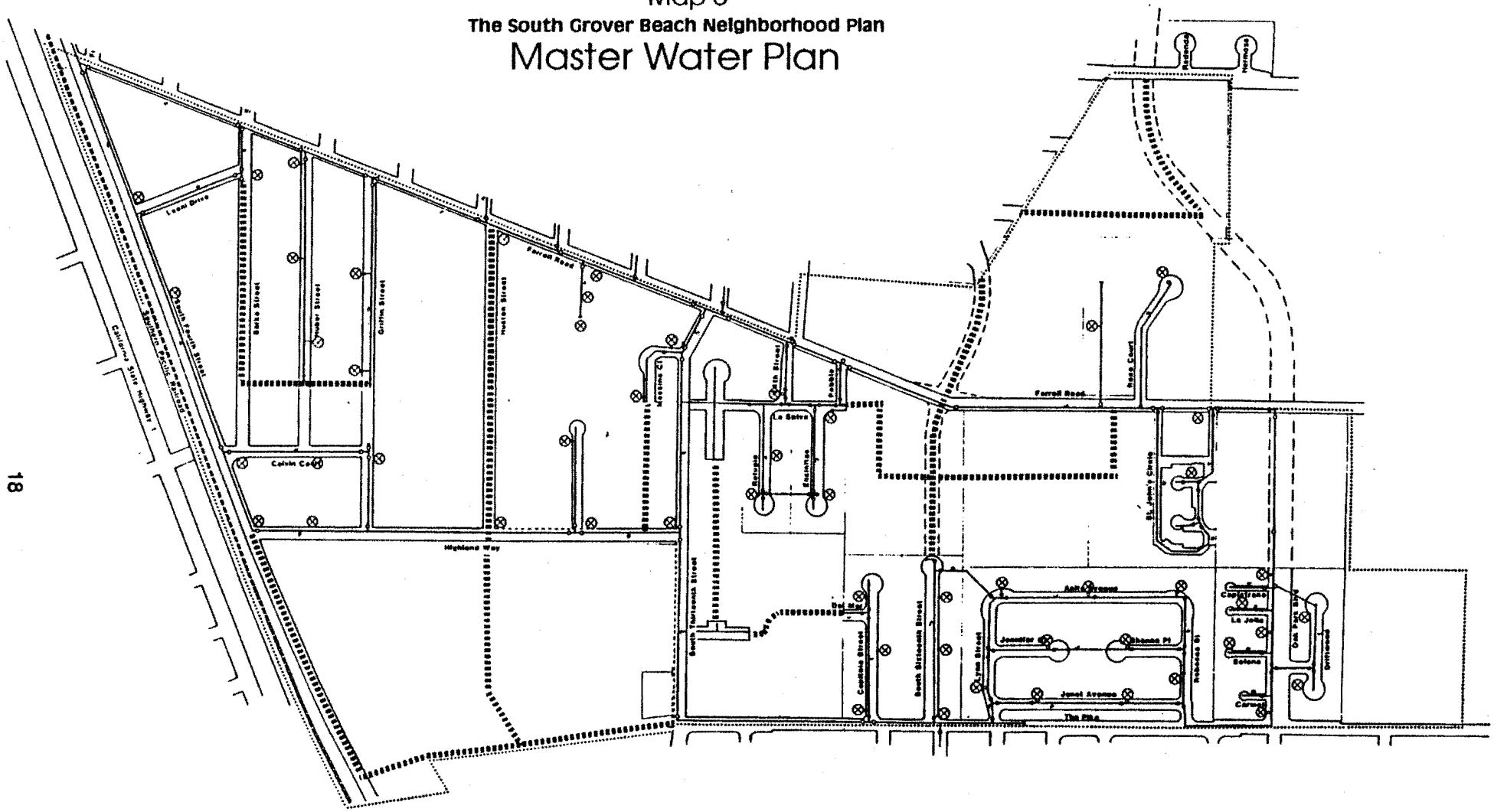
2.1.9. Huston Street will be extended south from Highland Avenue to meet The Pike.

2.1.10. In addition, South Sixteenth Street is proposed to be extended as a local street running generally north-south between Huntington Avenue and The Pike. This extension will be completed upon

Map 6

The South Grover Beach Neighborhood Plan

Master Water Plan



existing water lines

proposed water main extensions

development of the Hero property consistent with this neighborhood plan. Its extension will require a controlled intersection with Farroll Road and alterations to remove the cul-de-sac at the southern edge of the Hero property.

2.1.11. Several local streets are proposed to serve future residential development of the Hero, Kobara, and Obayashi properties. In addition, north-south cul-de-sacs will be provided to serve development on both sides of South Thirteenth Street, in order to minimize any conflicting driveway access points into that important arterial. This type of design is already incorporated into Tract 1778, which also will provide the westerly extension of La Selva Avenue. In addition, Messina Court will be extended south to permit future development of the properties in that location without requiring access from South Thirteenth Street

2.1.12. Other proposed local street extensions include the following:

- Unnamed north-south cul-de-sac for the Sato property, which will connect with:
- East-west extensions of Del Mar Avenue between South Thirteenth Street and Capitola Street.
- Baden Avenue between South Sixteenth and Oak Park Boulevard.

2.1.13. Nice Avenue will not be extended. It will cul-de-sac into the proposed Sixteenth Street Park expansion site.

2.1.14. Street frontage improvements proposed in this plan include completion of curb/gutter and sidewalk sections in appropriate portions of the planning area. These proposed improvements are shown on Map 5.

2.2 General Infrastructure Programs

Adequate drainage and sewer infrastructure, as well as water supplies and water pressure, are vital necessities if the planning area is to be developed to its potential. The following programs are intended to provide for orderly development and extension of these items of infrastructure. These programs, together with this plan's financing recommendations, should provide for needed improvements in the planning area's basic service systems.

2.2.1. The City shall give priority to developing the necessary infrastructure, especially sewers, to provide for cohesive, integrated build-out of the planning area.

2.2.2. The subdivider or his\her successor in interest shall be responsible for providing the necessary street, sewer, water, drainage and other infrastructure improvements in accordance with an approved tentative tract map or development plan.

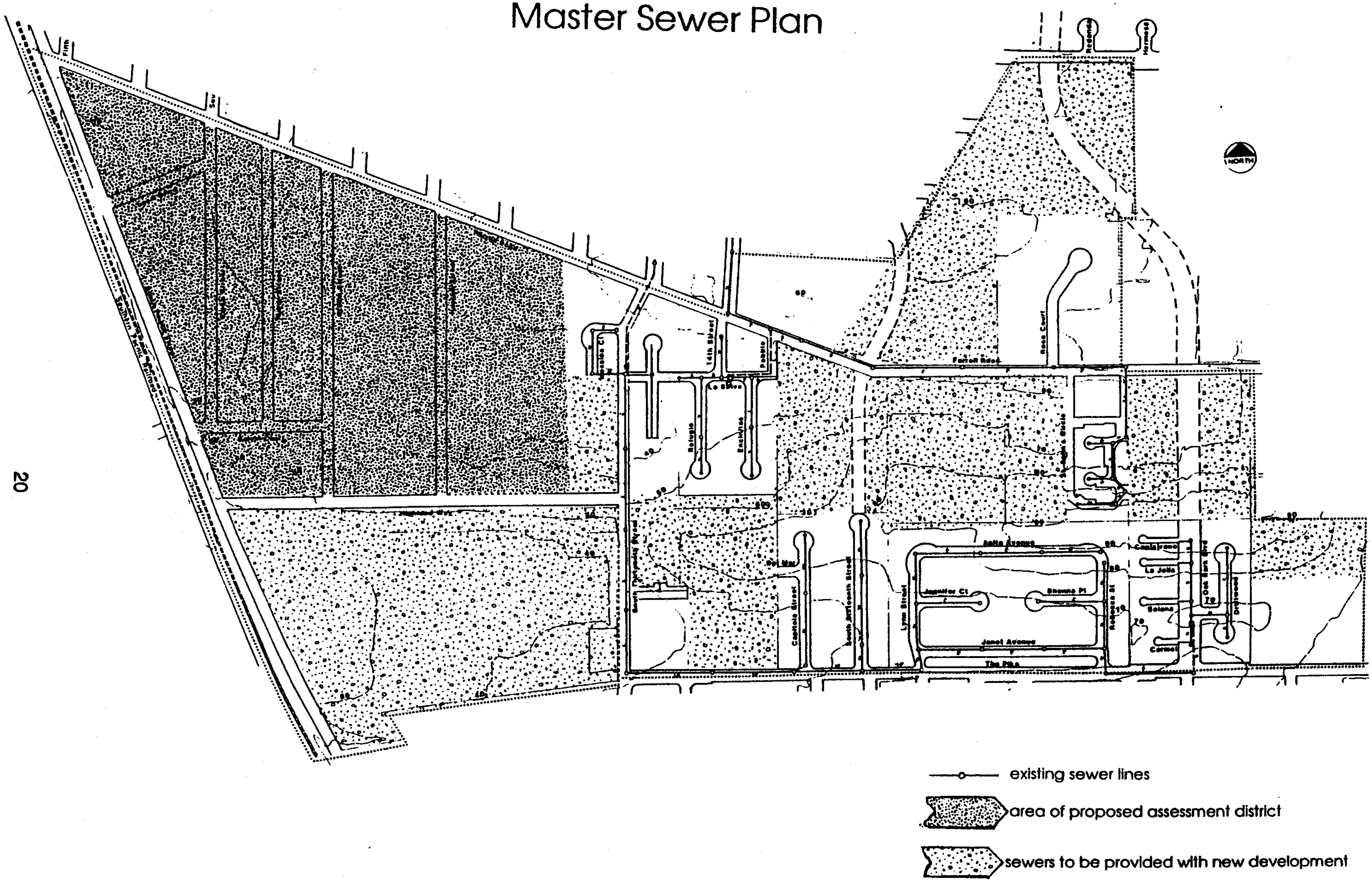
In the event of phased development, the Planning Commission shall review the extent of total off-site and on-site improvements necessary to serve all phases and full build-out of the site. The Commission shall use its judgement in determining at what stages of development improvements will be put in place. All improvements need not, in all circumstances, be required as part of first phase development.

2.2.3. A new fire station, near the corner of Highland Way and South Thirteenth Street, is shown on the Land Use Map. The site will be selected within a radius of 620 ' from the center of the intersection, which shall not include properties on the east side of South Sixteenth Street. This facility will require land acquisition, engineering and architectural drawings, and construction, as well as major equipment purchases. Preliminary specifications provide for a 4,000 square foot building on a 1/2-acre site, with related parking, training area, and equipment.

Map 7

The South Grover Beach Neighborhood Plan

Master Sewer Plan



2.3 Water System Programs

The planning area is generally well-served with existing water mains. Unsubdivided areas lacking water service will require water mains when developed. Exceptions will be: 1) A portion of the extension of Oak Park Boulevard in the northern part of the planning area; and 2) The connection of the stub-out pipes at the lower end of Barca, Huber, and Griffin Streets as shown on Map 6. In addition, a water main is required for virtually the full length of Huston Street, about 1400'. Installation of the water mains in the "LM" area could cost $154,000 at 1990 prices.

The following programs shall be implemented in the planning area, consistent with the diagram shown on Map 7, of the Master Water Plan.

2.3.1. Additional water main capacity will be provided to meet the projected 3,350 gpm demand within the planning area. This capacity can probably be met most efficiently by means of an adequately-sized water main in the future extension of South Sixteenth Street, Oak Park Boulevard, or both.

2.3.2. The City should continue to conserve water in order to meet projected growth within the neighborhood plan area and elsewhere.

2.4 Solid, Hazardous and Sanitary Sewer System and Waste Management Programs

Drainage and sanitary waste water collection deficiencies limit full development of this planning area. First, there are no sanitary sewer lines serving the proposed "LM", Light Manufacturing area. An assessment district that would finance such a system was proposed at one time, but the district was not created and development in this area remains served by septic tanks.

Most of the study area is already sewered, or can be provided sanitary sewer service through extension from existing trunk lines nearby. (See Map 7, Master Sewer Plan). A new waste water collection system is proposed for the "LM", Light Manufacturing area in order to curtail further use of septic systems in this area, and to improve prospects for locating appropriate small-scale manufacturing uses in the area. According to an engineering estimate, a new sewer system will be required for an area about 81 acres in size at a cost in 1990 dollars of about $8,000 per acre. This equates to about $504,000.

2.4.1. The proposed "LM", Light Manufacturing area, part of which is already developed with septic systems, shall be provided with a full sewer system to convey its projected 107,000 gallons/day of effluent to the South County Sanitation District treatment plant.

2.4.2. When a new sewer system is available, existing septic systems should be abandoned in an appropriate manner to assure protection of groundwater.

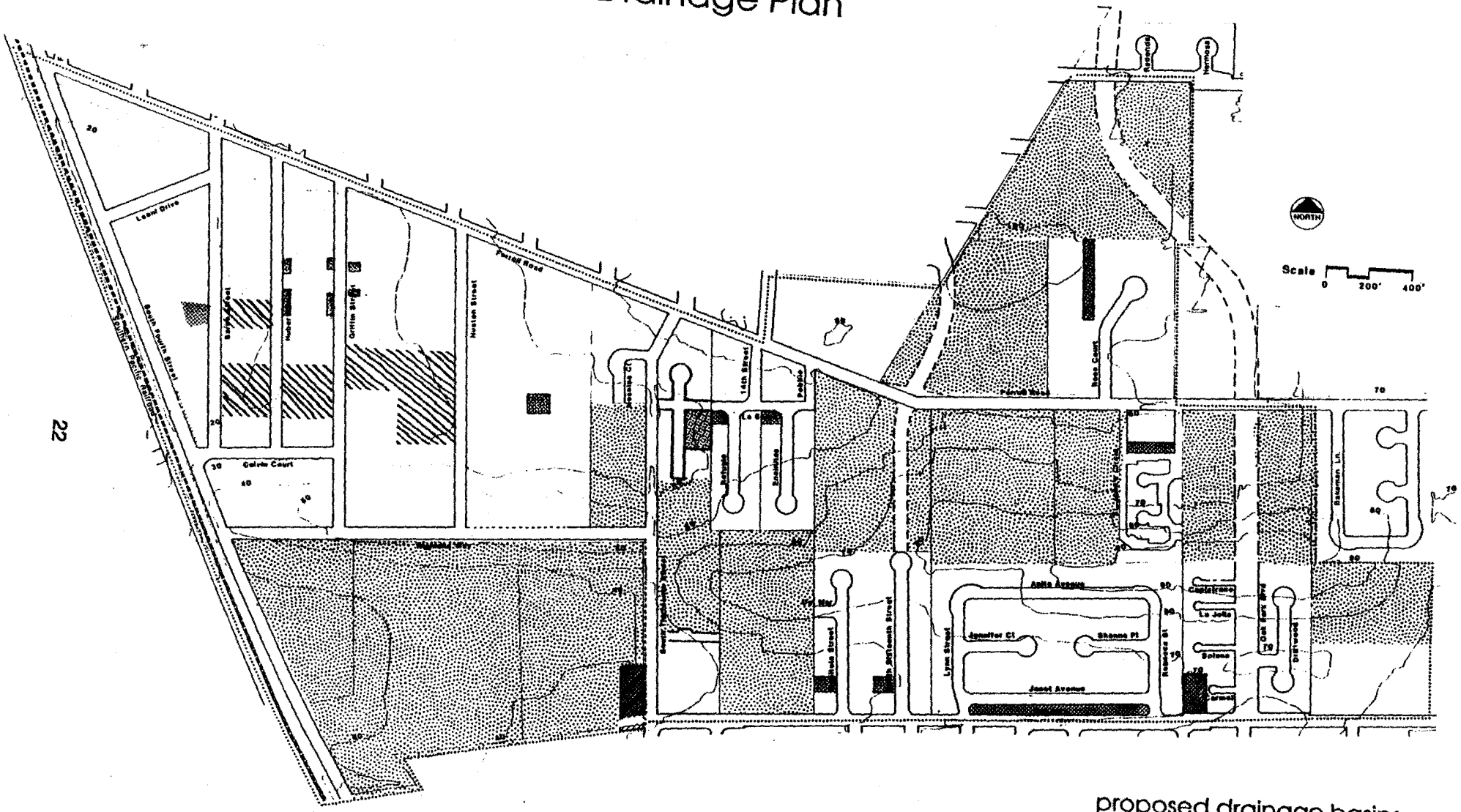
2.4.3. Existing and new industrial uses that generate hazardous materials should ensure that these materials are managed and disposed of in a safe and responsible manner to protect the public health and welfare, and are not to be discharged either to existing septic tanks nor to the new sewer system. The City should adopt a hazardous waste disclosure ordinance that requires all businesses that produce hazardous materials to file annual or bi-annual reports identifying the type and volume of hazardous material produced, the means and frequency of disposal, and location of storage on-site. Materials considered hazardous include those identified, as such, by the State Health Services Department. The City's fire department should be responsible for enforcing this ordinance.

2.4.4. Solid waste receptacles shall be shown on proposed development plans and shall be designed in such a manner as to facilitate recycling. Receptacles shall be located in areas convenient to each occupant, consistent with aesthetic and site planning factors.

Map 8

The South Grover Beach Neighborhood Plan

Master Drainage Plan



proposed drainage basins

on-site basins with development

new enlarged basin sites

existing drainage basins

2.5 Storm Drainage System Programs

A major neighborhood deficiency concerns drainage basin capacity in the planning area. The drainage area north of Highland Way (the "Middle Watershed") was proposed in the City's 1975 Master Drainage Plan to have a basin capacity of 27 acre-feet; only about 4 acre-feet has been developed to date. More recent engineering analysis indicates that a total of 37 acre-feet of storage is needed in this area (thus requiring an additional 33 acre-feet beyond the 4 already developed). Serious ponding problems occur in streets in the Pismo Beach Gardens tracts; in fact, the City now pumps ponded water from the low point in South Fourth Street to a culvert north of Farroll Road during and after major storms. In the drainage area south of Highland Way (the "South Watershed"), the 1975 Plan called for 13 acre-feet of storage basin capacity; only four acre-feet have been developed.

A new areawide drainage basin or basins is required in the area of lower Barka, Huber, and Griffin Streets. (See Map 8, Master Drainage Plan). The new basin(s) will require City acquisition of private property and substantial improvements including design, excavation, landscaping, and fencing. The cost of purchasing private property required for the basin(s) can be reduced to some degree, if the basin(s) can be located on the lower end of Barka and Huber Streets, where dedicated street rights-of-way are proposed to be abandoned. It is not possible at this time to state, with certainty, the amount of land that will be needed, or the most appropriate location for the basins. Preliminary engineering plans should be prepared for the basins, and property should be acquired to provide the needed capacity.

The following policies shall be implemented in the planning area, consistent with the diagram shown on Map 9, the Master Drainage Plan.

2.5.1. To the maximum extent possible, storm runoff should be retained within the study area rather than conveyed in storm drains to Meadow Creek, in order to recharge the groundwater basin lying beneath the planning area. Additional storm runoff detention basin capacity should be developed, at a minimum, to meet the goals of the 1975 Drainage Master Plan.

2.5.2. Within the Middle Watershed (north of Highland Way), an additional 33 acre-feet of retention/storage capacity is required, unless storm runoff is successfully diverted to Meadow Creek. This requires a coordinated strategy. Properties within the "LM", Light manufacturing area should have storm runoff accommodated within an enlarged Barka Street basin, or a new area-wide basin on other nearby property. Culverts should be provided to a 10-year design capacity to convey drainage from Barka, Huber, Griffin, and Huston Streets and fronting properties to the new basin(s). All other residential properties within this watershed, including those located west, as well as east of South Thirteenth Street, should provide on-site drainage basins to retain runoff.

2.5.3. For the South Watershed (south of Highland Way), the required drainage basin capacity should be acquired by the City through dedications associated with phased, private development of the Okui property. The development plans for these projects should indicate on-site runoff basins within landscaped setbacks or other designated basin areas sufficient to accommodate the required capacity for this watershed.

2.6 Improvement Financing

The primary area where public investment will be required for the South Grover Beach Neighborhood Plan area is the "LM" area between South Fourth Street, Farroll Road, South Thirteenth Street, and Highland Way. As noted above, this area will require additional drainage, sewage collection, and street improvements as well as a new water main.

Significant costs for the Farroll Road extension to Highway One and at-grade rail crossing will require

special financial analysis and planning. Funding sources and cost estimates for this circulation improvement must be explored.

Additional costs will be incurred for the proposed fire station and park facilities in this neighborhood.

The following are preliminary cost estimates for the infrastructure proposed for this neighborhood plan, including both the "LM", Light Manufacturing area and the other community facilities (fire station and community park). The figures are derived from preliminary studies by an engineering consultant and other assumptions as stated:

Preliminary Cost Estimates for Proposed Facilities - 1990

Street Extensions and Improvements	$ 448,000	
Water Mains	$ 154,000	
Sewer Facilities	$ 504,000	
Drainage Facilities	$ 346,000	
Total: Light Manufacturing Area Facilities	$1,452,000	
Cost per acre = $ 23,050 or $0.53 per square foot		
Community Park Site:		
Land, 6 ac @ $286,000 per acre	$1,716,000	
Landscaping, facilities, etc.	$ 300,000	
Total	$2,016,000	
Fire Station:		
Land, 4/10 acre @ $286,000	$ 114,400	
Building, 4,000 square foot @ $120	$ 480,000	
Equipment, 1 pumper	$ 200,000	
Furniture, landscaping, paving, etc.	$ 250,000	
Total	$1,044,400	
Total Community Improvements (Park and Fire Station)		$3,060,400

Note: The above estimates are approximate. More refined estimates will be provided as the basis for any consideration of specific financing proposals.

The most common tools for financing the above infrastructure needs are assessment district bonds, developer fees, tax increment financing, industrial development bonds, or other borrowing instruments available to municipal governments. Each of these tools will be described generally below:

Assessment District: This type of financing is commonly used for streets, storm drains, sewers, water lines, and other property-related infrastructure. It is recommended for the estimated $1.45 million in improvements estimated for the 63-acre "LM", Light Manufacturing area. As noted in the above table, the direct costs for the improvements (not including interest, contingencies, or engineering) would average out to approximately $0.53 per square foot. Even the least expensive lots in this area were selling for approximately $5 per square foot, and sales at about $8 per square foot were registered in 1990. Thus, the area could be fully improved for the range of uses for which it is suitable for approximately 10% of the land values.

Developer Fees: This tool is more and more popular among cities and counties in California, and could be useful in South Grover Beach as well. The City's in-lieu park fees could be increased modestly, for example, and other water/sewer connection fees could be applied in addition to the existing connection fee

in order to add capacity. Facilities such as the proposed park and fire station are not likely to be financed solely through developer fees; and since they serve a city-wide function, it is recommended that the City use other tools as available for these facilities.

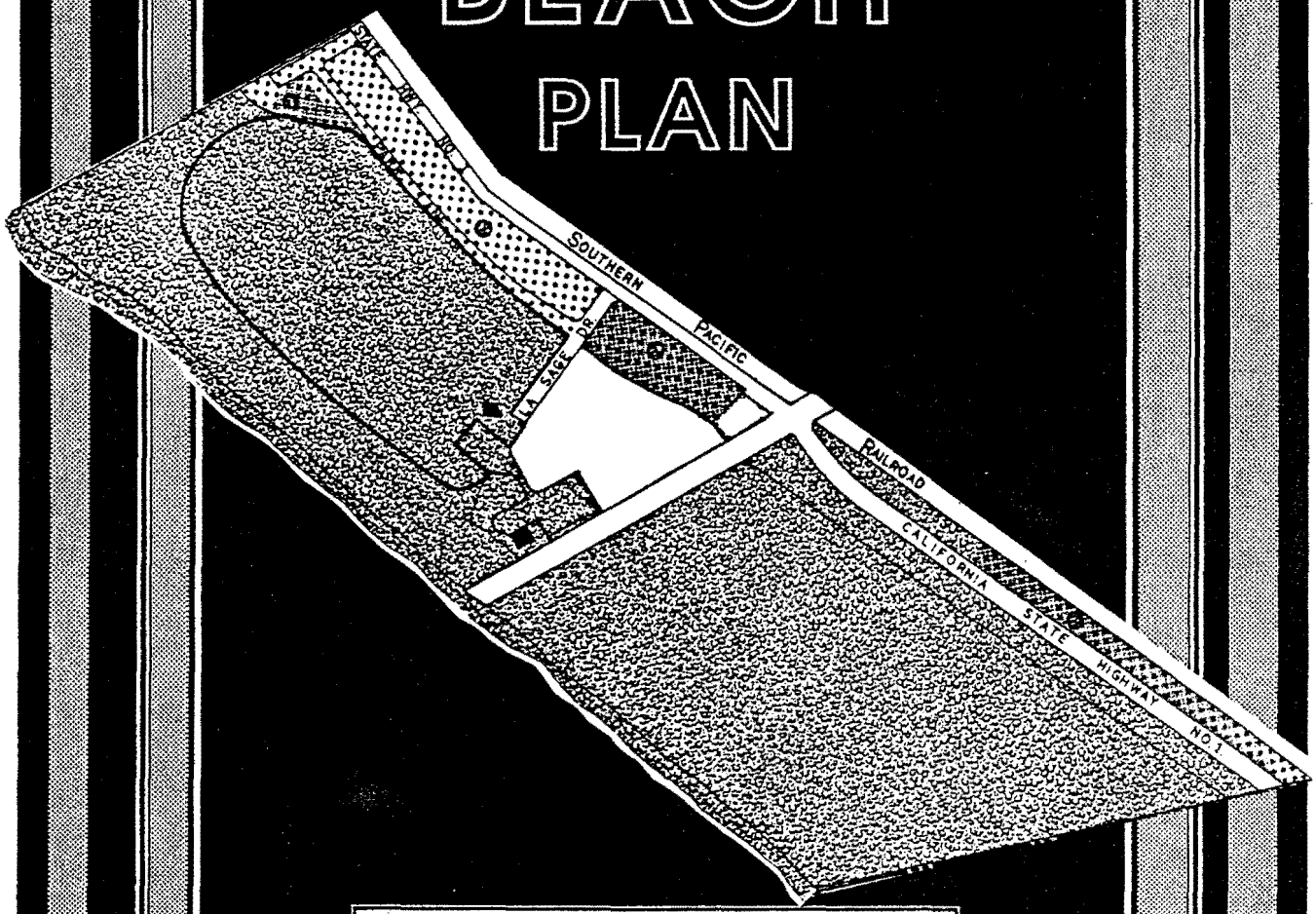
The City should review its developer-related impact fee programs to determine if alterations are desirable or necessary to produce the public improvements identified in this plan. Inequitable programs and fees should be adjusted so not to burden new development.

Tax Increment Bonds: Commonly called redevelopment bonds, this type of financing is used in eligible areas that qualify as "blighted" under the California Redevelopment Act. The advantage of these bonds is that they are secured entirely by the increase (increment) in property tax revenues that accrue from the increased market activity following improvement of the redevelopment area. Pismo Beach and Paso Robles have redevelopment areas, and the concept may have applicability in this area as well. The City could legitimately use redevelopment law within the "LM" area in place of assessment district financing. The costs of issuing the bonds may, in fact, be somewhat lower depending on conditions in the bond market.

Fire Aide Agreements: Automatic and mutual aide should be explored as alternative means of offsetting costs or eliminating the need for second fire station construction.

Other tools: A number of other instruments are available to the City for financing the improvements required for the South Grover Beach area. These include industrial development bonds ("IDB's", as they are known), certificates of participation, revenue bonds, lease-purchase financing, and an assortment of other creative tools. IDB's are not as popular in California at this time due to a number of factors (investor uncertainty, complexity of the enabling legislation, etc.). Certificates of participation are increasingly popular, particularly for relatively small amounts of debt. The City should seek effective advice of bond counsel to assist the City in making the appropriate choice.

THE BEACH PLAN



A GROVER BEACH NEIGHBORHOOD PLAN

I

THE BEACH NEIGHBORHOOD PLAN
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THE BEACH
NEIGHBORHOOD PLAN

NEIGHBORHOOD DESCRIPTION: The Beach area includes, for purposes of this neighborhood plan, the historic Coastal Branch of the Southern Pacific Railroad, scenic California State Highway One, and the dunes, beaches and Pacific Ocean. The neighborhood includes Pismo Beach State Park.

STRONG NEIGHBORHOOD CHARACTERISTICS: The neighborhood is defined by the Ocean. Its climates, typography, fauna, flora and land uses are a direct result of the ocean and its forces.

The Grand Corridor funnels Grover Beach's population over the Southern Pacific tracks and through Highway One to Grover Beach and to the Pacific Ocean. Highway One also channels visitors to the beach through western Grand Avenue.

The beach and dune vehicle and pedestrian entry points at the end of Grand Avenue are, in a sense, the end of a dream for many who come and came west to view the ultimate sunset at the edge of the North American continent.

Those entering the beach in recreational and other vehicles are restricted to a left turn and limited beach use to the south. Pedestrians know they can avoid vehicular concerns north of Grand Avenue where vehicles are prohibited. Many local residents are strollers, walkers, joggers, and runners who enjoy the frequent, if not daily, ritual of visiting the tidal area stretching from Oceano to Pismo Beach.

State Park facilities at the beach include a restaurant, improved outdoor table and bench area, golf course and club house, parking facilities and rest rooms. There is also an RV waste disposal facility.

Grover Beach is, without question, intrinsically linked with the beach and dunes ecosystems of Oceano Beach and Pismo Beach. RV visitors and equestrians most likely head towards Oceano. Pedestrians often find their destinations and "turn-arounds" at the Pismo Pier or at Pismo Creek.

The State Park fronts upon Highway One south of Grand Avenue. The area presents an image of dense brush and shrubs from the roadway. However, the area's dunes and trails are much more hospitable than their initial appearance from the roadway.

North of Grand Avenue, the beach and State Park are shielded from Highway One by recreational vehicle and mobile home parks. The two parks have the capacity for over 140 units. Many of the units contain permanent residents. Other units may be considered no more than second homes and some Rvs may contain only visitors.

An additional fifty-plus RVs are located south of Grand Avenue, between Highway One and the Southern Pacific rails.

The rails move people and goods through Grover Beach but they do not stop.

The neighborhood's characteristics are best, and amply, described in the City's Local Coastal Program, which, in a sense, contains much of the neighborhood plan for this area and should be used as a reference when determining the policies and programs for The Beach area.

Grover Beach's Local Coastal Plan was approved by the Local Coastal Commission after the City determined it to be consistent with the City's General Plan. The Local Coastal Plan and the General Plan must be consistent with each other.

CURRENT
NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS

Table 1
Dwelling Units and Lots by Zoning District

Current Use of	Coastal Planned Commercial Lots	Coastal Planned Commercial Units	Totals Lots	Totals Units
RVs & Mobile Homes	3	194	3	194
Totals	3	194	3	194

Table 2
Dwelling Units By Density and Conformance to Zoning District Use

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
Rvs & Mobile Homes		194	194		
Totals		194	194		

Table 3
Population By Type of Dwelling*

	RVs and Mobile Homes	Totals
Coastal Planned Commercial Units	194	194
Unit Totals	194	194
Persons/Unit**	1.68	1.68
Population	326	326

* *No vacancies assumed*
** *Based upon 1990 U.S. Census occupancy averages*

Table 4
Existing Land Uses

Land Use Districts	Net Square Feet	Net Acres	Gross Square Feet	Gross Acres
Planned Commercial District	1,095,000	25.17	1,606,020	36.92
Public Streets/Right-Of-Ways	962,655	22.13	0	0
Railroad Right-Of-Ways	308,000	7.08	419,340	9.64
Public Facilities-Park	6,525,000	150.00	6,865,170	157.82
Totals	8,890,655	204.38	8,890,650	204.38

Map 1

The Beach Neighborhood Plan

Current Development Characteristics and Land Uses

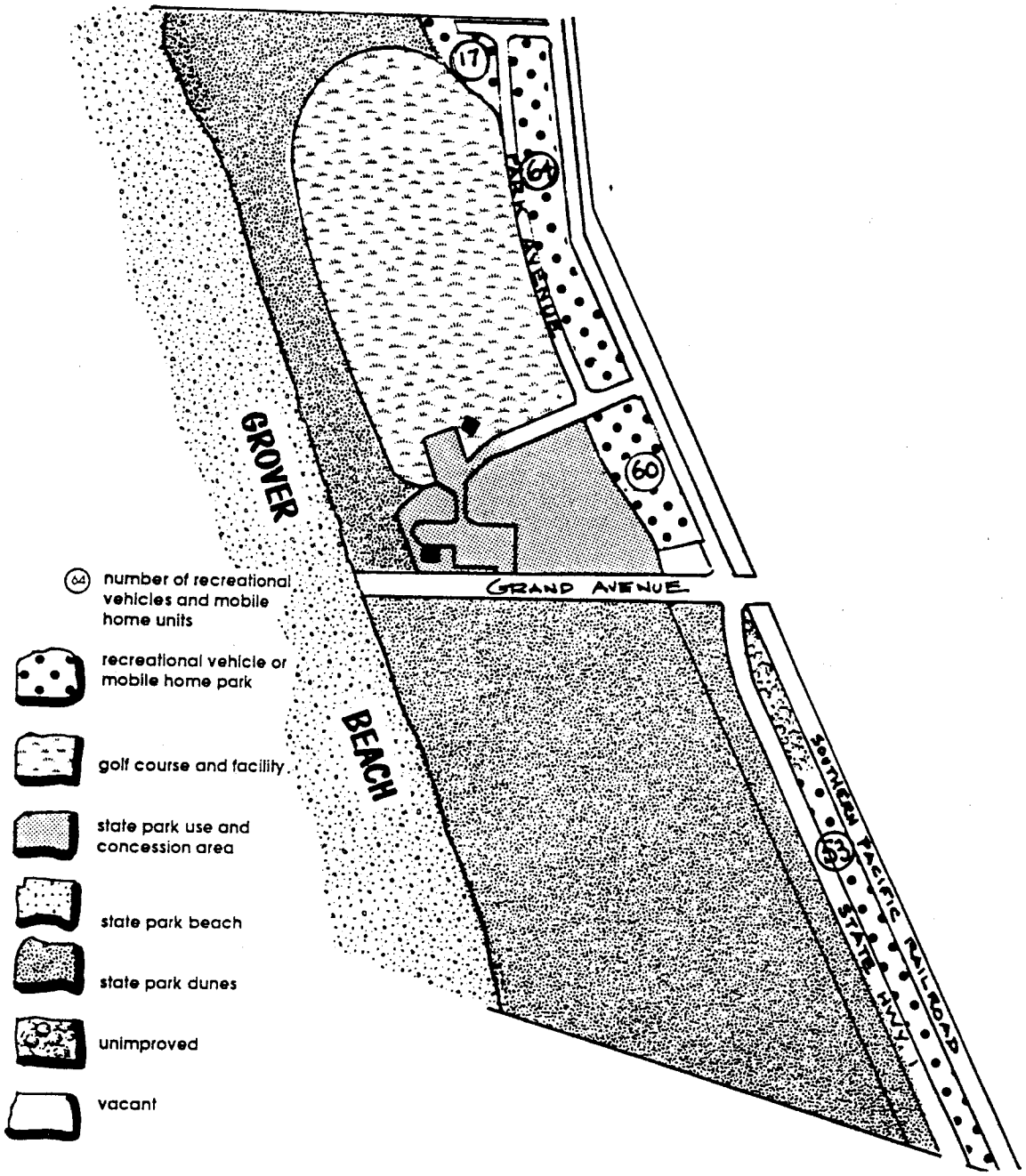


Table 5
Existing Units and People Per Acre

Land Uses Districts	Units Per Net Acre	People Per Net Acre	Units Per Gross Acre	People Per Gross Acre
Planned Commercial Districts	7.71	12.95	5.25	8.83

Table 6
Neighborhood Public Right-Of-Way

Land Use District	Right-Of-Way Acres
Commercial District	11.75
Railroad	2.56
Public Facilities-Parks	0
Totals	22.13

FUTURE NEIGHBORHOOD CHARACTERISTICS: Improved and expanded educational and recreational activities and facilities at the beach and dunes, including a pier, will attract more local residents and visitors. A master-planned lodge and convention or conference facility at Grand Avenue and Highway One will provide a new and identifiable regional anchor and destination.

Beach and dune activity will be supported by master-planned clusters of visitor-serving facilities such as shops, restaurants, and bed and breakfast inns. Residential mobile home and RV park uses will be reduced or eliminated.

Commuting and rail travel will become possible from a new passenger station development and multi modal transcenter. The station will also make the beach and environs a convenient and attractive getaway destination for Southern Californians from San Diego to Santa Barbara. Demand for local over-night accommodations will increase.

Visitor serving developments will be linked by bike lanes, pedestrian paths, trails and boardwalks and public transportation.

PROJECTED NEIGHBORHOOD DEVELOPMENT CHARACTERISTICS

Table 7
Projected Maximum Dwelling Units and Lots by Zoning District

Current Use of	Coastal Planned Commercial Lots	Coastal Planned Commercial Units	Totals Lots	Totals Units
Rvs & Mobile Homes	3	194	3	194
Totals	3	194	3	194

Table 8
Projected Maximum Dwelling Units By Density and Conformance to Zoning District Use

	Conforming	Non-Conforming	Low Density	Medium Density	High Density
Rvs & Mobile Homes		194	194		
Totals		194	194		

Table 9
Projected Maximum Population By Type of Dwelling*

	Rvs and Mobile Homes	Totals
Coastal Planned Commercial Units	194	194
Unit Totals	194	194
Persons/Unit**	1.68	1.68
Population	326	326

* *No vacancies assumed*
** *Based upon 1990 U.S. Census occupancy averages*

Table 10
Projected Land Uses

Land Use Districts	Net Square Feet	Net Acres	Gross Square Feet	Gross Acres
Planned Commercial District	1,095,000	25.17	1,606,020	36.92
Public Streets/Right-Of-Ways	962,655	22.13	0	0
Railroad Right-Of-Ways	308,000	7.08	419,340	9.64
Public Facilities-Park	6,525,000	150.00	6,865,170	157.82
Totals	8,890,655	204.38	8,890,650	204.38

Table 11
Projected Maximum Units and People Per Acre

Land Uses Districts	Units Per Net Acre	People Per Net Acre	Units Per Gross Acre	People Per Gross Acre
Planned Commercial Districts	7.71	12.95	5.25	8.83

Table 12
Projected Neighborhood Public Right-Of-Way

Land Use District	Right-Of-Way Acres
Commercial District	11.75
Railroad	2.56
Public Facilities-Parks	0
Totals	22.13

NEIGHBORHOOD CONCERNS and POTENTIAL SOLUTIONS:

*** Southern Pacific rails currently transport people and goods through Grover Beach. There are no local Amtrak stops and starts which assist commerce or traveler.**

In order to entice or expedite the development of a full-service passenger station for Grover Beach, the City, after coordination with the County, Amtrak, Southern Pacific and CalTrans, could solicit private-party development proposals for the construction of a station and development of a site which would contain amenities and conveniences for the visitor, commuter and traveler, such as concessions.

Plans should be prepared for attending to traveler non-rail transportation needs, such as depot parking, limousine, bus, taxi, and other services for pedestrians and cyclists.

Depot or station development may be accompanied by other visitor-serving development such as restaurants and gift shops in a Grover Beach theme-design village.

*** The vacant and undeveloped portions of Pismo Beach State Park easterly of the Grand Avenue restaurant concession parking lot contributes few benefits, if any, to visitors, local residents or business interests.**

A feasible development plan which contributes to the recreational interests of visitors and the economic and environmental interests of the City and its residents should be prepared and adopted for implementation.

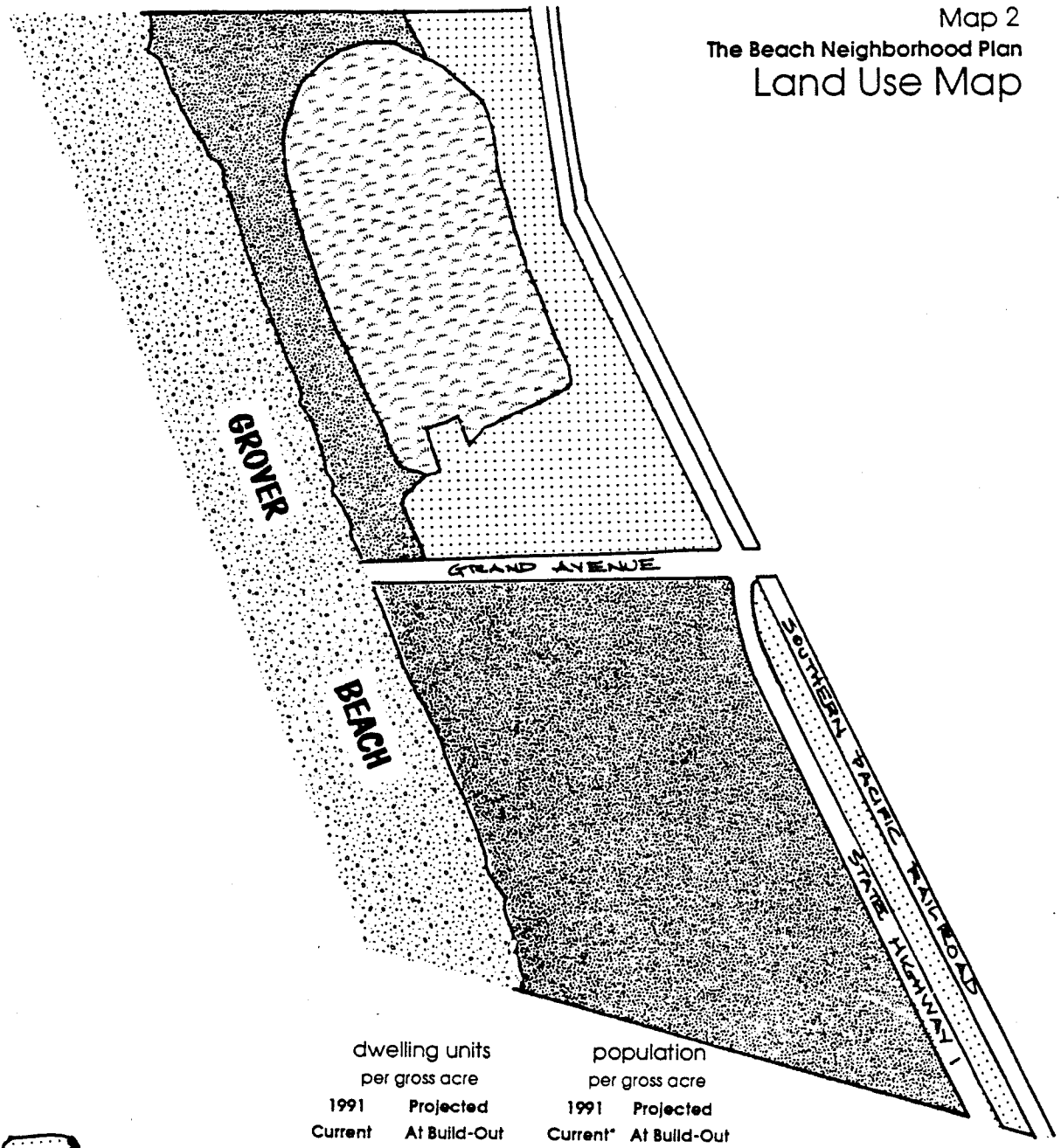
*** The former Grand Avenue/Highway One service station site, in its current undeveloped condition, does not contribute to the Local Coastal Plan's objectives.**

This site could be acquired and incorporated into development which includes State property immediately to the west.

This site, at the community's visitor crossroads, is highly visible and should create a favorable impression by incorporating a community-theme monument such as a statute, sign, water, landscape or other representative feature at its corner or in the adjacent Grand Avenue right-of-way.

*** Beach and dune visitor attractions and activities, such as a pier, volleyball courts, an ecological/environmental interpretive center, fire rings, boardwalks, hiking trails, biking routes and facilities have not developed or become part of an organized and recognizable recreational and visitor services system.**

Map 2
The Beach Neighborhood Plan
Land Use Map



	dwelling units per gross acre		population per gross acre	
	1991 Current	Projected At Build-Out	1991 Current*	Projected At Build-Out
planned commercial	5.25	0	8.83	0
golf course				
state park beach				
state park dunes				

* Based upon 100% dwelling unit occupancy.

Trails to the north and south of Grand Avenue should be linked and provide a pedestrian system from the northerly to the southerly limits of the City and beyond.

Pedestrian routes should cross Highway One and access the Pismo Lake Ecological Area and the Northwest Grover Beach neighborhood railroad pedestrian crossing.

Pedestrian trails and boardwalks should be multi-purpose and should serve pedestrians as well as those interested in educational pursuits that can be found in the dunes, sands and wetlands west of Highway One.

A conference of State and local authorities could be assembled to discuss the desirability of a master development plan for Grover Beach.

A Grover Beach master development plan should also include surrounding properties and uses which influence the plan area and uses.

A master plan could include recreational activities sponsored, directed and financed by or through the Parks and Recreation Department of Grover Beach.

A master plan could include visitor activities sponsored, directed and financed by or through local civic and business groups and associations.

A sound master plan should contain assignment of responsibilities, target accomplishment dates and should address financing feasibility.

* **Unrestricted beach and dune pedestrian access is not assured for the future.**

Future visitor-serving development should not restrict local pedestrian access to and from the beach.

Pedestrian access and use of the beach should always be without cost, including some parking opportunities near pedestrian access points.

* **There is no assurance that Beach neighborhood development will complement the Grand Corridor commercial and other goals or vice-versa?**

A design plan could be developed and adopted for the beach area which is compatible with the Grand Corridor design plan and theme and vice-versa. A seacoast theme should support the goals of the General Plan for both areas and result in a greater sense of a single-place for the beach area and the commercial areas of Grover Beach. A balanced design plan would include landscaping, streetscaping and architectural standards.

* **Development of a Grand Avenue pier may be expedited if complementary concessionaire development is included as part of the design and development plan.**

A feasibility study could be undertaken to determine when and how pier development should take place.

The study could explore the nature and types of activities which would complement the pier and goals of the State Park and City as cited in the General Plan and Local Coastal Program.

The study could identify which complementary activities could have a privatization application which could contribute to a private/public partnership expediting development and goal attainment.

*** Visitor attractions along Highway One and major traffic arteries should be designed so as to promote safe conditions for pedestrians, bicyclists and motorists.**

Traffic conditions and other safety issues concerning various governmental agencies, such as Butterfly Grove visitor parking and Highway One pedestrian crossings and traffic measures, could be routinely addressed and coordinated through the formation of an inter-agency coordinating committee.

City of Grover Beach

Local Coastal Program Update

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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

April 6, 1998

CITY OF GROVER BEACH

LOCAL COASTAL PROGRAM

Approved by City Council Resolution 81-4 - January, 1981
Amended by City Council Resolutions 81-68 and 81-73 - June, 1981
Amended by City Council Resolution 81-112 - September, 1981
Certified by State Coastal Commission - October, 1981
Amended by City Council Resolution 81-127 - November, 1981
Certified by State Coastal Commission - January, 1982
Amended by City Council Resolution 82-100 - September, 1982
Amended by City Council Resolution 92-16 - March, 1992
Amended by City Council Resolution 98-19 - April, 1998

This draft of the updated Local Coastal Program is marked to show changes from the existing document. New text is highlighted, text to be deleted is ~~struck out~~. The draft document references the City of Grover Beach Land Use Element of the General Plan and the Zoning Ordinance, which are on file in the Grover Beach Community Development Department.

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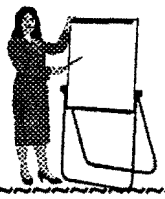
1.0 INTRODUCTION

to the
LOCAL COASTAL PROGRAM



1.1 COASTAL ZONE BOUNDARIES

Known as Grover City when its Local Coastal Program was originally adopted, the community of Grover Beach in 1992 changed its name to emphasize its greatest resource - the coast. The Coastal Zone in Grover Beach spans approximately 4,100 feet of coastline and extends inland to the east approximately 3,000 to 6,500 feet. The coast in Grover Beach is characterized by a sandy, flat beach with sand dunes lining the beach's eastern edge. A mixture of agricultural, residential, commercial, and industrial uses can be found east of the dunes. Map 1 shows the limits of the Coastal Zone within the City of Grover Beach.

1.2 RELATIONSHIP TO THE COASTAL ACT

The California Coastal Act of 1976 mandated that local governments prepare a land use plan and schedule of implementing actions to carry out the policies of the Coastal Act. Under the Coastal Act mandate, local governments are confronted with the need for implementing policies that are more specific and that address non-traditional issues not commonly associated with the normal role of a local governmental general plan. These Coastal Act policies address specific issues of shoreline access for the public, visitor-serving facilities, coastal-dependent industrial and energy-related facilities and activities, protection of sensitive habitats, and protection and preservation of visual and scenic resources.

1.3 RELATIONSHIP TO THE GENERAL PLAN AND ZONING ORDINANCE

The Grover Beach General Plan consists of the following elements: Land Use, Housing, Noise, Safety, Seismic Safety, Park and Recreation, Circulation, and Scenic Routes. The Land Use Element update in 1992 and Zoning Ordinance Update in 1996 were the impetus to update the Local Coastal Program. New or revised land use categories and Zoning Districts were adopted by the City that implement updated goals and policies regarding development. These documents are incorporated by reference into this Local Coastal Program.

The Land Use Element divides the city into 10 neighborhood planning areas. The neighborhood plans that are within the coastal zone boundaries include the entire Beach neighborhood and portions of the South Grover Beach, Northwest Grover Beach, Grand Corridor, West Grover Beach, and Northern Hillsides neighborhoods. The boundaries of these neighborhood plans are shown on Map 2.

The Local Coastal Program provides more detailed background information, policies, and action programs than those included in the Land Use Element. This level of detail is required to address the issues of the Coastal Act.

The City's Municipal Code now includes all coastal Zoning Districts and relevant regulations relating to coastal development permits.

1.4 LOCAL COASTAL PROGRAM UPDATE PROCESS

The Grover City Local Coastal Program was originally certified by the State Coastal Commission in January 1982. Over ten years later, the Local Coastal Program was reviewed during and following the update of the Land Use Element and Zoning Ordinance. Background information in the Local Coastal Program that was obsolete or out-dated was removed or replaced with accurate information. Policies and action programs were reviewed to determine if adjustments were needed to reflect past accomplishments or assist in further implementation.

City of Grover Beach

Local Coastal Program

Map 1 - Coastal Zone Boundaries

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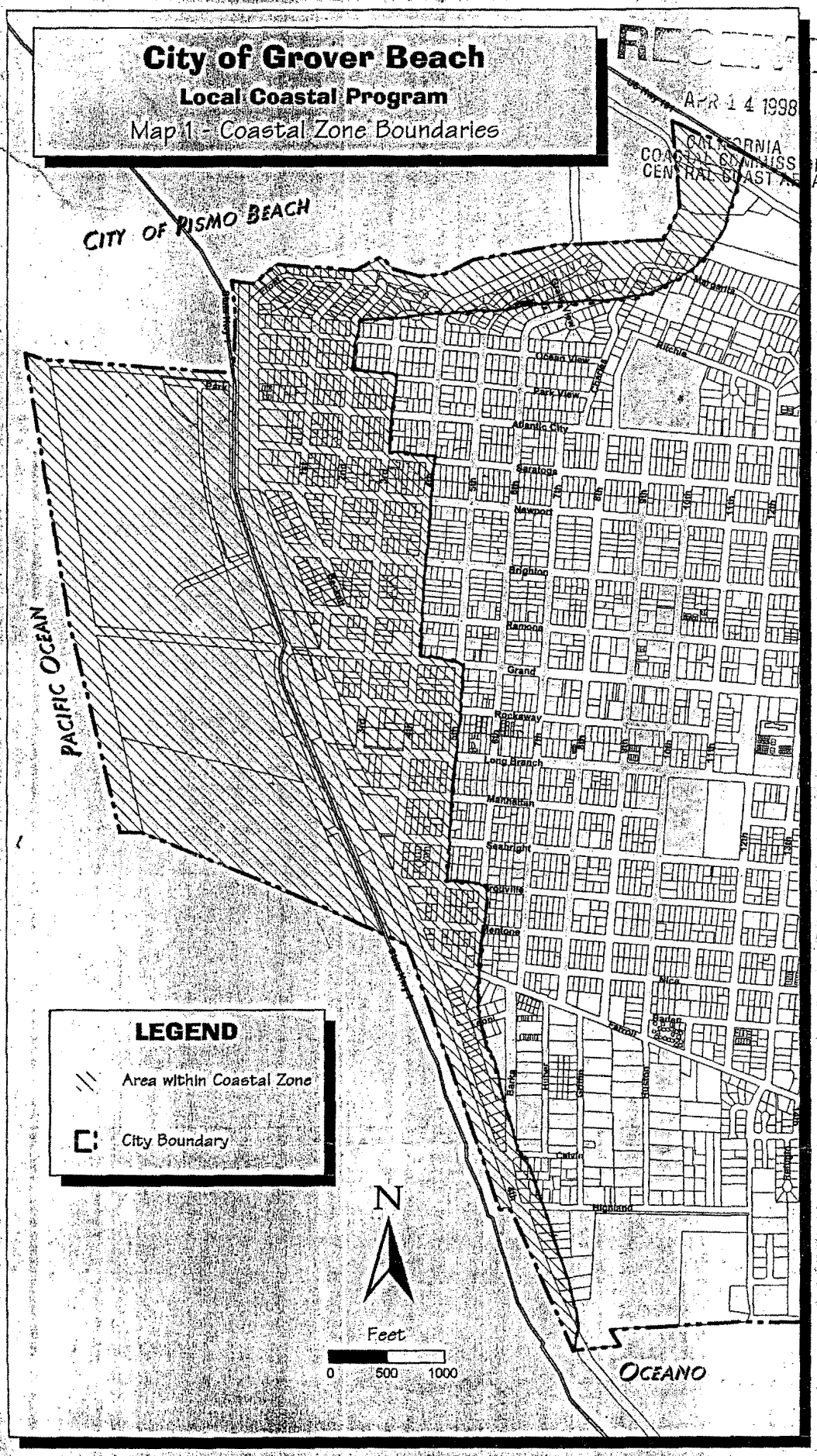
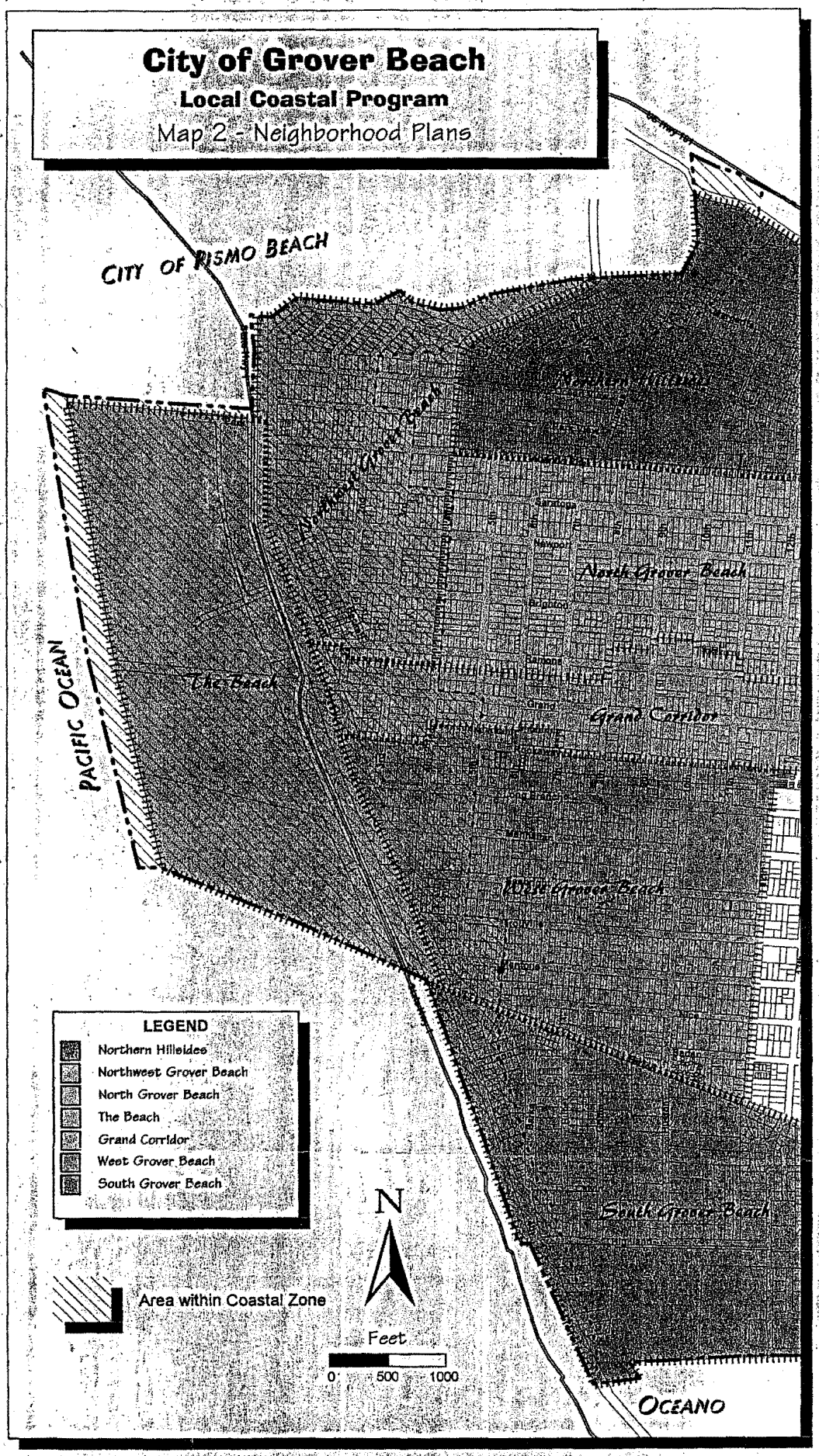


Insert MAP 1


City of Grover Beach
Local Coastal Program
Map 2 - Neighborhood Plans
CITY OF PISMO BEACH
Northern Hillside
North Grover Beach
The Beach
Grand Corridor
West Grover Beach
South Grover Beach
PACIFIC OCEAN
OCEANO
LEGEND
Northern Hillside
Northwest Grover Beach
North Grover Beach
The Beach
Grand Corridor
West Grover Beach
South Grover Beach
Area within Coastal Zone
N
Feet
0
500
1000

INSERT MAP 2

2.0 COASTAL RESOURCES COMPONENT

of the
LOCAL COASTAL PROGRAM

2.1 PART I - NATURAL RESOURCE AREAS

2.1.1 INTRODUCTION

In establishing the Coastal Act of 1976, the California Legislature declared that:

> "*The permanent protection of the State's natural and scenic resources is a paramount concern to present and future residents of the state and nation.*"

This statement expresses a central theme of the Coastal Act: that preservation of the State's unique coastal resources is not merely desirable, but is essential to the long-term health, well being, and prosperity of California and the nation as a whole.

All policies of the Coastal Act are interrelated in a general way because of their common focus upon the Coastal Zone. Some of these policies, however, exhibit a degree of overlap not found among other policy groups because they address coastal concerns from a more obviously ecological perspective. From this ecological perspective any single resource area can serve not one but many impacts. For this reason most of the data presented in this report will be organized in terms of geographic areas rather than specific policy concerns.

2.1.2 MARINE RESOURCE AREAS

Marine resource areas within Grover Beach's portion of the Coastal Zone include not only the ocean itself, but also the ocean floor and the beach with which the ocean interacts. The sand dunes which line the beach's eastern edge should also be placed in this resource category since they are largely a product of the ocean's currents and tides. The dunes, part of the Nipomo Dunes system, are an area of transition between the marine and inland environments.

A. SUBTIDAL ZONE

OWNERSHIP

The subtidal or "photic" zone lies between the mean lower low tide line and the point at which the ocean reaches a depth of 100 feet. At present the subtidal land between the mean high tide line and the three mile limit which marks the boundary of federal waters is under the jurisdiction of the State Lands Commission. Federal jurisdiction extends outward from the three mile limit to national boundaries.

PRESENT AND POTENTIAL USES

The sandy subtidal area within Grover Beach boundaries has limited value for intensive commercial deep sea fishing. Onshore or surf fishing is, however, a popular recreational activity, particularly among local residents. Strong and often unpredictable currents and tidal action limit the value of the area for swimming, surfing and boating.

The subtidal zone immediately south of Grover Beach, but subject to interaction with the Grover Beach subtidal zone, is the site of outfall discharge for the sewage treatment facilities serving Grover Beach, Pismo Beach, Oceano, and Arroyo Grande. The outfall line extends 4000 feet offshore and discharges treated effluent at a depth of sixty feet.

DESCRIPTION

PHYSICAL FEATURES

The subtidal zone within Grover Beach's boundaries is characterized by a sand or sand and mud bottom. No reefs or rocky areas have been found here. In deep areas (seventy to ninety feet) sediment was found, in a recent benthic study, to be extremely fine and silty. The substrate throughout the Pismo State Beach area is relatively level, the distance offshore to the fifty fathom contour being over ten miles (CDM, 1971).

Tidal action plays an important role in the subtidal zone. The waves which break along the shore near Grover Beach strike the beach at an almost perpendicular angle, causing sand eroded from the shoreline or carried by inland creeks to be deposited evenly along the length of the beach. The sand is carried further inland by wind and in this way contributes to the extensive sand dune system which characterizes this area.

The subtidal zone is also affected by the action of two major offshore currents. The California current carries cold, low-salinity water southward between March and November. Between December and February the Davidson current, which carries warmer, lower-salinity water north, predominates (Ecomar, 1975).

Inshore currents are affected by the wind and by tides. Currents move predominantly southeast during flood tides and northwest during ebb tides. The net movement is in a southeastern direction. Surface current movement varies in direction between west and northwest. Current speeds usually range between 0.1 and 0.45 knots.

Tidal heights are about the same along the entire County coastline. The mean range between high and low tides is about 3.5 feet, and the difference between mean higher high and mean lower low tides is approximately 5.2 feet. The highest tides, except those affected by storms are about seven feet above mean lower low water (CDM, 1971).

The waters in the vicinity of Pismo State Beach are generally colder than those farther south. Bottom temperatures show an average daily variation of 2.8° F. A maximum temperature of 63.8° F at a depth of thirty-three feet has been recorded for the month of October. A minimum temperature of 48.4° F at an eleven foot depth was recorded in May. (Ecomar, 1975)

FLORA AND FAUNA

The relatively level sandy and sand-mud substrate of the ocean in the vicinity of Grover Beach acts as the primary constraint on biotic diversity in the area. In deeper waters, between seventy and ninety feet, the fine silty sediment supports only tube-dwelling worms such as the sabellid, Eudistylia sp. The tubes of these worms often provide the only surface to which growing organisms can attach on this rockless ocean floor. In addition to burrowing and tube-dwelling worms, the substrate of the photic zone provides habitat for a few other invertebrates including some species of crabs and starfish.

Common pelagic organisms in deeper offshore waters include several types of plankton and a variety of fish such as the sand dab and surf perch. Farther offshore sole, smelt, queenfish, white croaker, and staghorn sculpin have been found. Among the Cetaceans identified offshore are the endangered gray whale, the humpback whale, sperm whale, Pacific white whale, fin whale, North Pacific pilot whale, Dall porpoise and Pacific white-sided dolphins.

In shallower portions of the photic zone (thirty to fifty feet), a few attached life forms are found. The substrate is inhabited by starfish, sand dollars, flat fish and mollusks such as the razor clam and Pismo clam.

At the twenty foot depth, beyond the breaker line, are dense populations of larger Pismo clams. These nearly virgin stocks are extremely important to the annual recruitment necessary for the continued productivity of Pismo clam fisheries (Ecomar, 1975).

While birds that feed on subtidal inhabitants also forage farther inland, they are an especially important indicator of the biotic health of the subtidal zone. Concentrations of bait-feeding species of birds are an indicator of the presence of large, healthy marine populations. Bait-feeding birds in the Pismo State Beach area include sooty shearwaters, gulls, pelicans, and murres (Ecomar, 1975).

CONFLICTS

There are at present no serious conflicts with the resource values of the subtidal zone. The treated effluent released from the Oceano outfall line has apparently not produced any major water quality problems.

There is some potential for future conflict if the Federal Government leases offshore land on the outer continental shelf (OCS) for exploratory or permanent drilling operations. Large, almost virgin populations of Pismo clams have been found beyond the breaker line at depths as great as twenty feet. Tidal and current action in the vicinity of Grover Beach would rapidly carry spilled crude oil shoreward, thus jeopardizing both recruitment clam stocks and inhabitants of the lower intertidal levels. Accidental tanker spills from an offshore tanker terminal sited in this area would also have adverse impacts upon these clam populations. Two additional potential adverse impacts of oil spills from offshore activity would be the degradation, at least temporarily, of the recreational value of the higher subtidal and the intertidal zones and the injury or destruction of marine birds and mammals.

B. INTERTIDAL ZONE

OWNERSHIP

The intertidal zone lies between the mean higher high water and mean lower low water lines. Within the boundaries of Grover Beach, this intertidal zone is owned by the California Department of Parks and Recreation. This Department ~~has also~~ at one time proposed to acquire jurisdiction over the portion of the subtidal zone which is presently owned by the State Lands Commission but currently is not pursuing this venture. The California Department of Fish and Game has jurisdiction over most matters concerning the area's wildlife populations, including the popular Pismo clam, although the Federal government is responsible for marine mammals such as the sea otter.

PRESENT AND POTENTIAL USES

The intertidal zone is perhaps Grover Beach's most valuable recreational resource area. During low tides, it is used intensively by clammers. At high tides it is popular for surf fishing, and during all but the higher tides, the lower intertidal is used for beach touring in vehicles of all types. At all times the intertidal zone is a popular site for pleasure walking, jogging, birdwatching, and horseback riding.

A clam preserve has been established in the intertidal zone north of Grand Avenue to the City's northern boundary. During the period of time in which this area has preserve status, no clams may be taken from this part of the beach.

The preserve, however, will be shifted from area to area over a period of years to allow clam populations in different portions of the intertidal to regenerate.

Vehicular access is presently permitted ~~throughout~~ within the hard, sandy intertidal zone within Grover Beach boundaries. ~~It is proposed that~~ However, the area generally from the Grand Avenue ramp north to the City limits ~~be~~ is restricted to pedestrian beach users. ~~It is probable that "walk-in" or pedestrian beach usage in this area will significantly increase.~~

DESCRIPTION

PHYSICAL FEATURES

The beach's intertidal zone is covered and uncovered by water twice each day. As in the subtidal zone, the intertidal region of Pismo State Beach is characterized by a sandy, rockless substrate. Fine sand and constant, heavy tidal action has combined to produce an unusually hard beach which is so compacted that much of the intertidal zone can be driven on by vehicles. Because of its hardness and physical uniformity, the beach possesses very little habitat diversity (Thos. Reid & Assoc., 1977).

FLORA AND FAUNA

Those species which inhabit the sandy intertidal must adapt to a harsh environment. Continuous scouring and transport of sand by tidal action, the absence of protective rocks, and seasonal changes in beach morphology have allowed only a sparse and variable biotic community. Invertebrates of the sandy intertidal have evolved such adaptive features as thick shells, sand-filtering papillae and burrowing mechanisms rather than the strong attachment devices of rocky intertidal species (California Department of Parks and Recreation, 1975).

Two types of biotic communities are found in the sandy intertidal zone. These are the macroscopic community of burrowing organisms and the microscopic community of interstitial flora and fauna. The former community includes various species of crustaceans, mollusks, and polychaetes. The dominant invertebrate is the sand crab although this region's most familiar biotic resource is its population of Pismo clams (*Tivela stultorum*). The less common bean clam and razor clam, found here at the southern extremity of their ranges, have also been identified in the intertidal zone (Thos. Reid & Assoc., 1977).

Various specialized forms of flora and fauna live between sand grains in the surface layers of the intertidal zone. Members of this community, which is critical to the marine food chain, include varieties of microflagellates, chrysophytes, amphipods, isopods, kinorhyncha and nematodes (Ecomar, 1975).

A variety of avian species feed in the intertidal zone. Many of these birds are dependent, at least during some parts of their life cycle, upon habitat and food provided in the nearby coastal dunes and wetlands. Shorebirds observed in the intertidal zone, many of which are migratory, include the least sandpiper and the western snowy plover, which uses the area for breeding and wintering. Several species of loons, grebes, and gulls have also been observed feeding in the intertidal zone of near-shore waters.

The sea otter has recently become an inhabitant of the intertidal zone near Grover Beach. This endangered species has recovered its depleted numbers under federal protection to the extent that it now represents a serious threat to the clam populations upon which it preys. The sea otter has migrated south from northern California, where the last of these marine mammals first gained protection, leaving clam populations so reduced that it is unlikely this bivalve will ever again represent a significant recreational resource in areas inhabited by the otter.

CONFLICTS

The most significant conflicts within the beach's intertidal zone are those which arise from the variety of recreational uses, not always compatible, which this resource area accommodates. In many cases conflicts between user groups over the question of appropriate uses for the Coastal Zone reflect a dichotomy between those who wish to drive on the beach and those who do not.

There is no documented evidence that vehicles driven on the hard beach of the intertidal zone seriously damage clam populations of the area. It has been suggested, but not demonstrated, by some researchers that vehicular beach use diminishes habitat values in the intertidal zone through excessive compaction of the sand (Ecomar, 1975).

While vehicular beach use may thus not represent a critical source of conflict with clam populations, it is felt by many to conflict with the value of the clamming experience as well as with those of surf fishing, jogging, pleasure walking, picnicking, and other similar beach activities. Conflicts between the values and objectives of different groups in relation to the use of the intertidal zone are expected to increase in the future.

The size of clam catches in the Pismo State Beach intertidal area has decreased significantly since the early days of Grover Beach. However, in relation to clam populations in other coastal areas, the populations in the vicinity of Grover Beach are considered to be of a "healthy" size and capable of reproducing adequately to meet future demands. However, it is probable that despite this fact, clam populations here will be critically impacted by the sea otter since the otter's migration has extended to Pismo State Beach. Populations of clams, significantly depleted in comparison to historical population sizes, may now be below the minimum size necessary to withstand the sea otter's predation.

C. SAND DUNES

OWNERSHIP

The sand dunes within Grover Beach's boundaries, like the adjacent beach, are owned by the California Department of Parks and Recreation. Portions of the same dunes system farther south, however, are under several different ownerships, including the County, Pacific Gas and Electric Company, Union Oil and several smaller property owners. The sand dunes are shown on Map 3.

Additionally, as noted earlier, the dunes are in an area of transition between the Californian and Oregonian ecological provinces, so that some types of vegetation found here are at the northern or southernmost limits of their ranges. The following plant communities can be found in the dunes within Grover Beach's limits:

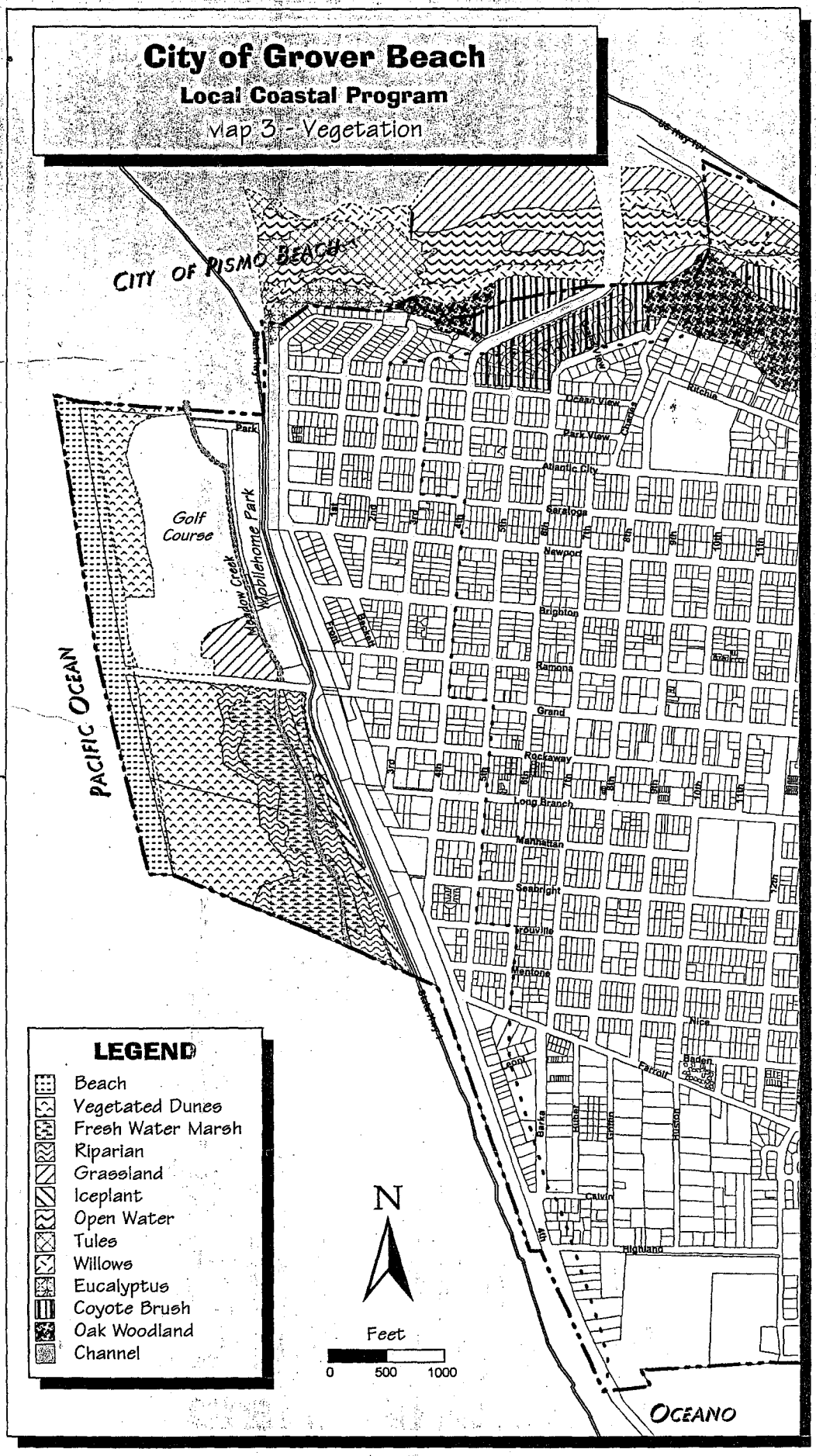
Coastal Strand Community: The coastal strand community occupies the dunes nearest to the beach and primary dunes. The plants of this community are pioneers in dune stabilization, but are found throughout the dunes. Within Grover Beach's boundaries introduced species of European beach grass and ice plant are predominant although some native vegetation is also present. Plants of the coastal strand are usually low-growing or prostrate, and often succulent. They must be able to adapt-to constantly shifting sands and have the ability to bind sand into stable hillocks. Plants of this type found in the coastal dunes include yellow sand verbena, purple sand verbena, dune dandelion, ice plant, sea rocket, beach morning glory, and beach burr. The fauna of this community is predominantly invertebrate, comprised of a variety of insects. Specially adapted mammals such as Heerman's kangaroo rat, a close relative of the endangered Morro Bay kangaroo rat, are also found in the relatively harsh environment of the coastal strand.

Coastal Sage Scrub Community: The next stage in dune stabilization is represented by this community. Coastal sage scrub habitat is found inland from the foredunes in the Grover Beach area and is adjacent to the riparian vegetation along Meadow Creek south of Grand Avenue. Plants in the coastal sage scrub community are usually low-growing and bushy. Native vegetation of this type includes California sagebrush, coyote brush, brush lupine, and sand verbena (California Department of Parks and Recreation, 1975).

This vegetation serves a variety of purposes. It stabilizes otherwise active dunes and reduces the erosion by wind of sand into Meadow Creek to the east or onto Grand Avenue. In addition it provides habitat for a number of wildlife species including a variety of birds such as thrushes, wrens, warblers, vireos, flycatchers, finches, sparrows and juncos. None of the bird species which frequent the dunes within Grover Beach are listed as rare or endangered, although the least tern, an endangered species, has been identified in the dunes farther south. Small mammals including the Audubon cottontail rabbit and Heerman's kangaroo rat are also seen in the coastal sage scrub community along with numerous species of smaller reptiles and insects.

Dune Scrub Community: Plants of this type of community, although somewhat different from those of the coastal sage scrub, also grow on stabilized dunes. While found along the California coast from Sonoma County to Los Angeles County, this community is extensive only at Point Reyes in Marin County and in the Santa Maria River complex which extends from Morro Bay in San Luis Obispo County to Vandenberg Air Force Base in Santa Barbara County.

The dune scrub community is dominated by mock heather and dune lupine and provides habitat for wildlife similar to that of the coastal sage scrub community.


City of Grover Beach
Local Coastal Program
Map 3 - Vegetation
CITY OF PISMO BEACH
PACIFIC OCEAN
Golf Course
Meadow Creek
Mobilehome Park
Park
Ocean View
Park View
Atlantic City
Saratoga
Newport
Brighton
Ramona
Grand
Rockaway
Long Branch
Manhattan
Seabright
Grouville
Mentone
Nice
Baden
Farrow
Calvin
Highland
Beach
Oceano
LEGEND
Beach
Vegetated Dunes
Fresh Water Marsh
Riparian
Grassland
Iceplant
Open Water
Tules
Willows
Eucalyptus
Coyote Brush
Oak Woodland
Channel
N
Feet
0
500
1000

INSERT MAP 3 - VEGETATION

Grassland Community: Grassland communities are found in several of the hollows and low areas of the dunes within Grover Beach boundaries. Vegetation of this type requires the extra moisture and shelter from wind provided by these depressions. Plants found in the grassland community include filaree, plantain, toad flax, and bromegrass.

CONFLICTS

The greatest source of present and potential conflict with resource protection in the dunes lies in damage done to dune vegetation by overuse. Recreational overuse by vehicles, which are prohibited by law from entering the dunes, is a particularly critical problem. Off-road vehicles in this area have destroyed wide swaths of vegetation in the foredunes, thus reducing their stability and habitat value. While not used intensively by pedestrian or equestrian visitors at present, it is probable that such activities will increase in the future and may then present a threat to the continuance of duke stabilizing vegetation.

In an effort to control the erosion by wind of sand from the dunes onto Grand Avenue, the California Department of Parks and Recreation has erected snow fences along the unstabilized dunes near Grand Avenue. In their present location these fences do not alter natural sand movement to any greater extent than do the street, restaurant and restrooms which are located partially in the foredunes. However, if additional retaining fences or other structures are erected on the foredunes farther north or south of Grand Avenue than those which exist at present, sand movement and dune formation may be altered.

The dune arboretum proposed for both the unstabilized and stabilized dunes south of Grand Avenue would, according to the State's development plan, include parking facilities, interpretive facilities and trails. The development proposed in the plan is inappropriately intensive relative to the low tolerance for disturbance which characterizes dune vegetation and natural sand movement processes. Implementation of such a proposal, unless modified substantially to reduce its impacts on the dunes, would conflict with preservation of this resource as it exists at present.

2.1.3 INLAND RESOURCE AREAS

Inland resource areas which are within or are impacted by the City's portion of the Coastal Zone include a variety of natural systems and habitats which derive much of their resource value directly or indirectly from their interrelationship with the ocean. Natural systems include an extensive groundwater basin and a coastal wetlands complex containing portions of a creek, marsh, and an open lagoon. Several sensitive habitat areas dependent upon these bodies of water also fall in the category of inland resource areas. Coastal habitats include riparian, freshwater marsh, coastal woodland, sage chaparral, and lagoon communities. All of these habitats interact with one another and are characteristic of an undisturbed coastal environment.

A. WATER RESOURCES

ARROYO GRANDE GROUNDWATER BASIN

See Section 6.2 for discussion of groundwater resources.

~~OWNERSHIP~~

~~The Arroyo Grande groundwater basin underlies several communities in addition to Grover Beach. At present the basin is not adjudicated and the communities overlying the basin draw whatever~~

~~quantities they wish. Presently a Groundwater Management Plan is being considered and, if adopted, would entitle each community to a specific amount of the basin's water supply.~~

~~PRESENT AND POTENTIAL USES~~

~~Grover Beach presently (1979) draws approximately 400 acre-feet annually from the Arroyo Grande basin which has an estimated potential annual safe yield of between 6500 and 6900 acre-feet. The remaining 800 acre-feet which the City presently requires to meet its annual water needs are provided by the Lopez Reservoir project. Because this quantity represents the full amount of Lopez water to which the City is entitled under its contract with the County, an increased reliance upon its groundwater resources in the future is probable.~~

~~PHYSICAL DESCRIPTION~~

~~The Arroyo Grande groundwater basin encompasses a total area of approximately 12,460 acres and is located between the smaller Pismo basin to the north and the much larger Santa Maria basin to the south. The aquifers of the Arroyo Grande basin are composed mainly of stream-deposited sand, gravel and clay. This alluvium is, in some locations, up to 200 feet thick. (CDM, 1971) The aquifers are recharged primarily by agricultural runoff and precipitation. Periodic releases of water from the Lopez Reservoir into Arroyo Grande Creek are also used to recharge the basin. A recent study found that the Arroyo Grande basin was replenished at an average rate of approximately 5,700 acre-feet annually, 1,300 acre-feet of which was agricultural irrigation return (A.G. Area Water Resources, 1977).~~

~~Quality: Groundwater from the shallow aquifers of the Arroyo Grande basin has been placed in classes 1 and 2 for irrigation purposes. The water is hard and total dissolved solids (TDS) and other mineral concentrations in many areas exceed Federal Drinking Water Standards. (A.G. Area Ground Water Resources 1977) Particularly significant is the high concentration of nitrate ions found in water produced by old municipal wells overlaying the basin. The City recently constructed a new well which reaches depths of the groundwater basin which contain water of a higher quality. At present there is no evidence in the Arroyo Grande basin of saltwater intrusion or overdrafting. (CDM, 1978)~~

~~Capacity: The California Department of Water Resources has concluded that the onshore Arroyo Grande basin has a potential safe annual yield of between 6,500 and 6,900 acre-feet per year. In addition, although not directly confirmed, it has been tentatively concluded that an offshore extension of the basin may contain approximately 3.2 million acre-feet of recoverable groundwater. However, the safe annual yield of this offshore aquifer is not yet known. (CDM, 1978)~~

~~A constraint upon the capacity of the Arroyo Grande basin lies in the manner in which wastewater and runoff are disposed. Historically, nearly all urban wastewater produced in Grover Beach was returned to the basin, either through private septic tanks, or in the case of runoff, direct percolation through the porous soils above the basin. Virtually none of this water was lost to the ocean. Presently, however, nearly all the City's wastewater is treated in a sewage treatment plant and conducted through an outfall line to the ocean. The approximately 800 acres of impervious surface which now cover the City's 1,408 acres of porous soil inhibit direct percolation of precipitation or runoff. Most runoff water is now channeled through storm drains and surface gutters into Pismo Lake and Meadow Creek. While some of this water re-enters the groundwater basin through these aquifer recharge areas, approximately 80% is eventually carried to the ocean. In addition to reducing the quantity of water returned directly to the basin, transport of runoff along urban streets results in its pollution by oil and sediment, thus reducing its quality when it enters recharge areas.~~

~~Present and Projected Demands: The City's new, deeper well is capable of providing approximately 1900 acre-feet of high quality water per year if operated continuously. With this amount and the 800 acre-feet of the Lopez allotment, the City is capable of meeting all of its projected water needs past the year 2000. Present and projected demands for groundwater by the region, by Grover Beach, and by Grover Beach's portion of the coastal zone are shown below.~~

~~Year~~	~~Regional Demand~~	~~City Demand~~	~~Coastal Zone Demand~~
~~1977~~	~~795 acre-feet~~	~~375 acre-feet~~	~~48 acre-feet~~
~~1997~~	~~1248 acre-feet~~	~~1102 acre-feet~~	~~132 acre-feet~~

~~CONFLICTS~~

~~The problems involving the City's groundwater resources have been discussed in the preceding pages. In short, they are the adjudication of the groundwater basin through a commonly agreed to Groundwater Management Plan, the water quality conditions of the shallow aquifers, and the manner in which wastewaters are disposed.~~

SURFACE WATERS

The bodies of surface water in or near Grover Beach are part of a coastal wetlands system extending from the City of Pismo Beach to the Arroyo Grande Creek approximately 2 1/2 miles south of Grand Avenue beyond Grover Beach's boundaries. This wetland system, which depends largely on domestic and agricultural runoff for water, is part of a drainage area of approximately 3,800 acres. The wetlands overlie the Arroyo Grande ~~Tri-Cities Mesa~~ groundwater subbasin and provide it with several aquifer recharge areas. Three main wetland areas in the vicinity of Grover Beach play critical resource roles in facilitating aquifer recharge and drainage, and providing wildlife habitat. These areas are Meadow Creek, Pismo Lake and Oceano Lagoon.

PISMO LAKE

OWNERSHIP

Pismo Lake, which lies within the City of Pismo Beach immediately adjacent to Grover Beach, is now owned almost entirely by the California Department of Fish and Game, and is managed as a State Ecological Reserve. A strip of approximately five acres of land immediately adjacent to the marsh's southern border within Grover Beach ~~has been recently~~ was acquired by the City in 1981 to be used as a natural buffer zone between development and the marsh.

A portion of Pismo Lake which lies east of North Fourth Street just beyond Grover Beach's northern boundary is privately owned. Land immediately adjacent to the marsh's southern edge here is also privately owned but lies within Grover Beach boundaries. All land along the marsh's northwestern, northeastern and northern borders is beyond City boundaries and is privately owned with the exception of Pismo Lake. As the area east of North Fourth Street developed, open space dedications ~~will be requested~~ were required.

Present and Potential Uses

Pismo Lake is now a State Ecological Reserve. The Reserve status of the marsh greatly restricts the kinds and intensity of uses permitted within its boundaries. The marsh must be preserved in its present undisturbed condition although limited removal of vegetation will be allowed to improve water circulation. The Reserve is open to the public, but no support services are or will be provided and the public will not be encouraged to use this fragile area intensively. A five-acre natural buffer zone bordering the southern edge of the marsh west of North Fourth Street ~~has been~~ was dedicated to Grover Beach as a condition of Coastal Commission approval of a four parcel subdivision. The buffer area must remain in an undisturbed natural condition and is subject to the same use restrictions applied to the Pismo Lake Ecological Reserve.

Description

Physical Features: Pismo Lake is a coastal marsh approximately 3,000 feet in length, and with an average width of 660 feet. The area of submerged marsh is 45 acres. A small portion of the marsh is divided from the larger body of water by North Fourth Street. The northern branch of Meadow Creek widens to become this small part of the marsh immediately east of Fourth Street.

Because of the creek's close interaction with this part of the marsh, discussion of this branch of the channel will be incorporated into the discussion of the marsh itself and its environs.

The marsh lies at a low elevation at the foot of vegetated south facing slopes within Grover Beach boundaries. These slopes range from about 2% to 25% and are particularly steep nearest the marsh's edge west of North Fourth Street.

Much of Pismo Lake is bordered by urban development. North and east of the marsh, in the City of Pismo Beach, are a mobilehome park, a shopping center and other commercial activities. U.S. Highway 101 also lies near the marsh's northern border. The marsh is divided by North Fourth Street, a major freeway access route. Within Grover Beach limits to the south, residential development extends northward over the crest of the hills which slope down to the marsh. Above the portion of the marsh lying east of North Fourth Street, ~~some~~ single family dwellings have been constructed below the ridge-line on the north-facing slopes. However, large portions of the slopes both east and west of North Fourth Street are presently undeveloped and densely vegetated.

Flora and Fauna: Pismo Lake and the remaining undeveloped lands adjacent to its borders provide a variety of native habitats. Because these habitats contain some rare and endangered species of plants, and because encroaching development now jeopardizes the ability of this natural area to withstand the impacts of urbanization, Pismo Lake and its environs must be considered a sensitive habitat area.

- Marsh Habitat: Like other freshwater marshes, Pismo Lake is characterized by the dense growth of plants such as tules, cattail, bulrush, and in shallow waters, by several species of grass. In the northern portion of the marsh, several "salt sinks" have developed, probably as the result of sedimentation caused by runoff from nearby development. In this area, vegetation is characteristic of a saltwater rather than a freshwater marsh, and includes perennial pickleweed, saltgrass, frankenia and other saltwater indicators (Nakata, 1974). Algae blooms are also found here and elsewhere in the marsh, indicating that excessive amounts of nitrogen and other nutrients are being deposited in the lake by runoff. Open-water species of vegetation include stonewort, duckweed, pond weed, and water milfoil.

- Disturbed Weedy Habitat: ~~Adjacent to Pismo Lake and west of Fourth Street lies a ten-acre parcel of vacant land, a portion of which is presently being developed. This area lies between residential development at the crest of the hill and the marsh itself at the bottom of the north-facing slope. The northernmost half of this property lies immediately adjacent to developed land and has suffered extensive disturbance from human activity. This area is characterized by the introduced "weedy" plants commonly found on disturbed vacant lands. Plants of this type include sow-thistle, wild oats, and telegraph weed.~~ Weedy vegetation is ~~also~~ found in disturbed, vacant lands immediately east of North Fourth Street between El Camino Road, adjacent to Highway 101, and the northern edge of the marsh. Plants of this type include sow-thistle, wild oats, and telegraph weed.

- Oak Woodland Community: This type of community is found in the vicinity of Pismo Lake within Grover Beach, both east and west of North Fourth Street. Map ~~B-~~3 shows the location of these wooded areas. The oak woodland community is dominated by coast live oak (*Quercus agrifolia*) and is the last woodland of this type in the entire region. East of North Fourth Street, the oaks form a dense canopy over the central portion of the area and grade into the riparian community along the marsh's edge. West of North Fourth Street, the woodland community begins at the top of a relatively steep slope and also extends, intermixed with riparian vegetation, to the marsh's shore. Vegetation found in the oak woodland community includes, in addition to coast live oak and pygmy oak, the wild blackberry, poison oak, coyote bush, wild cucumber, and coffeeberry.

- Riparian Woodland Community: West of North Fourth Street, adjacent to the marsh, the riparian community is really part of the oak woodland complex described above. Riparian vegetation associated with the coast live oak woodland, include elderberry, wild rose, poison oak, wild cucumber, nettle, berry and other herbaceous plants.

  East of North Fourth Street vegetation near the marsh and creek is dominated by a well-developed grove of arroyo willows (*Salix lasiolepis*). Other trees and shrubs associated with the willow grove include coyote bush, wild blackberry, nettle, and various types of sedge and rushes.

- Chaparral and Coastal Sage Scrub: Chaparral and coastal sage scrub communities are found east of Fourth Street on the slopes between residential development and the marsh and creek. These two types of communities overlap at several points, but in general, the chaparral is found near the center of the slope or above the oak woodland, while the sage scrub lies on the southwestern portion of the area. Chaparral vegetation here includes the very rare and possibly endangered shagbark manzanita (*Arctostaphylos rudis*), which is known to occur on sandy soils between Grover Beach and Lompoc and nowhere else in the world. The shagbark manzanita found on this site is believed to be at the northernmost limit of the species' range, since the plant had never been found farther north than Oceano until its discovery here. Other species of chaparral vegetation include plants such as chamise and coffeeberry. Several live and pygmy oaks are also scattered throughout this area. Coastal sage scrub vegetation includes black sage, California sage brush, false heather, bush lupine and other herbaceous plants.

- Wildlife: Diverse plant communities, of course, provide habitat for diverse species of wildlife. The California Department of Fish and Game his estimated that as many as 59 species of birds, 24 species of mammals, and 4 species of reptiles and amphibians may be found in the relatively undisturbed habitats near Pismo Lake. While none of the animal species identified in areas adjacent to the marsh are known to be rare or endangered, several are unusual and not commonly seen so near urban areas. These species include birds such as the red-shouldered hawk, Cooper's hawk and turkey vulture, the great egret, the snowy egret, the great blue heron and a variety of ducks and geese. Among the many mammals found in the area are the opossum, raccoon and beaver. The only species of ~~such fish~~ known to occupy the open water of the marsh is the mosquito fish, introduced to control mosquitos.

CONFLICTS

No part of the marsh (Pismo Lake) lies within the City's boundaries. However, the only relatively undisturbed, undeveloped land adjacent to all parts of the marsh lies on its southern border within Grover Beach's portion of the Coastal Zone.

At present, resource conflicts in this area are minimal. Some disturbance of vegetation and wildlife near the marsh has resulted from the use of motorcycles and other human activities in the area. Encroaching residential developments both east and west of North Fourth Street have, by causing the removal of vegetation, increased erosion problems and sedimentation of the marsh and creek. The amount of additional sedimentation which has been generated from this area has not been measured. However, in general, light development such as residential dwellings could result in approximately 16 tons per acre of eroded sediment annually as compared to less than 1/5 of a ton per acre annually from undisturbed vegetated land.

~~Potential for serious resource conflicts in the future lies in the R-1 or single-family zoning designation which has been applied to most of the remaining undeveloped land near the marsh. The only portions of this undeveloped area not within the R-1 zone are the secondary flood plain which follows the creek bed east of North Fourth Street and the five-acre area zoned for residential-agricultural (R-A) uses which lie west of North Fourth Street.~~

~~Undeveloped land within the R-1 district lies entirely on the eastern side of North Fourth Street, and is adjacent to the smaller portion of the marsh and the creek bed. These densely vegetated hillsides, many of them with slopes of up to 25%, all drain directly into the marsh or creek. The present R-1 designation would permit construction of single-family homes at a density of seven units per acre throughout almost the entire fifty-two acre area. (The area along El Camino Road which is designated as a secondary flood plain requires a minimum lot size of three acres.)~~

~~No special regulations concerning grading, earthmoving, removal of vegetation, landscaping, drainage, or other potentially disruptive activities are included in the R-1 zoning designation. Moreover, no special provision has been made to preserve a buffer area along the marsh or creek bed. Even within the secondary flood plain, relatively intensive development can occur under a conditional use permit.~~

~~Current land use designations for the lands which impact upon the marsh and creek, particularly east of North Fourth Street, do not adequately protect the resource values of these bodies of water or the values of adjacent habitat areas. No special protection is given to the rare and possibly endangered shagbark manzanita, nor to the unique coast live oak woodland.~~

MEADOW CREEK

OWNERSHIP

The two natural drainage channels known as Meadow Creek flow through both publicly and privately owned lands. The northeastern branch of the Creek, which lies only partially within Grover Beach boundaries, has been discussed in the preceding section. The western branch of Meadow Creek, the larger of the two, lies entirely within land which is owned by the California Department of Parks and Recreation and is part of Pismo State Beach.

PRESENT AND POTENTIAL USES

The primary function of the western branch of Meadow Creek is presently that of channeling runoff from urbanized portions of Grover Beach and adjacent communities into the Oceano Lagoon and Arroyo Grande Creek to the south. In 1963 the natural creek channel south of Grand Avenue was dredged to improve drainage blocked by sediment and vegetation. ~~In recent years clogging has again become a problem in several parts of the channel, creating areas of stagnant water which provide ideal breeding grounds for mosquitos. The California Department of Parks and Recreation has proposed to redredge the channel to improve drainage and increase the open water in this area. These improvements are expected to enhance habitat values of this area and to alleviate mosquito control problems as well. However, the Coastal Act, in Section 30233(a), specified that dredging of coastal creeks and wetlands be permitted only *"where there is no feasibly less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects . . . ."* In section 30233(b) the Act further requires that *"dredging and spoils disposal shall be planned and carried out to avoid significant disruption of marine and wildlife habitats and water circulation . . ."* In order for the State Department of Parks and Recreation to undertake the proposed dredging project, findings that the project will meet the above criteria will have to be made.~~ The portion of Meadow Creek north of Grand Avenue between the golf course and a mobilehome park has been channeled for flood control purposes and much of the original habitat value has been lost. A restoration and enhancement plan for this 0.5 mile portion of the creek could provide for planting of riparian and other native plants to help restore the resource value of the area.

The primary function of the northeastern branch of Meadow Creek is that of a natural drainage course for the large watershed of the Oak Park area. The potential uses of lands adjacent to the portion of the creek system which falls both within the City limits of Grover Beach and the Coastal Zone are limited due to concerns related to the preservation of the oak woodland and further sedimentation in parts to Pismo Lake. The underlying land use designation for much of the adjacent land is low density residential. Any development proposal would have to be accompanied by a specific plan which would be responsive to the above concerns.

DESCRIPTION

Physical Features: The approximately three-mile long channel which this creek provides drains a small watershed area of about seven square miles and is dependent primarily upon runoff from this watershed for its seasonal flow. Natural runoff is rare in the summer and fall months. The creek bed begins north of Grover Beach's northern boundary line and winds south along Highway 1, then between a mobilehome park and golf course, and under Grand Avenue where it flows through open marsh to the lagoon. At several points along its course within Grover Beach, the creek receives storm drain discharge from the City's drainage system. At present, runoff is discharged into the creek from storm drains at Mentone Avenue, Manhattan Avenue, Grand Avenue, Margarita Avenue, North 2nd Street, and from Front Street near the City's northern boundary. A larger outfall line for Mentone Avenue has been proposed.

Flora and Fauna: South of Grand Avenue, where native vegetation has not been extensively disturbed, the creek and the wetlands through which it flows support diverse riparian and freshwater marsh habitats. Herbaceous vegetation, including wild rose, elderberry, wild cucumber, nettle, and poison oak as well as California wax myrtle and other small trees, are found near the creek and wetlands immediately south of Grand Avenue. North of Grand Avenue, native riparian vegetation has been almost entirely removed and replaced by ornamental grass or by weeds.

Wildlife found in the riparian habitat of the creek is often seen in freshwater marsh or woodland habitats as well since these three habitats overlap in this coastal wetlands system. This diversity of habitat is responsible for the diversity of wildlife found here. Avian species include a variety of water fowl, herons, egrets, hawks, and owls. Among the mammals identified here are opossums, raccoons and beavers. No rare or endangered species have been identified in the riparian or marsh habitats along the creek.

CONFLICTS

Meadow Creek, like Pismo Lake, is fed primarily by runoff from the surrounding watershed. A large part of this runoff consists of water carried from streets in Grover Beach which is discharged through storm drain outfalls directly into the creek at several points. With the exception of Margarita Avenue, eExisting storm drain outfalls are not equipped with oil separators or with devices designed to filter sediment out of water discharged into the creek. The sediment and pollutants which enter the creek bed in this manner have contributed to flooding hazards in several places along the creek's west bank. Portions of the creek have become so clogged with sediment, overgrown vegetation, and algae "blooms" that they now represent a public nuisance as mosquito breeding grounds. The inability of runoff to flow through the creek bed freely has also reduced its habitat value for the plants and invertebrates upon which a variety of wildlife once fed in large numbers. Oil and other pollutants carried directly from City streets to the creek reduce water quality and the ability of the creek bed to function as an aquifer recharge area.

An additional source of sedimentation in the creek's western branch is the sand eroded by wind from nearby dunes. While this form of erosion is essentially a natural process, it is susceptible to acceleration when stabilizing dune vegetation is removed or destroyed. Destruction of vegetation on the dunes near Grand Avenue and along the beach by vehicles has already resulted in increased sand erosion problems.

The California Department of Parks and Recreation, in an attempt to alleviate mosquito control and flood hazard problems caused by sedimentation, dredged the southern portion of the creek channel south of Grand Avenue in 1963~~ and recently proposed to redredge the same channel~~. The Deparment has no future plans to drain the wetlands south of Grand Avenue.~~At present the Department is using a relatively inexpensive interim method of reducing stagnant water areas. This method involves drainage water from the creek and wetlands immediately south of Grand Avenue into the Oceano Lagoon each year. Mosquito problems in the creek bed near Grand Avenue are alleviated in this way but the yearly removal of all water from this portion of the creek and wetlands has greatly reduced the wildlife habitat value of the drained area.~~

~~The proposal to redredge the creek rather than continue to drain it each year has not been given approval by the Coastal Commission. The California Department of Fish and Game has indicated that the proposed dredging would not seriously jeopardize the habitat value of the creek and surrounding riparian vegetation. The Coastal Commission has given conceptual approval to this proposal, but indicated concern that disposal of dredging spoils would temporarily displace lower growing, herbs and shrubs along the creek banks. The proposal to redredge the channel, while accomplishing short-term goals, would have to be repeated periodically unless sources of sedimentation, primarily urban runoff and sand erosion, are controlled.~~

OCEANO LAGOON

OWNERSHIP

The body of water called Oceano Lagoon lies south of Grover Beach's southern boundary in the community of Oceano. However, this lagoon ultimately receives much of the runoff transported by Meadow Creek from within Grover Beach and is an integral part of the creek drainage system. Most of the lagoon is owned by the California Department of Parks and Recreation and is considered part of Pismo State Beach. A smaller portion of the lagoon and adjoining marsh land lie south of Pier Avenue under the jurisdiction of the County. The sewage treatment plant adjacent to the lagoon has recently purchased a small part of this marsh land for eventual use as an additional sludge drying bed.

PRESENT AND PROJECTED USES

Presently the Oceano Lagoon serves chiefly as a natural settling basin for water which flows from Meadow Creek and either re-enters the aquifer beneath the lagoon or flows onto the mouth of Arroyo Grande Creek. Much of the vegetation in the vicinity of the lagoon is disturbed or introduced. The state campground adjacent to the lagoon and residential development at its southern extremity have replaced native vegetation in this area. Also located adjacent to the lagoon south of Pier Avenue is the South San Luis Obispo County Sanitation District plant which provides sewer service to Grover Beach.

DESCRIPTION

Physical features of the lagoon are similar to those of Pismo Lake. Water quality is generally poor and high in nitrates. Stagnating water in portions of the lagoon creates mosquito control problems during the summer and fall months.

Vegetation adjacent to the Oceano Lagoon is significantly disturbed, although some native riparian and marsh species occur along portions of its banks. The riparian habitat provides one of the best areas along the central coast to view migrating and vagrant warblers, vireos, tanagers, and nut hatches. ~~The area does not provide significant wildlife habitat due to the replacement of native vegetation and to the proximity of the state campground, the airport, and residential development. Some waterfowl and other birds, most of them migratory, feed in the lagoon and adjacent lands.~~

CONFLICTS

Although the Oceano Lagoon lies beyond Grover Beach boundaries, it is an important part of the wetlands system upon which Grover Beach has a substantial impact. As in the case of Pismo Lake and of Meadow Creek, the chief source of conflict with lagoon resource values are sedimentation and pollution. While neither of these processes has been monitored, siltation and the erosion of sand into the lagoon pose a threat to good drainage. Increases in growth of algae and duckweed, which indicate that an excess of nutrients in the water may be causing eutrophication, have also created drainage problems in the lagoon. It is probable that unclarified runoff from Grover Beach storm drains which is carried by Meadow Creek to the lagoon is contributing to its pollution and sedimentation.

B. AGRICULTURAL LAND

The City of Grover Beach, once a primarily agricultural coastal community, is now predominantly residential. The amount of land within the City which is still in agricultural production comprises only about ~~thirty-seven~~ forty-eight acres. None of this land is classified as "prime." Productive or potentially productive agricultural land within the City's portion of the Coastal Zone comprises approximately two ~~to three~~ acres.

OWNERSHIP

The agricultural land lying within Grover Beach's portion of the Coastal Zone is privately owned in holdings belonging to four separate private parties. Most of the agricultural land here is leased by the owners for small-scale agricultural operations. None of the parcels in this area are within an agricultural preserve.

PRESENT AND POTENTIAL USES

The agricultural land within the City's portion of the Coastal Zone lies at the City's southern extremity ~~within part of a~~ adjacent to the large residential-agricultural (R-A) district which extends eastward over about fifty acres of land. At present, the two ~~to three~~ acres of Coastal Zone land within this district are in agricultural use. Most of these uses, however, are actually agricultural support uses including a warehouse, farm residences, and other similar structures. Crops grown on adjacent agricultural land are primarily strawberries and other specialized truck-farming crops.

The ~~C~~-R-A designation permits agricultural activities (excluding the raising of cattle or swine), but also allows single-family residences on lots of at least 20,000 square feet. Rising land values and the rapid increase in new industrial and residential development on adjacent lands suggest that this small coastal agricultural area will soon be in transition to low-density residential uses.

DESCRIPTION

PHYSICAL FEATURES

This two ~~to three~~ acre agricultural area of Class IV soil is considered best suited for intensive farming activities such as orchards, truck farms, and vineyards. As noted above, most of the parcels here, ranging from one-fifth of an acre to three acres, are presently used to support the adjacent production of strawberries and other similar crops.

This area is part of a much larger agricultural area to the east which is presently in intensive agricultural production. Immediately to the north of the area lies ~~an~~ the C-R-1 and R-1 zones which ~~is~~ are being developed into single-family dwellings. South of the area and beyond Grover Beach's boundaries lies the unincorporated community of Oceano. Here development is a mixture of residential and commercial uses, many of them deteriorated. Beyond this developed part of Oceano to the south and southeast lies a large alluvial plain of Class I and Class II soils presently in agricultural production. This prime land represents one of the County's most valuable agricultural resources.

CONFLICTS

Because of small parcel sizes, and the relatively low quality of the soil here, this agricultural land is not considered to have great agricultural value. For this reason, the residential zoning designation does not conflict with the protection of resource values. Here, the land lying immediately east of this area may continue to be agriculturally productive for some time. An agricultural combining district overlay will protect agricultural uses as viable, conforming uses in the short-term, and provide opportunities for Transfers of Development Rights over the long-term. Residential development within the Coastal Zone here ~~may be~~ has not been incompatible with adjacent agricultural activities and ~~may~~ has not jeopardized their continuance.

2.1.4 SUMMARY OF CONFLICTS

A. MARINE RESOURCE AREAS

SUBTIDAL ZONE

1. Shoreline structures which alter tidal and current action could adversely affect the replenishment of the beach and dunes with sand from the ocean.

2. Offshore oil drilling or the construction of tanker terminal facilities could result in oil spills which would jeopardize the productivity of Pismo clam populations and diminish recreational values of the beach.

3. Sand mining offshore could disrupt habitat and alter natural shoreline processes if not mitigated.

INTERTIDAL ZONE

1. Unsegregated use of the intertidal zone by both pedestrians and vehicle operators diminishes the recreational resource value of the beach. Vehicular beach use may diminish habitat values in the intertidal zone.

2. Clamming activity has significantly reduced the intertidal clamming stocks. Reduction in the size of these clam populations may make them more susceptible to destruction by the sea otter which has recently migrated to Pismo State Beach.

SAND DUNES

1. Structures erected on the dunes could alter the natural movement of sand and interfere with the formation of the dunes.

2. Vehicles, although prohibited from using these dunes, have destroyed significant amounts of dune-stabilizing vegetation and increased erosion of sand from the dunes by wind. Destruction of vegetation here has also diminished dune habitat values.

3. While pedestrian and equestrian use of the dunes is not yet intensive, it is probable that such activity will increase in the future. Dune vegetation may be jeopardized by overuse from these sources.

B. INLAND RESOURCE AREAS

~~ARROYO GRANDE GROUNDWATER BASIN~~

~~1. Most of the City's wastewater and runoff water is now lost to the ocean rather than returned through percolation to the groundwater basin.~~

~~2. Runoff discharged into Meadow Creek and Pismo Lake is not cleansed of pollutants and sediment before it is discharged.~~

~~PISMO LAKE~~

~~1. A portion of the fifty acres of undeveloped land on the north-facing slopes above the eastern end of Pismo Lake is designated for residential use. Development here to the extent allowable under this designation could eliminate the habitat, erosion control and other natural resource values of this area.~~

MEADOW CREEK

1. Runoff carried by storm drains and gutters to the creek is not cleansed of sediment and pollutants before it is discharged into the creek.

2. Dredging of Meadow Creek to improve drainage might temporarily result in the disturbance of low-growing riparian vegetation by dredging spoils deposited along the creek bed.

OCEANO LAGOON

1. Runoff entering the lagoon via Meadow Creek contains sediment and pollutants which diminish the lagoon's value as an aquifer recharge area.

C. AGRICULTURAL RESOURCE AREAS

1. ~~The present designation permitting low-density residential uses (R-A) within the City's coastal agricultural area is not fully compatible with intensive agricultural activity on immediately adjacent land beyond the coastal zone boundary. Conflicts between residential and agricultural land uses and a~~An increased demand for urban services under the residential designation may jeopardize the continuance of adjacent agriculture.

2.1.5 RECOMMENDATIONS

A. MARINE RESOURCE AREAS

SUBTIDAL ZONE

1. Policy: No revetments, breakwaters, groins, channels or similar structures that might alter tidal and current action or wind action and thus effect replenishment of the beach and sand dunes shall be permitted except where necessary for the public safety, specifically for the protection of existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply.

2. Policy: Offshore oil drilling or any other activity which creates the potential for oil spills that may endanger Pismo Clam populations or recreational value of the beach shall be prohibited within the City boundaries.

3. Policy: Sand mining offshore but within the City's jurisdiction shall be prohibited. (Section 30233 (a) (6))

INTERTIDAL AREA

1. *Action: The segregation of incompatible recreational uses of the intertidal zone shall be implemented to ensure that maximum possible value is gained from these resources by all users. The area between Grand Avenue and the northerly City limits shall ~~be~~ remain designated for pedestrian uses only, except for emergency, law enforcement, and maintenance vehicles. Also excepting the area between Grand Avenue and 400' to the north to provide an area for emergency turn around if the beach ramp is blocked by disabled vehicles. And furthermore, this 400' may be used by handicapped persons for on-beach parking and subsequent access to the pedestrian beach area. Enforcement of these provisions shall be made through appropriate signage and routine police patrol. ~~This action will be implemented only after the provision for off-beach/off-road parking has been made.~~*

SAND DUNES

1. Policy: No development shall be allowed in the vegetated dune areas; development adjacent to vegetated dunes shall be sited and designed to prevent impacts which would significantly degrade the vegetated dunes. Retaining fences, walls, or other structures or earth moving activities shall be allowed only to protect existing structures.

2. *Action: With the cooperation of the California Department of Parks and Recreation, special precautions shall be taken to ensure that the vegetated dunes are not further damaged through overuse, either by vehicles or pedestrians. Precautions shall include the posting of additional signs along Grand Avenue and the beach which notify visitors of the prohibition against vehicular use of the dunes as well as the penalty for violating this prohibition (Section 30240(a)).*

3. *Action: To prevent overuse by walk-in visitors, provision of support facilities and services in the dunes shall be prohibited. Nature trails which utilize existing paths could be developed with the cooperation of the Department of Parks and Recreation to encourage pedestrians to avoid trampling dune vegetation.*

B. INLAND RESOURCE AREAS

WATER RESOURCES

~~ARROYO GRANDE GROUNDWATER BASIN~~

~~1. Action: The State and City should cooperate in providing all present and proposed storm drain outfalls within the City's portion of the coastal zone and discharging into any drainage channel or aquifer recharge area with oil separators and devices designed to filter sediment from runoff. (Section 30231)~~

PISMO LAKE AND MEADOW CREEK (NORTHEASTERN BRANCH)

1. Recommendation: The area of Pismo Lake and its immediate environs are within the jurisdiction of the City of Pismo Beach; and, as such, it can only be recommended that the City of Pismo Beach take steps to protect the Pismo Lake ecosystem while still providing public use such as photographic blinds, nature trails and other non-intensive facilities to support passive uses of the area.

2. *Action: Any dredging or removal of vegetation in or near Meadow Creek shall be limited to the removal of excessive sediment or vegetation only when (1) no feasibly less environmentally damaging alternative exists; (2) mitigation measures have been provided to minimize adverse environmental impacts; and (3) solely for the purpose of flood control to protect existing structures within the Meadow Creek flood plain. (Section 30233(4) and 30236).*

3. *Action: A natural buffer area shall be established between the riparian habitat area of Meadow Creek and the adjacent upland areas to the South. This buffer zone shall be of sufficient width to provide essential open space between the environmentally sensitive habitat area and any development. The actual width of this buffer shall be determined by precise ecological studies which define and measure the functional capacity of the Meadow Creek ecosystem. Development upland of the environmentally sensitive habitat area and its adjacent buffer shall be sited and designed to prevent impacts which would significantly degrade the Meadow Creek and downstream Pismo Lake environs, and shall be compatible with the continuance of those habitat areas.*

4. *Action: Areas designated for development in the Meadow Creek uplands shall be at a density of 0-4 units per gross acre.*

   Any application for development must demonstrate the following:

   (a) That the project does not significantly alter presently occurring plant and animal populations in the Meadow Creek ecosystem in a manner that would impair the long-term stability of the Meadow Creek ecosystem; i.e., natural species diversity, abundance and composition are essentially unchanged as a result of the project.

   (b) That the project does not harm or destroy a species or habitat that is rare or endangered.

   (c) That the project does not significantly harm a species or habitat that is essential to the natural biological functioning of the Meadow Creek ecosystem.

(d) *That the project does not significantly reduce consumptive values of the Meadow Creek ecosystem.*

5. *Action: As the areas designated for low density development within the City limits in the Pismo Lake area actually develop, natural buffer areas and open space dedications shall be made for as much of the undeveloped land as feasible.*

6. Policy: The area generally known as the Meadow Creek Uplands shall be developed with clustered single family detached dwellings. The cluster design will aid in development which is sensitive to surrounding habitat areas. Development in this area shall be sited and designed to prevent impacts which would significantly degrade Pismo Lake and/or Meadow Creek habitat values. Please see ~~conceptual cluster plan~~ approved development plan (Figure 1) at the end of this component. The number of dwelling units shown on this exhibit for areas within the Coastal Zone represent the maximum number allowed.

   Access to development in the Meadow Creek upland area shall be via a 30' wide private residential street extension~~s off~~ of North 5th Street ~~and Grand View Drive~~ ending in a ~~loop~~/cul-de-sac~~s~~, and off of Charles Place connecting to ~~a proposed extension of~~ Margarita Avenue ~~through the adjacent development~~. Parking shall be required as per existing City standards.

7. Policy: All materials used to cover any part of the ground within the proposed developable areas, other than residential structures, public roads, public street improvements, and swimming pools shall be permeable. Permeable surfaces may consist of paving blocks, porous concrete, brick, or any other similar material which will permit percolation of precipitation and runoff into the ground. (Section 30231)

8. Policy:
   (a) Lands with a slope of 25% or greater shall not be developed. Lands with a slope between ~~15~~10% and 25% may be developed if the development incorporates specific measures to minimize grading and drainage systems which limit the rate of runoff, including siltation and erosion, to that which occurs naturally on the undeveloped site. Applications for development on sites between ~~15~~10% and 25% shall be accompanied by site specific professional engineering plans.

   (b) Prior to the transmittal of a coastal development permit, the permittee shall submit a runoff control plan designed by a licensed engineer qualified in hydrology and hydraulics, which would assure no increase in peak runoff rate from developed site over the greatest discharge expected from the existing undeveloped site as a result of a 100 year frequency storm ~~over a six hour duration (10 year, 6 hour rainstorm)~~. Runoff control shall be accomplished by such means as on-site detention/desiltation basins or other devices. Energy dissipating measures at the terminus of outflow drains shall be constructed. The runoff control plan including supporting calculations shall be in accordance with the latest adopted City Standards and shall be submitted to and determined adequate in writing by the ~~City Engineer, Public Works Director, and City Planner~~ Community Development Department.

   (c) All permanent erosion control devices shall be developed and installed prior to or concurrent with any on-site grading activities and shall be maintained. Periodic monitoring of said devices shall be carried out by the City and the Department of Fish and Game.

   (d) All grading activities for roads, future building pads, utilities and installation of erosion and sedimentation devices shall be prohibited during September 30 through May 1.

Prior to commencement of any grading activity, the permittee shall submit a grading schedule which indicates that grading will be completed within the permitted time frame designated in this condition and that any variation from the schedule shall be promptly reported to the ~~Public Works Director, City Engineer, and City Planner~~ Community Development Department.

(e) All areas disturbed by grading shall be planted prior to October 15th with temporary or permanent (as in the case of finished slopes) erosion control vegetation. Vegetative cover must be established by November 1 of each year. Said planting shall be accomplished under the supervision of a licensed landscape architect or landscape contractor and shall consist of seeding, mulching, fertilization and irrigation adequate to provide 90% coverage within 90 days. Planting shall be repeated if the required level of coverage is not established. This requirement shall apply to all disturbed soils including stockpiles, and to all building pads.

(f) Prior to transmittal of a coastal development permit, a detailed landscape plan indicating the type, size, extent, and location of plant materials, the proposed irrigation system, and other landscape features shall be submitted, reviewed and determined to be adequate by the ~~Public Works Director, City Engineer, and City Planner~~ Community Development Department. Drought tolerant plant materials shall be utilized to the maximum extent feasible.

(g) Moderate Soil Limitations: Cut and fill slopes on areas under 20% slope shall not be over 4:1 pitch and four feet high, compacted (if fill), with straw mulch broadcast and rolled at 3000 pounds per acre, and seeded with a grass and native shrub seed mixture generally having the following basic ratio of components:

Native woody shrubs--6 lbs/acre
Native herbaceous annuals and perennials--15 lbs/acre
Native grasses--60 lbs/acre
Wood fiber mulch with soil binder--1500 lbs/acre
Fertilizer--150 lbs/acre

Low Soil Limitations: Cut and fill slopes on areas under 10% slope shall not exceed 3:1 pitch and four feet in height. Disturbed soil shall be hydroseeded (no straw mulch needed) with the seed mixture as recommended above, except additional wood fiber shall be incorporated at a minimum of 2000 lbs/acre.

(h) Temporary dust controls shall be employed during construction. Watering down methods used to control dust shall not erode the soil. Downhill cut or fill areas shall be lined with straw bales to control erosion from runoff. Where exposed soil conditions exist within the landscaped and irrigated portions of the sites near dwellings, slopes shall be planted with ground cover netting to retain soil. Plant materials shall be selected, sized and spaced to achieve total soil surface coverage in one year with irrigation provided. Trees and shrubs having fibrous root systems shall be used. Any of the mulch and seed mitigation measures described in 8 (g) above may be used instead of erosion control netting.

(I) That the City and the State Department of Fish and Game be made "third party" to the project's CC and R's to the extent that the City and/or the Department of Fish and Game may come onto private property to inspect and if necessary perform maintenance on drainage and erosion control devices and place a lien on the subject properties to recover cost of said maintenance.

9. Policy:

(a) The removal of Coast Live Oaks and of Shagbark Manzanita from the developable as well as undevelopable land in the vicinity of Pismo Lake shall be prohibited except for emergency situations. Removal of vegetation, grading and other earth-moving activities in developable areas shall be minimized. Impacts of such activities shall be shown in site and grading plans and shall meet with the approval of the City. Landscaping in developable areas here shall be comprised primarily of native vegetation and shall be compatible with surrounding native vegetation.

(b) No development shall occur within 50 feet of the dripline of a solid canopy oak woodland.

(c) Areas of Shagbark Manzanita shall be left intact with other associated shrubs undisturbed. A buffer of natural vegetation 25 feet thick shall be maintained around the area of Shagbark Manzanita.

(d) As a condition of development approval lands below the 60 foot contour at a minimum in the Meadow Creek uplands areas shall be dedicated to the City or State Department of Fish and Game as public open space as an integral portion of the Pismo Lake Ecological Reserve.

MEADOW CREEK (WESTERN BRANCH)

1. *Action: All present and proposed storm drain outfalls within the City's portion of the Coastal Zone and discharging into Meadow Creek shall be equipped with oil separators and devices designed to filter sediment from runoff (Section 30231).*

2. Policy: Approval of developments in areas draining into Meadow Creek shall be conditioned upon provision of on-site ponding basins or other means of regulating runoff water. Retention facilities should be capable of retaining the first two hours of a fifty-year frequency storm. (Section 30231)

3. *Action: Riparian and marsh vegetation either side of the creek channel south of Grand Avenue shall be permanently protected within an open space area.*

4. Policy: The existing sediment filtering capabilities of Meadow Creek as it passes through the Coastal Planned Commercial area shall be maintained and where feasible it shall be enhanced through the use of "stilling devices" to filter out additional oils and sediment.

5. Policy: That there shall be a minimum of a 50 foot buffer on both sides of this portion of Meadow Creek. The purpose of this buffer is to protect and enhance the filtration capabilities of Meadow Creek. However, after final development plans are prepared for the Coastal Planned Commercial area and reviewed by the State Department of Fish and Game, this 50 foot buffer on each side of this portion of Meadow Creek may be reduced to a width mutually agreeable.

GENERAL

1. Policy: It is the general policy of the City to allow the State Coastal Conservancy to conduct restoration projects within the City subject to City approval and permit requirements.

2. Policy: Blown sand removed from Grand Avenue, Le Sage Drive, parking lots or other paved surfaces shall be disposed of either by spreading on the hard beach area of the intertidal zone or in the general area of the existing dirt vehicle ramp. In no instance shall blown sand be dumped or spread in the dunes area.

CONCEPTUAL CLUSTER PLAN

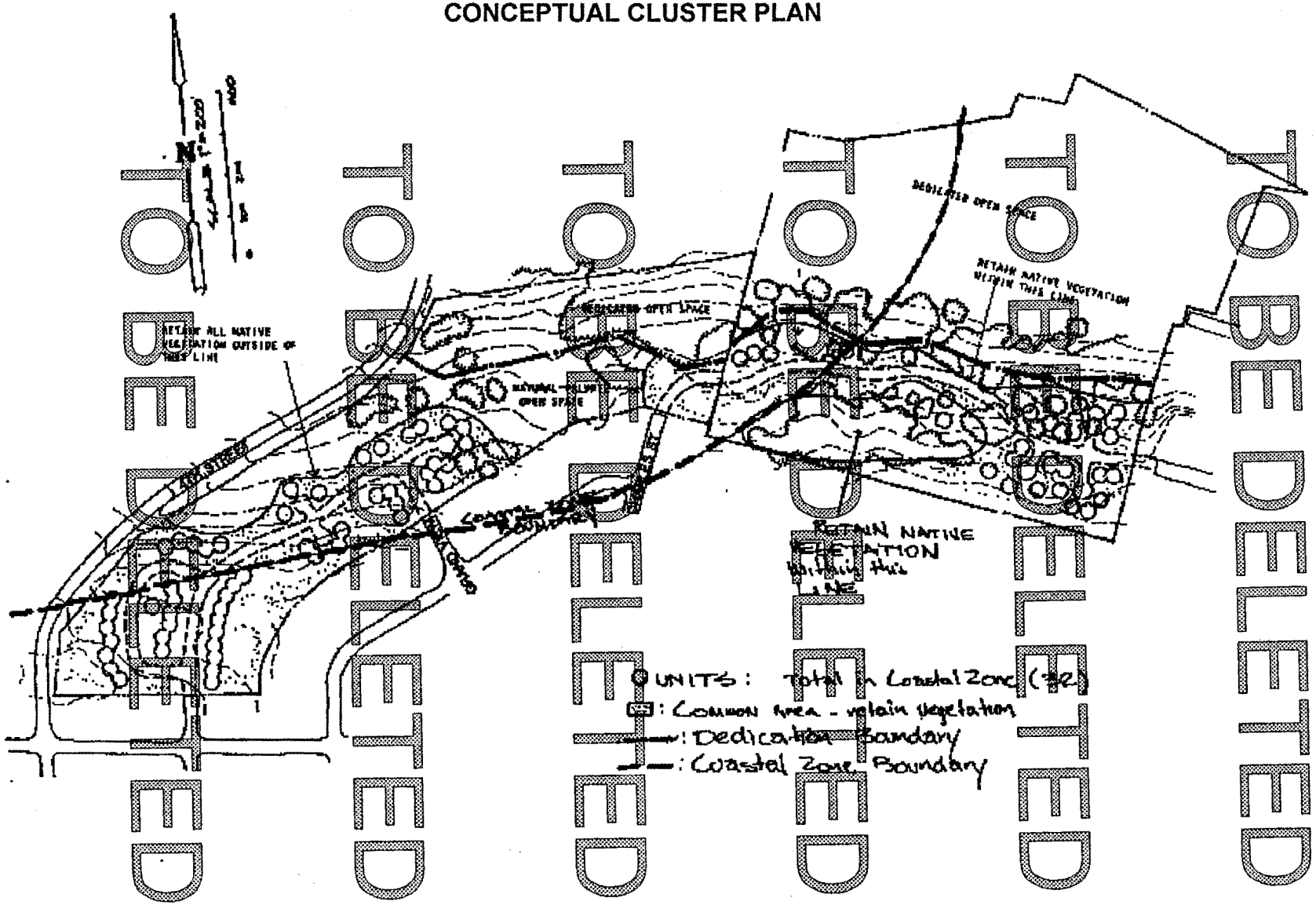
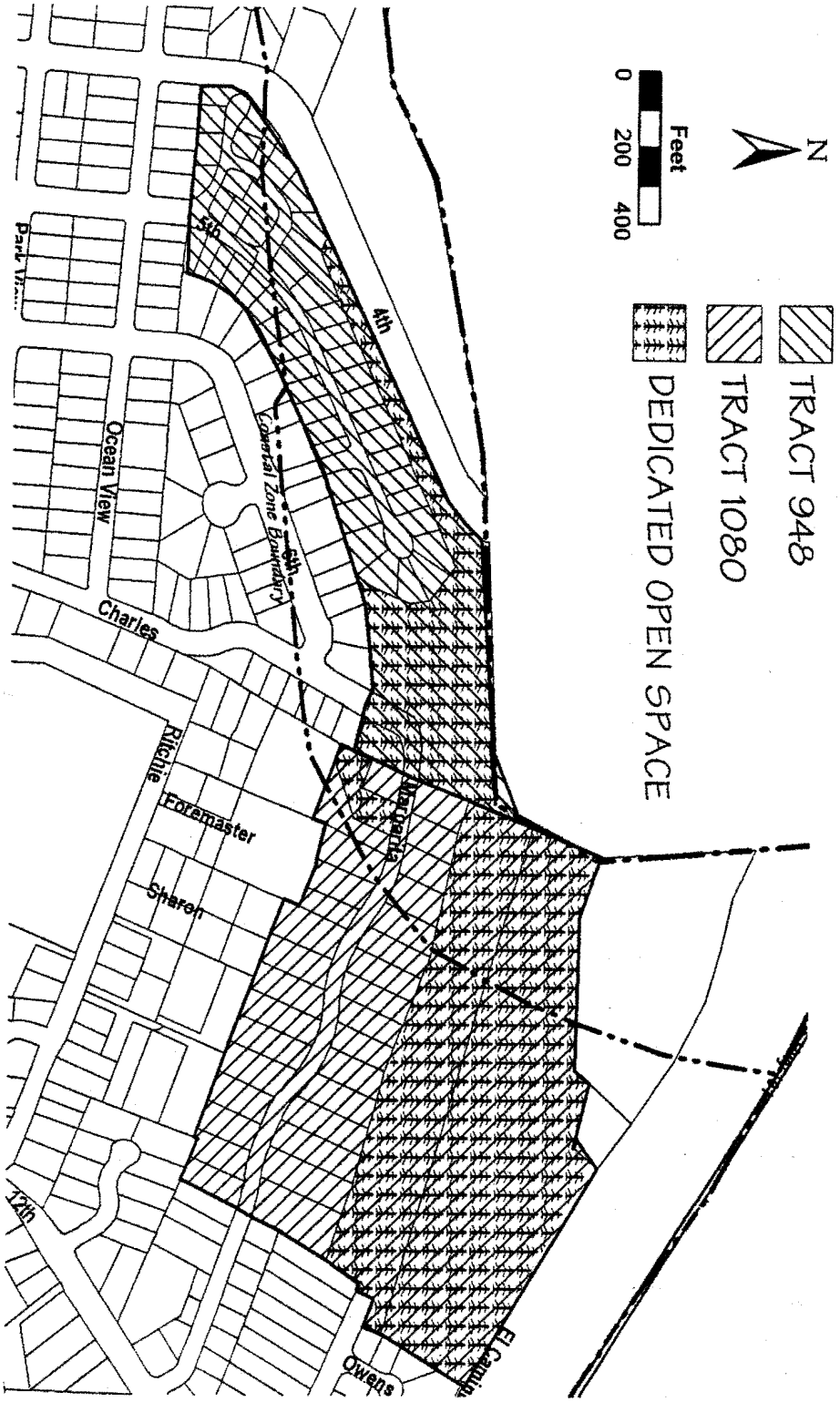


FIGURE 1
APPROVED DEVELOPMENT PLAN



2.2 PART II - VISUAL RESOURCE AREAS

2.2.1 INTRODUCTION

~~Among~~ One of the findings made in Chapter 1, Section 30001 of the Coastal Act ~~is one which~~ states "that the permanent protection of the State's natural and scenic resources is a paramount concern to present and future residents of the State and Nation." Visual values of the Coastal Zone are also referred to in Section 30251 of the Coastal Act:

> *"The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded areas ..."*

In order to analyze visual values, the City's portion of the Coastal Zone has been divided into nine geographic areas based either upon homogeneity of visual character or land use, or upon the presence of a shared visual resource problem. The nine visual resource areas are shown on ~~the m~~Map ~~4~~ at the end of this section.

In order to establish visual values for each of the visual resource areas, specific criteria for determining such values were needed. Components of visual quality described in the federal Coastal Zone Management Guidelines (Roy Mann Associates, Inc., 1975) were selected and used to address the broader areas of concern which will be discussed in the following pages.

2.2.2 VISUAL RESOURCE AREAS

The areas of concern which will be addressed in relation to visual resources are as follows:

- Visual quality
- Visual fragility or sensitivity
- View quality
- Visual conflicts

A. AREA 1

DESCRIPTION

This area contains the portion of Pismo State Beach which lies within Grover Beach boundaries. With the exception of a restaurant, picnic area, parking lot, and public restroom facilities, the entire area is undeveloped. Visually significant features include a riparian corridor along Meadow Creek south of Grand Avenue, sand dunes which extend between and beyond the City's northern and southern boundaries, a wide, level beach, and a long and unobstructed shoreline.

VISUAL QUALITY

The area contains a variety of topographic forms. A flat sandy beach rises into a series of sloping foredunes which in turn give way, south of Grand Avenue, to the lower and more stabilized forms of the vegetated back dunes. The back dunes function as a buffer between the harsh climatic conditions near the shoreline and the sensitive, low-lying marsh lands and creek to the east. In addition to a varied topography, the area displays a high degree of vegetative diversity and a range of habitat types which clearly illustrates succession from the pioneer plants of the foredunes to the

complex vegetation along the creek and marsh. This area represents a unique visual resource for it is one of the few areas remaining along the California coast that still offers extensive unobstructed coastal vistas easily accessible to urbanized areas.

VISUAL SENSITIVITY

Because of its value as a unique natural area and as a regional recreational resource, Pismo State Beach is visually sensitive to any significant alterations. The open beach will tolerate no development. The straight coastline and absence of any natural vertical rock formations make the shoreline extremely sensitive as well. Any shoreline or off-shore structure could be highly obtrusive and could detract from the visual quality of unobstructed expanses which are becoming increasingly rare on the California coast.

The foredunes cannot tolerate development of any type since any angular structure would conflict with the softer contours and light color of the unvegetated sand dunes. The vegetated back dunes and riparian corridor have natural scenic qualities which would be significantly diminished by any structures not subordinate to their natural features. The visual value of vegetative diversity in the backdunes and riparian corridor would be diminished by the alteration of land forms or removal of vegetation. Within the area designated for Coastal Planned Commercial a balance must be struck between natural visual quality and manmade visual quality.

VIEW QUALITY

The foredunes block views of the beach and shoreline from all but the highest inland elevations. These dunes also obstruct views of the lower backdunes and riparian corridor from the shoreline. The dunes themselves are largely concealed by development or by vegetation south of Grand Avenue and by the mobilehome park north of Grand Avenue. Only glimpses of the dunes between structures and from higher elevations are available to most inland areas. Views from the dune tops, however, are excellent although these may be somewhat diminished in areas near Grand Avenue where structures are visible.

VISUAL CONFLICTS

The ~~three~~ existing structures in Area 1 are visually prominent but are located immediately adjacent to Grand Avenue and do not occupy large, undeveloped areas of the dunes. Fences used to control the erosion of sand onto Grand Avenue have been erected at several locations near Grand Avenue where they detract somewhat from visual quality. Destruction of vegetation in the dunes by vehicles has resulted in unattractive "scars" across vegetated dunes which can be viewed from Grand Avenue and the beach.

During peak recreation periods large numbers of vehicles, most of them moving in lines north or south near the shoreline, substantially diminish the visual quality of the beach and views of the beach from the dunes. Littering, particularly during peak use periods, presents serious visual resource problems throughout the area, but most noticeably in areas of high use along Grand Avenue west of Highway 1, and the beach and dunes near the Grand Avenue ramp.

Proposals by the California Department of Parks and Recreation to develop the backdunes and the area along Meadow Creek for more intensive recreational uses would diminish natural visual values in some portions of Area 1. For example, the parking area proposed for the backdunes south of Grand Avenue would conflict sharply with present natural visual qualities there. Other Department proposals, such as that of creating more open water in the lagoon south of Grand Avenue by removing sediment and debris, would not adversely impact upon visual quality of the lagoon.

B. AREA 2

DESCRIPTION

This area, which contains the City's highest elevations, lies between its northern boundary and Ocean View Avenue. The area is adjacent to Pismo Lake and to the branch of Meadow Creek which is located east of North Fourth Street. Residential development covers most of the southern half of this area, extending north from Ocean View Avenue on south-facing slopes to the undeveloped land which slopes north to Pismo Lake and Meadow Creek. The northeastern portion of this undeveloped land lies within a secondary floodplain. North Fourth Street, a major traffic arterial, bisects the area and links Highway 101 to Grand Avenue, and also to the beach and Highway 1 via Grand Avenue.

VISUAL QUALITY

Visual quality in both the developed and undeveloped portions of this area is high. Unlike most of the City's streets, North Fourth Street and many of the residential streets near it follow natural contours rather than a superimposed grid pattern and appear compatible with the area's irregular topography. Most of the existing structures are newer single-family homes on relatively large lots. In size and design they are compatible with their surroundings and among the most attractive in the City. Landscaping here is well maintained, but utilizes non-native ornamental vegetation.

The undeveloped slopes above Pismo Lake and the Meadow Creek floodplain comprise one of the City's most significant visual resources. Native vegetation is dense and is comprised of several habitat types including chaparral, coastal sage scrub, riparian, fresh-water marsh, and oak woodland communities. The last includes one of the most extensive remaining coast live oak woodlands in the south county area. The shagbark manzanita, a rare and endangered plant species, reaches the northernmost limit of its range here. The diverse vegetation of these undeveloped slopes provides an excellent and unusual example of ecological transition from northern to southern habitat types.

VISUAL SENSITIVITY

Because of its high visual quality, much of the area is extremely sensitive to the visual impacts of human activities. While only a few vacant lots remain within the developed portion, visual quality here could be adversely impacted by structures which, in size and design, are not compatible with surrounding development.

The land that is presently undeveloped is a particularly fragile scenic resource. The high visual quality of its diverse plant communities will not tolerate disruption or structures not subordinate to the character of predominantly low-growing vegetation. Grading and extensive earth-moving would also alter the character of this area and detract greatly from its scenic resource value.

VIEW QUALITY

The slopes and ridge which comprise this area offer some of the finest views of the coast and inland areas in the City. Looking seaward from some portions of the developed land, an excellent shoreline view of dunes and ocean is often visible. Undeveloped areas north of Highway 101 and a portion of the City of Pismo Beach can be seen to the north. The quality of this inland view is marred by the presence of a large mobilehome park in Pismo Beach. The roofs of these mobilehomes are clearly visible from many parts of Area 2.

The largely undeveloped land in the area's northern half offers a view of high quality to travelers on North Fourth Street as they approach the entrance to Grover Beach. This view, predominantly one of wooded and densely vegetated hillsides, is impaired to some extent by the presence of several houses below the ridge line east of North Fourth Street.

VISUAL CONFLICTS

At present, the only significant conflict with the visual quality of this area is found in the obstructive appearance of the homes built below the ridge line and referred to above. The homes, while new and attractive, are designed primarily to exploit impressive inland views. The structures, most of which are two stories high, are elevated above the relatively low-growing vegetation of the slopes east of North Fourth Street and contrast sharply with the visual quality of the native vegetation around them. Native vegetation and landscaping screens, which might obstruct occupants' views, have not been utilized to camouflage the houses from the view of travelers on Fourth Street.

~~Potential for more significant visual conflicts lies in the zoning designation which permits single-family residential development on the north-facing slopes east of North Fourth Street. Development to the extent possible under this designation would entirely alter the presently rural character of the area and the view of the hillside from Fourth Street. Because of this area's value in its present state as a scenic resource, the potential for any significant alteration represents a visual resource problem.~~

An additional problem throughout this area relates to the preservation of the high quality of the viewshed here. Newer structures, as mentioned, are designed to exploit views available to the occupants, often at the expense of views available from surrounding development and public streets.

C. AREA 3

DESCRIPTION

This area lies between Ocean View Avenue and Ramona Avenue to the south along the City's western edge. It is entirely developed and only a few scattered lots remain vacant. Highway 1 bisects this area. Adjacent to the highway's eastern side, the Southern Pacific Railroad tracks lie within a 100-foot wide easement. The land to the east of the railroad tracks in this area is zoned for industrial and residential uses ~~but is also occupied by several residential developments~~. Industrial uses, such as warehouses and auto repair services, are increasing. On the west side of Highway 1 lies a mobilehome and recreational vehicle park. In the dunes bordering the beach is a golf course which is operated as a concession on State Park land.

VISUAL QUALITY

The visual quality of Area 3 is, for the most part, poor. Within the industrial zoned area, t~~T~~he single-family residences are small, older homes constructed before the area was designated for industrial uses. Many of these are in deteriorated condition with little or no landscaping. The industrial structures, which near the railroad tracks are intermixed with residential buildings, vary widely in height, bulk and design. The overall appearance of this area is one of transition from residential to industrial land use.

Of particularly low visual quality in this area is the strip of land along Front Street adjacent to the railroad tracks. This area is now developed extensively in industrial uses of various types. These industrial structures are purely utilitarian in appearance with little evidence of concern for visual amenities in design and with little or no landscaping. ~~Two packing~~ A storage sheds~~, one of them abandoned,~~ and a ~~contractor's~~ RV storage yard are located on the west side of Front Street and, like development along the east side of this street, are highly visible from Highway 1. The railroad tracks and easement are also of very low visual quality in this area. The easement is unlandscaped and overgrown with weeds for almost its entire length between Grand Avenue and the City's northern boundary line. No trees or shrubbery screen the railroad tracks from the view of highway travelers. The overall visual impression offered motorists on Highway 1 as they pass this area is that of a "back door" entrance to the City. Newer industrial development in the Saratoga Avenue/Atlantic City Avenue block and along Beckett Street provide landscaping and architectural design that is an improvement over the older developments.

Visual quality along the west side of Highway 1 is better than that along the east side. The mobilehome park is walled and trees are located at intervals in front of the wall. The upper portions of the mobilehomes are still visible, however, as are recreational vehicles using the adjoining park. These structures somewhat diminish visual quality on this side of the highway.

VISUAL SENSITIVITY

Area 3 is visually sensitive primarily by virtue of its visibility from Highway 1. The character of a neighborhood of small "beach community" houses is another visually sensitive aspect of the area which has been disregarded and will soon be lost if current development trends continue.

VIEW QUALITY

Area 3 has some potential for excellent views of the dunes and glimpses of the ocean beyond from Highway 1. At present, however, this view is obstructed by the mobilehome park and recreational vehicle park along the west side of the highway.

VISUAL CONFLICTS

As noted above, the visual conflicts of this area are numerous. The appearance of industrial structures, until very recently, has not been regulated to protect the character of the preexisting residential neighborhood; and the result has been a degraded area of unplanned transition and jarring visual conflicts. Industrial uses on the west side of Beckett Place and North 1st Street will be long-term developments. Appearances from residences to the east have not always been considered during architectural review.

The land adjacent to the railroad tracks, discussed above, represents one of the City's most critical visual resource problems. The appearance of storage areas visible from both Grand Avenue and Highway 1 in this area degrade the visual quality of these important routes and reflect on the character and image of the City as a whole. Similarly, the neglected aspect of the railroad track easement seriously diminishes the visual quality of this portion of Highway 1.

The mobilehome and recreational vehicle parks, while not visually degrading, obstruct the view of the shoreline and dunes for highway travelers.

D. AREA 4

DESCRIPTION

Area 4 extends south of Ocean View Avenue to Ramona Avenue and lies east of North First Street. This area is completely developed, with the exception of a small number of vacant lots, in residential uses. ~~Most~~ Many of the residential structures are older, single-family homes, however, during recent years two-story planned unit development (PUD) units have dominated the building activity. The area is zoned ~~almost~~ entirely for residential use, however there is a nonconforming storage building at the corner of North 2nd Street and Newport Avenue. Land ~~along the western edge~~ in the southern two-thirds of the area ~~and~~ is adjacent to an industrial zone ~~is~~ while designated for ~~multiple-unit or R-3~~ medium density (C-R-2) uses (between Ramona Avenue and Atlantic City Avenue). North of Atlantic City Avenue this area is zoned for single-family (C-R-1) uses~~, and east of North Second Street, the remaining land in Area 4 is designated for duplex residential or R-2 uses~~.

VISUAL QUALITY

The visual quality of this area is fair. The area presents the visual character of a neighborhood of modest homes, some of which are in deteriorated condition, ~~on the verge of~~ transitioning to a higher residential density. Small lots with minimal landscaping predominate. Many of the properties lack curb, gutter, and sidewalk.

VISUAL SENSITIVITY

Because the area is occupied primarily by small, one-story homes, it is visually sensitive to the construction of larger, multiple-unit dwelling structures which do not blend well with the low-profile and closely knit character of surrounding development. The present visual character of this area is also adversely impacted by adjacent industrial development to the west.

VIEW QUALITY

Views from this area are not as dramatic as those in Area 1. However, glimpses of the ocean and dunes by travelers moving west on residential streets contribute significantly to the atmosphere of a small, beach neighborhood.

VISUAL CONFLICTS

~~Potential for conflict lies in the R-3 zoning designation over much of this area. This designation will result in the gradual replacement of the neighborhood's low-profile character with that of one dominated by multiple-unit developments. Design flexibility for larger structures is limited by the small size of lots, scarcity of vacant land, and by parking requirements. These limitations will allow little more than architectural variations on the "box" theme (garages below, apartments above) which already characterize much of the City's multiple-unit development. The present diversity in the appearance of this area will be replaced with a monotonous visual aspect broken only where more expensive building and landscaping materials and designs are utilized.~~

A~~n additional~~ source of potential conflict is the designation of the adjacent land in Area 3 for industrial uses. The construction of even well-designed industrial buildings ~~will~~ may diminish the visual quality of the adjoining residential area and will also detract from coastal views from residential streets. The management of industrial operations is difficult due to residential complaints of noise, appearance, traffic, dust, and possible negative residential property value impacts.

Viewshed losses increase as more two-story structures are built or modified and as trees mature.

E. AREA 5

DESCRIPTION

This six-block area, although small, is of great significance to the City. The area is bisected by the City's main commercial street, Grand Avenue, and is located between Fourth Street, a freeway exit route, and Highway 1, a coastal access route.

Because of its location, Area 5 is highly visible to large numbers of tourists traveling to and from Pismo State Beach. It ~~is presently~~ has been zoned primarily for highway commercial ~~(H-C)~~ uses, a designation which permits, in addition to recreation-oriented developments, a variety of general commercial uses including nurseries and animal hospitals. ~~Only four vacant lots remain.~~ Lots fronting on the south side of Grand Avenue between the railroad tracks and South 3rd Street are vacant. Existing development fronting on either side of Grand Avenue is predominantly general commercial. Behind these commercial developments and fronting on Ramona Avenue~~, all uses are single and multiple-unit residential~~ are single family homes and duplexes. On streets lying immediately south of Grand Avenue, residential development is entirely single-family. The single-family homes found in this area are small and usually older, deteriorating dwellings.

VISUAL QUALITY

Visual quality in this area is fair. The 100-foot width of Grand Avenue, along which small trees have been planted at intervals, is visually dominant. The area is in nearly completed transition from a scattered mixture of residential, service-commercial, retail commercial and even industrial developments to a more homogenous general commercial strip along Grand Avenue. On streets north and south of Grand Avenue, residential uses predominate. Developments along Grand Avenue are diverse in both use and architectural theme although in recent developments an effort has been made to conform to either a rustic western or Spanish style design. The presence of a major entrance to a State beach nearby has not been exploited in either the use or design of most existing developments along Grand Avenue to any extent, and the absence of a theme which capitalizes on the areas visibility to beach visitors is noticeable.

VISUAL SENSITIVITY

This area is particularly sensitive to uses and structural designs which detract from its appeal to tourists and beach visitors. It is sensitive, in addition, to structures which, because of height and bulk or poor design, diminish the value of views down Grand Avenue, are sensitive to the visual impacts of large developments, either commercial or residential, which appear obtrusive among small one-story, single-family dwellings such as those characteristic of Area 5.

VIEW QUALITY

The dominant view in Area 5 is that of the ocean as one travels west on Grand Avenue. The quality of this view is not enhanced, however, by the nature or appearance of older developments on either side of the street. Newer general commercial structures are attractively designed.

VIEW CONFLICTS

Visual conflict is evident here in the mixture of designs and uses of existing developments. The area lacks a strong identity and visual interest. ~~Potential for greater visual conflict of this type lies in the H-C (Highway-Commercial) designation which will permit a~~ A wide variety of unrelated uses are present along this commercial strip and ~~will~~ do not promote the development of a common architectural theme which focuses on the City's proximity to the coastline.

A specific source of conflict in the area is a fenced storage yard adjacent to the railroad easement on the north side of Grand Avenue. This storage yard conflicts sharply with the appearance of ~~newer~~ developments to the east, and with that of the beach and ocean west of the railroad tracks. This visual conflict is of special significance because it is highly visible from both Grand Avenue and Highway 1, the City's two main coastal access routes.

F. AREA 6

DESCRIPTION

This strip of land, which is located south of Rockaway Avenue along the east side of South ~~Fifth~~ Fourth Street, is primarily for ~~multiple-unit~~ medium density residential uses. ~~A two block area here between Trouville Avenue and Farroll Avenue has been designated for duplex (R-2) development.~~ The ~~predominant form of~~ development in Area 6 is a mixture of ~~the~~ single-family homes, ~~although in recent years a few scattered~~ multiple-unit structures, and PUD units ~~have appeared~~. Existing single-family homes are similar in character to those in Area 4, although a larger proportion of those in Area 6 and its vicinity are in deteriorated condition. In recent years, PUD's rather than rental units have replaced the traditional detached single family home.

VISUAL QUALITY

Numerous substandard houses, accumulations of debris and inoperative vehicles on private property, and neglected grounds diminish visual quality of this area. Because of larger lots, more vacant land and more level terrain, the visual impression of a closely-knit beach community is not evident in Area 6 as is found in Area 4.

VISUAL SENSITIVITY

Because this area is developed almost entirely in smaller, single-family homes, it is visually sensitive to the presence of larger, multiple-unit developments. Structures of more than one story appear particularly obtrusive.

VIEW QUALITY

Coastal views from this relatively level area are limited and, in most cases, are presently obstructed either by trees or by development adjacent to the railroad. However, some views of the dunes are still available to travelers on residential streets south of Manhattan Avenue.

VISUAL CONFLICTS

The most noticeable visual conflict in this area arises from the presence of a number of deteriorated, substandard and marginal dwelling units. In many cases the appearance of the structures themselves is further diminished by neglected and/or cluttered front yards or the presence of partially dismantled or inoperable vehicles.

~~Potential for conflict lies in the designation of most of this area for multiple-unit residential uses. Large multiple-unit structures will conflict sharply with the visual character of existing, predominantly single-family development.~~

G. AREA 7

DESCRIPTION

This area, located south of Rockaway Avenue and west of South ~~Fifth~~ Fourth Street, is designated primarily for industrial uses. A number of "heavy" industries, including a lumber yard, a wire manufacturing plant, and a concrete plant, occupy sites within the industrial district here. Some residential uses, primarily older single-family homes, are located near industrial developments as well. Between the railroad easement and Highway 1 in Area 7 lies a narrow strip of land which is being used for the storage of recreational vehicles and trailers although it is part of a much larger recreational vehicle park which lies outside City boundaries. The Coastal Commission has given approval to a permit application for development of a full-service recreational vehicle park. Presently, stored recreational vehicles behind a chain link fence are visible from Highway 1.

VISUAL QUALITY

Landscaping and some design improvements have recently been made to two of the larger industrial developments, but the structures themselves are conventional industrial buildings with little aesthetic value. Most of the few single-family dwellings, including ~~two~~ several non-conforming ~~or illegal~~ mobilehomes, are substandard and deteriorated. Some landscaping has been done, and most properties do not show evidence of dumping or neglect. The recreational vehicle storage area on the east side of Highway 1 in this area does not contribute to the visual quality of the area as seen from the Highway.

The multimodal transportation facility and entrance park at the southeast corner of Grand Avenue and Highway 1 will serve as a visual focal point for this area that is an important entry into the City.

VISUAL SENSITIVITY

This area itself is not highly sensitive. The character of an industrial area has been fairly well established. The land in this area, which is visible from Highway 1, is sensitive to developments which detract from the Highway's value as a scenic coastal access route.

VIEW QUALITY

Views from this low-lying, relatively level area are negligible, due both to the topography of the land here and to the presence of trees and industrial buildings which obstruct views of the dunes.

VISUAL CONFLICTS

Visual conflict within this area at present lies primarily in the obstruction of views of the dunes from inland areas by industrial developments and by trees behind them. These industrial developments also conflict to some extent with the remaining older single-family homes in the area. The recreational vehicle storage area along the east side of Highway 1 is visible to highway travelers and conflicts with the value of the Highway as a scenic coastal route.

H. AREA 8

DESCRIPTION

This area, located south of Farroll Avenue, is also designated for industrial uses. Light industrial developments such as warehouses and contractor's yards are expanding rapidly here, particularly in the area immediately adjacent to South Fourth Street. A closely grown row of very large eucalyptus trees screen this area from view from Highway 1.

VISUAL QUALITY

~~Although m~~Most development in this area is industrial~~,~~ and visual quality is ~~relatively high. Most of the industrial uses are new and are attractively and imaginatively designed~~ fair. Industrial uses on South Fourth Street are showing signs of aging. Storage lots are unscreened from public view.

VISUAL SENSITIVITY

This area is not highly sensitive. Large, heavy industrial uses or uses lacking the special design features of surrounding development would appear obtrusive.

VIEW QUALITY

Views of the dunes and ocean here are entirely obstructed by the trees that screen South Fourth Street from the adjacent railroad tracks and Highway and by vegetation along the west side of Highway 1.

VISUAL CONFLICTS

There are no significant visual conflicts in this area at present. Conflict could arise if heavy industrial developments were permitted to locate here or if special design features which characterize existing development were not required of future development.

I. AREA 9

DESCRIPTION

This small area east of South Fourth Street and south of Calvin Court is designated for single-family residential and for residential-agricultural uses. Within the ~~C~~R-1 zone, the ~~few~~ single-family dwellings are relatively new and attractive. In the agricultural district some land lies fallow and the remaining is presently used primarily for truck farming and for agricultural buildings. As in Area 8, most of this area is screened by a row of tall, closely growing eucalyptus trees along the western side of South Fourth Street.

VISUAL QUALITY

Visual quality in this area is fair. ~~Land that is presently vacant in the R-1 district will be visually improved by development and landscaping. Visual quality of the agricultural district within coastal zone boundaries is diminished by the presence of a small, deteriorated livestock facility and by a large agricultural warehouse. However, v~~A few deteriorated structures are present at the north end of the residential agriculture district. Views inland from South Fourth Street here are of productive agricultural lands outside of the Coastal Zone, which provide some open space relief.

VISUAL CONFLICTS

~~Some visual conflict lies in the presence of the large agricultural shed in the agricultural district. The shed's appearance reflects practical rather than aesthetic concerns. However, the shed is~~ There are several agricultural buildings, used for storage or greenhouses, that are in character with surrounding agricultural activity. ~~Some visual conflict is also apparent in the deteriorated condition of the small livestock operation mentioned earlier.~~ There is potential for some visual conflict in the ~~C~~-R-A designation of the agricultural area if future developments obstruct inland views or do not retain the rural character of adjacent lands.

2.2.3 SUMMARY OF CONFLICTS

A. Area 1

1. New development on or near the dunes or beach could detract from the visual quality of the presently undeveloped areas here.

2. Destruction of vegetation by illegal vehicles in the dunes has resulted in unattractive scars across vegetated dunes.

3. Littering, particularly at peak use periods, diminishes the visual value of the beach and dunes.

B. Area 2

1. ~~The existing zoning designation for single-family residences applied to a large portion of the undeveloped land here would eliminate its value as a natural scenic resource.~~

~~2.~~ Because of the sloping topography here, viewsheds are often impacted by new structures.

C. Area 3

1. The appearance of most of the industrial developments here is of low visual quality, although they are highly visible from Highway 1.

2. Industrial uses in the area conflict sharply with the visual character of surrounding single-family dwellings.

3. The land within the railroad easement, also visible from Highway 1, is neglected and of very low visual quality.

D. Area 4

1. ~~Multiple-unit developments permitted under the R-3 designation for much of this area would conflict with the visual character of existing developments which are predominantly smaller, single-family homes.~~ Viewshed losses increase as more two-story structures are built or modified and as trees mature.

E. Area 5

1. The land use designation presently applied to land fronting on Grand Avenue in this area does not require special design and landscaping features compatible with its high visibility to tourists and travelers.

2. A fenced storage yard near the intersection of Grand Avenue and Highway 1 detracts significantly from the visual quality of this highly visible area.

F. Area 6

1. Several structures in this area are deteriorated or dilapidated. Accumulations of debris or vehicles in some yards diminish visual quality.

~~2. The present R-3 designation for much of this area would permit construction of multiple-unit dwellings which would conflict with the visual character of existing single-family homes.~~

G. Area 7

1. Industrial developments and trees here obstruct views of the dunes from inland areas.

2. The recreational vehicle storage area adjacent to Highway 1 is not adequately screened from view from Highway 1.

H. Area 8

1. Visual conflict with existing uses could arise here if large-scale industrial uses were permitted.

I. Area 9

1. ~~The small livestock operation and the agricultural shed in this area are of low visual quality.~~

2. The present designation permitting ~~low-density~~ residential ~~and~~ agricultural use ~~throughout~~ in the southern third of this area may create conflicts with the intensive agricultural use of adjacent lands beyond Coastal Zone boundaries. Strictly residential development is often incompatible with agricultural activity.

2.2.4 RECOMMENDATIONS

A. AREA 1

1. Policy: Dunes, beach and shoreline shall continue to dominate the area visually. All structures shall be subordinate or complimentary to these natural features and to existing structures.

2. Policy: In the relatively small portion of Area 1 where development may occur, development shall be sited and designed to protect views to and along the shoreline and dunes. The scenic and visual quality of this area shall be considered, protected, and enhanced where feasible.

3. *Action: In cooperation with the California Department of Parks and Recreation, additional trash containers shall be provided at appropriate locations whenever a proposal which will increase the number of beach users in a particular area is implemented.*

4. *Action: The City should cooperate with the California Department of Parks and Recreation in providing additional trash containers and collection service near the Grand Avenue ramp entrance and near LeSage Drive. Additional service is particularly necessary during peak recreational use periods.*

B. AREA 2

1. Policy: Landscaping which incorporates native vegetation and vegetative camouflage shall be required for any dwellings constructed below the ridgeline and visible from North Fourth Street.

2. Policy: As this visual area encompasses lands zoned Coastal Single Family Residential (C-R-1), Coastal Multiple Residential (C-R-3), and Coastal Planned Single Family Residential (C-P-R-1) there will be differing height, bulk and coverage requirements. These specific limitations shall be addressed in respective zoning component sections. However, in each case, the scenic and visual qualities shall be considered and protected; development in any of these zoned districts shall be sited and designed to protect views and the general visual quality. (Amended 9/82)

3. *Action: The undeveloped Meadow Creek upland area designated for Coastal Planned Single Family Residential is within an area of high scenic and visual quality and as such these qualities shall be considered and protected. Permitted development shall be sited and designed to protect views to, along, and over this scenic coastal area; to minimize the alterations of natural land forms; and to be visually compatible with the character of surrounding areas. Development in this area shall be subordinate to the character of its setting.* (Amended 9/82)

4. *Action: North Fourth Street from the City's northern boundary south to Ocean View Avenue shall be designated as a scenic corridor. All native vegetation along the corridor for 50 feet from the ultimate width on either side shall be preserved in its existing state or enhanced by the introduction of additional native vegetation.*

C. AREA 3

1. Policy: As the Coastal Planned Commercial area west of Highway 1 redevelops into consistent visitor serving uses, the allowed development shall be sited and designed to protect the existing view corridors perpendicular to Highway 1, along Grand Avenue and LeSage Drive, and create one to three additional view corridors perpendicular to Highway 1 north of LeSage Drive. The development in this area shall be complimentary and subordinate to the character of the shoreline and dune setting to the fullest extent feasible.

2. *Action: That the Southern Pacific Railroad and/or their lessees be required to upgrade the visual quality of the railroad easement.*

3. Policy: As the areas east of Highway 1 in this area develop or redevelop, the area shall be screened from the Highway 1 viewshed by shrubs and low growing trees (8' to 12' mature height).

4. Policy: As the areas east of Highway 1 in this area develop or redevelop, the scenic and visual qualities of the dunes, shoreline and ocean shall be addressed in the siting and designing of the projects. The viewshed over this area and to the shoreline environs are of major importance. Where feasible visually degraded areas shall be enhanced.

D. AREA 4

1. *Action: Views or vistas to the scenic dunes and shoreline westerly and southerly of this area shall be considered and protected as a resource of public and private importance. Permitted development shall be sited and designed to protect and enhance where feasible the views or vistas to shoreline areas. Said development shall be visually compatible with the character of the surrounding areas.*

2. Policy: All new structures in this area shall utilize designs and materials which are compatible with the character of existing single-family homes.

E. AREA 5

1. Policy: Future developments along this commercial strip shall be limited to structures which are visually appealing to beach visitors and tourists. Design, material and landscaping requirements shall promote imaginative development compatible with the adopted ~~Advisory Architectural Review Committee G~~ City architectural guidelines.

2. Policy: The existing slot view on Grand Avenue toward the dunes and shoreline shall be protected and enhanced where feasible. A minimum setback of 10 feet on Grand Avenue shall be required in this area, thus a 120-foot-wide-view corridor will be maintained.

3. *Action: A design plan, complementing the Central Business District design theme, may be prepared and adopted for this area.*

F. AREA 6

1. Action: Building code enforcement in this area should be given high priority to ensure that the visual and structural quality of marginal and substandard dwellings is upgraded. Assistance from community volunteers in identification of visually degraded structures and grounds could be encouraged for this purpose.

2. ~~*Action: The area shall be redesignated to permit only uses which conform visually to the present single-family character of the area. A designation permitting low to moderate density residential uses would be appropriate here.*~~

G. AREA 7

1. Policy: Future industrial developments here shall be required to meet precise landscaping and design requirements.

2. Policy: Future developments shall not be permitted to further obstruct views of the dunes from adjacent inland areas.

3. *Action: The recreational vehicle park area should be better screened, through the use of trees and shrubs, from view from Highway 1.*

H. AREA 8

1. Policy: Future developments shall conform in design, height, and bulk to the light industrial character of existing development.

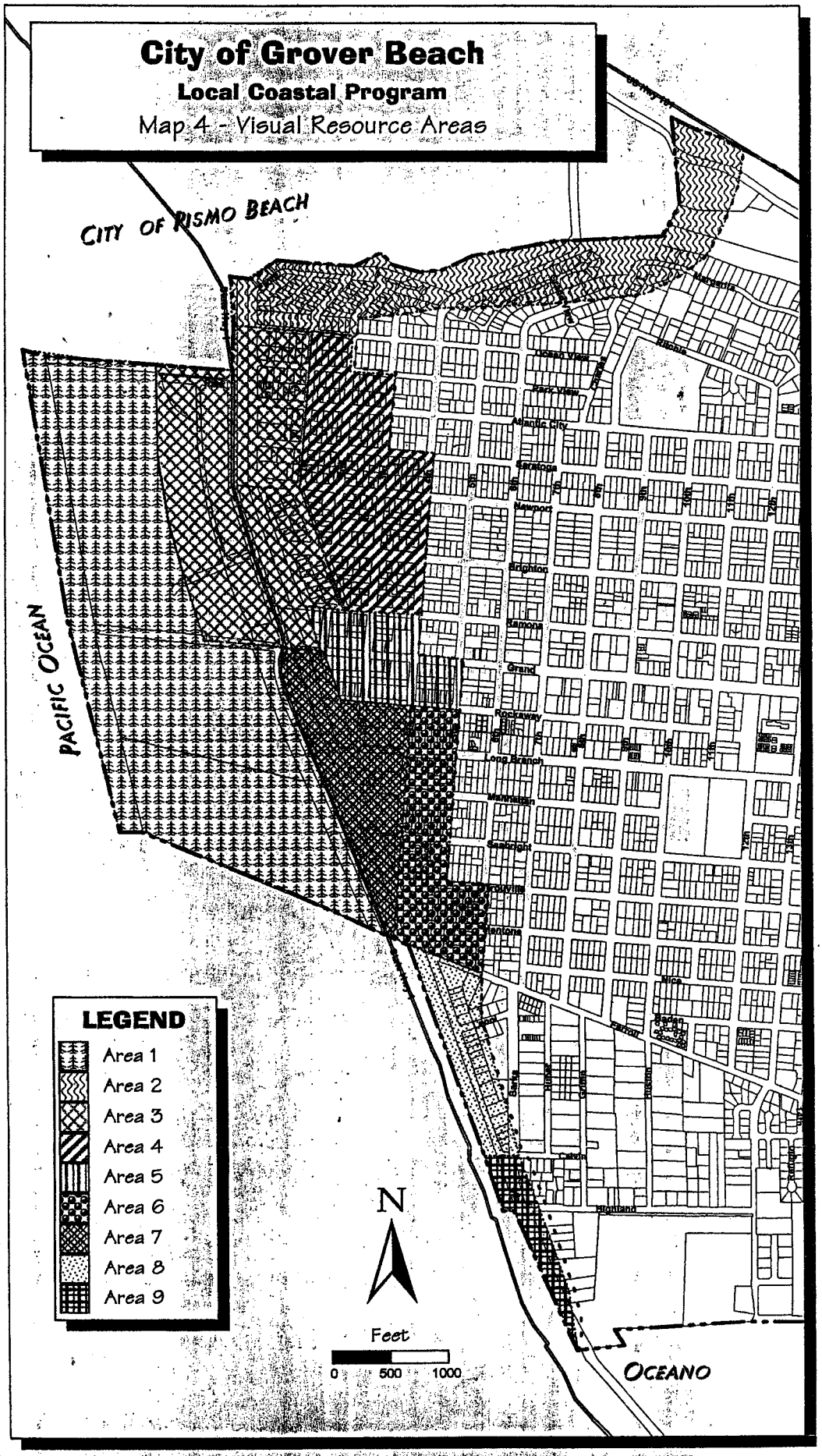
I. AREA 9

1. Policy: Future developments in this area shall be agriculture-related~~, industrial or service-commercial~~ uses which are visually and economically compatible with adjacent agricultural land uses.

K. GENERAL

1. Policy: No billboards or other off-site signs shall be permitted at any time in any part of the Coastal Zone within Grover Beach boundaries for any but public service purposes.

2. *Action: Existing billboards and off-site signs for all but public service purposes shall be required to be removed within the Coastal Zone of the City of Grover Beach as soon as legally permitted.*


City of Grover Beach
Local Coastal Program
Map 4 - Visual Resource Areas
CITY OF PISMO BEACH
PACIFIC OCEAN
OCEANO
Ocean View
Park View
Atlantic City
Saratoga
Newport
Brighton
Ramona
Grand
Rockaway
Long Branch
Manhattan
Seabright
Pacific
Mesa
Badger
Cabrillo
Highland
LEGEND
Area 1
Area 2
Area 3
Area 4
Area 5
Area 6
Area 7
Area 8
Area 9
N
Feet
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INSERT MAP 4 - VISUAL RESOURCE AREAS

3.0 ARCHAEOLOGICAL RESOURCES COMPONENT

of the
LOCAL COASTAL PROGRAM

3.1 COASTAL ACT POLICY

Although their value is not directly derived from proximity to the coastline, areas of archaeological and paleontological importance often have coastal locations. In Section 30244 of the Coastal Act, the preservation of both archaeological and paleontological resources in the Coastal Zone is addressed:

> *"Where development would adversely impact archaeological or paleontological resources identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required."*

The intent of the Coastal Act regarding historic and prehistoric resources is made clearer by the more specific policies of the *Coastal Plan* (Coastal Commission, 1975) which relate to such resources. In the *Coastal Plan*, upon which the Coastal Act of 1976 was based, the following policy is stated:

> *"Policy 151: Protect Historical and Prehistorical Resources.*
> *Representative and unique archaeological, paleontological and historical features shall be identified and protected from destruction and abuse. These sites shall be permanently preserved through public acquisition or other means and shall be integrated with recreational and other cultural facilities where appropriate."*

In order to implement the above policy, the State Historic Preservation Officer is required to give highest priority for preservation to the following types of archaeological sites:

1. Areas where substantial information has been recorded but still require a systematic overview;

2. Those areas of high "sensitivity" where suspected resources are endangered by a proposed development;

3. Those sites most likely to yield significant new information; and

4. Those unsurveyed areas located within areas zoned and designated for near-future development.

In addition to requiring that this system of prioritization be applied to coastal archaeological resources, *Coastal Plan* policy also mandates that,

> *"Where development would adversely affect identified archaeological or paleontological resources, adequate mitigation measures (e.g. preserving the resources intact underground, fencing the resource area, or having the resources professionally excavated) shall be required."*

3.2 COASTAL ARCHAEOLOGICAL RESOURCES IN GROVER BEACH

Due to the abundance of wildlife and fishlife, Grover Beach's Coastal Zone area at one time apparently supported relatively large populations of the Chumash, a native American group. Several cultural deposits in the areas adjacent to Pismo Lake within the Grover Beach Coastal Zone have been identified and recorded by the San Luis Obispo County Archaeological Society. Only preliminary studies of these sites have been made at this time, but findings of the initial examinations indicate that they have archaeological significance. Excavation of two percent of one large site in the area has unearthed ovens, food processing locations, and areas of stone tool manufacture. An archaeologist who participated in the excavation believes that the site was occupied sometime during the period between A. D. 500 - 1500. He has stated that "the site probably served as a special purpose campsite with an emphasis on the collection of shellfish from the nearby intertidal zone as well as other resources present in the oak woodland and marshland to the north" (Spanne, 1978). The archaeologist has also noted that, because of its relatively undisturbed condition, this area is a unique resource for aboriginal deposits along the California coast. It is believed that such a site may not exist elsewhere in southern San Luis Obispo County and that the area may provide important new archaeological information.

The sites already recorded by the San Luis Obispo County Archaeological Society all lie within areas presently zoned for residential development. Five acres of land west of North Fourth Street, adjacent to a City-owned, natural buffer area, are presently divided into four large-lot home sites. The Regional Coastal Commission has required, as a condition of approval for site preparation and development here, that an archaeologist be present on the site during all grading and earth-moving activity, and that mitigating measures be taken to protect any significant archaeological features from adverse impacts.

~~However, east of North Fourth Street, portions of the undeveloped land within the coastal zone are not presently subject to any protective regulations although cultural deposits have been identified and recorded here.~~ When the Mar Brisa Planned Development, located east of North Fourth Street and north of Ocean View Avenue, was reviewed by the City, provisions for the protection of archaeological resources were made. Homesites in sensitive areas require archaeological monitoring during construction.

3.3 CONFLICTS

~~1. The absence of specific regulations protecting archaeological resources of the presently undeveloped lands north of ocean View Avenue conflict with the intent of the Coastal Act policy regarding such resources.~~

~~2. Without protective regulations, the new land use designation recommended in the Coastal Resources Component of the Local Coastal Program would also conflict with Coastal Act Policies. It should be noted, however, that in the absence of very precise data on the location, extent and value of cultural deposits in the area, it is not possible to recommend any but the most general measures needed to resolve conflicts with the Coastal Act Policies.~~

Since any development in archaeologically sensitive areas within the Coastal Zone requires archaeological monitoring by a qualified archaeologist and Native American, conflicts have been eliminated.

3.4 RECOMMENDATIONS

1. Policy: Where development would adversely impact archaeological or paleontological resources as identified by the State Historical Preservation Officer, reasonable mitigation measures shall be required by the City's Planning Commission and/or City Council.

2. Policy: All of the cost associated with archaeological investigations shall be borne by the applicant.

~~3. Action: The City should request a qualified archaeologist who has a working knowledge of Coastal Chumash archaeological sites, approved by the City, to submit an application to the U.S. Department of Interior for entry of the undisturbed land north of Ocean View Avenue within Coastal Zone boundaries in the National Register of Historic Places as a unique archaeological resource.~~

~~4. Action: The City should request that the federal government, in compliance with Section 106 of the National Historic Preservation Act, undertake an in-depth archaeological survey of the undisturbed land north of Ocean View Avenue within Coastal Zone boundaries in order to provide a data base for a program to protect and preserve significant cultural features of the area.~~

~~5~~3. Policy: That during any archaeological field investigations one native American representative has access to the property during the investigation.

~~6~~4. Policy: That should archaeological resources be found during the construction phase of any project, all activity shall be temporarily suspended for a maximum of 30 days in which time a qualified archaeologist who has a working knowledge of Coastal Chumash archaeological sites chosen by the City's Environmental Coordinator has examined the site and recommended mitigation measures to be approved by the City. Said investigation costs shall be borne by the developer.

~~7~~5. Policy: That prior to the issuance of any permit within areas identified as potential archaeological sites the City shall require an initial reconnaissance by a qualified archaeologist who has a working knowledge of Coastal Chumash archaeological sites.

~~8~~6. Policy: That the City of Grover Beach's Planning Department shall maintain copies of maps of known areas of archaeological significance.

~~9~~7. Policy: That in general, the standard mitigation for development on or near archaeological sites shall be importation of 18" to 24" of sterile sand fill provided that no utility trenching be allowed in native material; or leave area in open space and that a qualified archaeologist is present during any excavation; or, as a last resort, removal of any artifacts be by a qualified archaeologist. Said artifacts to be turned over to the San Luis Obispo Archaeological Society.

4.0 COASTAL AIR QUALITY AND VEHICULAR ENERGY CONSUMPTION COMPONENT

of the
LOCAL COASTAL PROGRAM

4.1 COASTAL ACT POLICY

In addition to the site-specific concerns discussed in preceding chapters, the Coastal Act identifies several which cannot be shown on a map but may nevertheless be considered as coastal resources. Two such resources of importance in relation to Grover Beach's portion of the Coastal Zone are those of air quality and transportation energy. Section 30253 of the Coastal Act, in part, requires that new development shall:

> *"(3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development;*
>
> *(4) Minimize energy consumption and vehicle miles traveled."*

4.2 CHARACTERISTICS

Grover Beach lies within the ~~South Central Coast Air Basin which encompasses the three counties of San Luis Obispo, Santa Barbara and Ventura~~ Coastal Plateau of San Luis Obispo County. Within ~~this basin~~ San Luis Obispo County the greatest single source of air pollution is exhaust from motor vehicles. Vehicular travel is also responsible for consumption of a significant portion of the State's total energy supply. It is estimated that in California ~~35~~ 48 percent of statewide energy use is attributable to transport of passengers and freight. ~~As presently used, automobiles account for 90 percent of all passenger movement and use more than twice as much energy per passenger mile as do buses, largely because a single automobile carries an average of only 1.3 passengers.~~ Motor vehicle emissions in San Luis Obispo County are responsible for about 40% of all reactive organic gases and nitrogen oxides, over 50% of particulate matter under 10 microns in size, and 60% of carbon monoxide emissions. In early 1995, average vehicle ridership during morning commute hours on all roads in the county was about 1.2. This means that approximately 80% of the vehicles driven to those trips have only one occupant.

The above information indicates that automobile travel has a significant impact on the related problems of air quality and energy consumption. Within Grover Beach's portion of the Coastal Zone, these two problem areas and their relationship to each other are of special significance because Pismo State Beach, a major State recreation destination, lies partially within Grover Beach boundaries. The State Beach and the adjoining Oceano Dunes Vehicular Recreation Area to the south are provided with ~~three~~ two accessways, one of which is located at the Grand Avenue vehicular ramp in Grover Beach. It is estimated that over 50 percent of the more than two million annual visitors to the beach and dunes, most of them in vehicles, use the Grand Avenue ramp.

Two other significant characteristics of the Pismo State Beach and Oceano Dunes use are also of importance in considering air quality and transportation energy. Peak annual use of Pismo State

Beach and the Oceano Dunes Vehicular Recreation Area occurs during three or four major recreation periods which last approximately 3.5 days each. Because of this peak use phenomenon, most of the consumption of transportation energy and associated production of air pollutants resulting from trips to or from Pismo State Beach and Oceano Dunes is not distributed evenly over the year but occurs simultaneously. The effect of this peak use pattern on air quality in particular is probably significant, although no data relating vehicular travel generated by the Pismo State Beach and Oceano Dunes to air quality is presently available and would have to be reviewed with climatic conditions existing on the 3-day weekends as compared to other times.

A second important characteristic of the Pismo State Beach and Oceano Dunes use is that, because the facility is remote from major population centers of the State, a large number of the total annual trips to these facilities originate at some distance from San Luis Obispo County. The California Department of Parks and Recreation estimates that over 80 percent of all visitors to the beach and dunes travel there from a distance greater than 100 miles, and of these, over half originate in the Los Angeles Metropolitan Area, approximately 200 miles from the State Beach.

The implications of this characteristic for energy consumption and air quality are critical. It is estimated that almost one million vehicles carry visitors to Pismo State Beach and Oceano Dunes each year. Because nearly all these vehicles, particularly those coming from a distance, are passenger automobiles rather than mass transit vehicles, per passenger vehicle miles traveled to and from the State facilities are extremely high. This high number of vehicle miles traveled results both in a high rate of energy consumption and a proportionately high level of auto-related pollutant emissions. With the completion of the multi-modal transportation facility at the southeast corner of Highway 1 and Grand Avenue and Amtrak San Diegan service in late 1996, vehicle use may decline.

The cumulative impacts of the above-described use characteristics are particularly significant for air quality, both in Grover Beach's portion of the Coastal Zone and throughout the County. The non-local peak use character of most travel to and from the Pismo State Beach and Oceano Dunes suggests very high concentrations of atmospheric pollutants over a limited number of days in the vicinity of the major regional and State transportation corridors, and the beach.

Because of the impacts of the peak recreational use phenomenon on coastal air quality and on other coastal resources and facilities as well, it may be desirable to attempt to redistribute use of the Pismo State Beach and Oceano Dunes over a greater number of days during the year. Such a shift in demand pressure could be facilitated through a variety of actions. Several feasible methods of altering the present peak use pattern or mitigating its impacts on air quality and energy consumption follow.

4.3 RECOMMENDATIONS

1. The Chamber of Commerce should institute "off-season" beach-related events which will have a regional or statewide interest and will attract beach visitors at non-peak periods. A mobile home and/or recreational vehicle show; an arts and crafts festival; a beach olympics with a beach jogging marathon; volleyball and frisbee tournaments; kite-flying competitions; swimming races and so on; or any other family-oriented, broad appeal activity.

2. Cal Trans should develop and implement means of increasing use of mass transit by beach visitors from long distances as well as by those who are local residents. The success of such a program will depend on the following conditions:

   - Provision of lodging and dining facilities near the beach which are convenient for beach visitors without cars. Appropriate sites for a beach visitor-oriented hotel/motel are: (1) the six acres currently owned by the State Parks and Recreation which was

previously a golf driving range; and (2) a strip of land privately owned and currently occupied by a mobile home/recreational vehicle park north of Grand Avenue along the west side of Highway 1. Approximately 42 of the 60 mobile homes located here are presently used only as vacation homes.

- Expansion of the existing local bus system to provide service on weekends with beach stops.

- Upgrading by the property owners and users of the railroad easement of the visual quality of land along Highway 1 north of Grand Avenue. Improvements should include, at minimum, landscaping or screening of the railroad easement north of Grand Avenue, removal of deteriorated structures at the intersection of the railroad tracks and Grand Avenue, and screening of storage yards abutting the railroad easement immediately north of Grand Avenue. These objectives should be achieved through a land use designation requiring amortization or screening of unsightly uses in coastal corridors.

~~3. That the City support and seek an AMTRAK passenger service to Grover Beach as an origin/destination terminal as an energy efficient mode of transportation which would be visitor-serving near both the beach area and the Coastal Commercial area. Success of an AMTRAK passenger terminal station would be dependent upon the same items listed in #2 above.~~

5.0 PUBLIC ACCESS AND RECREATION COMPONENT

of the
LOCAL COASTAL PROGRAM

5.1 INTRODUCTION

Of all the issues which the Coastal Act addresses, those concerned with provision of public access to the coast are perhaps the most significant and the most familiar. Provision of coastal access was a primary concern of California voters who approved the Coastal Zone Management Initiative in 1973. The Coastal Act of 1976, which arose from the preliminary work accomplished under the Initiative's mandate, helped to establish protection of public access to the State's 1,072 miles of coastline as a high-priority objective designated for immediate implementation.

The specific public access policies of the Coastal Act implicitly recognize that, while coastal access is guaranteed under the California Constitution (Article XV, Section 2), escalating coastal land values and the increasing demands of the private market for coastal land pose a serious threat to the continuance of public access to the coast. To insure that the public's constitutional right to have access to the coast will be enhanced and protected by local policy, the Coastal Act requires the following:

> *Each local coastal program prepared pursuant to this chapter shall contain a specific public access component to assure that maximum public access to the coast and public recreation areas is provided. (Coastal Act, Section 30500)*

The Regulations prepared by the Coastal Commission in order to implement Coastal Act policies specify the content of the access component in the following terms:

> *The public access component of a local coastal program pursuant to Public Resources Code Section 30500 may be set forth in a separate plan element or may be comprised of various plan components that are joined together in a text accompanying the submission of the local coastal program. The public access component shall set forth in detail the kinds of public service capacities for recreational purposes where required pursuant to Public Resources Code Section 32054, and specific geographic areas proposed for direct physical access to coastal water areas as required by Public Resources Code, Sections 30210-30224 and 30604.*

In the Local Coastal Program Manual, also developed by the Coastal Commission, the requirements of the above regulation are further clarified as follows:

> *With the exception of the reference to Section 30604(c), this provision will be met by showing how the relevant policies of Chapter 3 of the Coastal Act (more specifically, groups A, B, C, and M) have been met, including specific designations of land uses and access areas. Section 30604(c) requires that a coastal permit for any development between the nearest public road and the shoreline include a finding of conformity with the public access and recreation policies of Chapter 3 ... The LCP (most likely the zoning portion) must provide for this finding to be made as part of the local permitting process. (LCP Manual, pp.1-29 to 1-30)*

The primary purpose of the access component of the local coastal program, then, is to describe in detail the ways in which local conditions do or do not conform to Coastal Act policies, and to recommend local policies and actions to correct non-conforming conditions. Because of the extent of overlap between concerns relevant to shoreline access and those involving coastal recreation, policies and plans concerning both are addressed in a single report.

In the following pages, existing and probable future conditions related to the provision of recreation opportunities and shoreline access within the City's portion of the Coastal Zone are described. This description is followed by a comparison of these conditions with the specific applicable policies of the Coastal Act in order to identify existing and potential non-conformities. In the final pages of the report, existing conditions and existing or potential conflicts with relevant Coastal Act policies are summarized.

5.2 EXISTING CONDITIONS

5.2.1 PUBLIC RECREATION AREAS

PISMO STATE BEACH

Of the slightly less than one square mile of the Coastal Zone which lies within Grover Beach's limits, approximately 150 acres are contained by the boundaries of Pismo State Beach. This State facility includes not only the shoreline, but the coastal dunes and wetlands along the beach's eastern edge as well.

Because this large area along Grover Beach's coastline is under State rather than local jurisdiction, most of the Coastal Act policies relating to shoreline access and recreation will be only indirectly the responsibility of Grover Beach to implement. Nevertheless, the park does lie within City boundaries and, as an extremely popular recreational resource of the State, it has a significant impact upon the community and its residents.

The Coastal Act requires that any project proposed by a State agency for land lying within the Coastal Zone of a local jurisdiction be found in conformity with that local jurisdiction's coastal plan before development of any type can occur. For this reason it is necessary that Grover Beach's Local Coastal Program establish specific policies regarding access to, and use of, the portion of the State lands which lies within City boundaries. It is also necessary to coordinate development of these policies with local coastal program policies of the City of Pismo Beach and the County of San Luis Obispo as both these jurisdictions contain lands which are within Pismo State Beach and must also establish a basis for decisions concerning access to and use of this regional facility.

BEACH AND SHORELINE

Broad sandy beaches offer visitors the only opportunity available anywhere along the California coastline for drive-on beach camping or beach "touring" in ordinary motor vehicles. This same beach is also the habitat of large populations of the Pismo Clam. Clamming, surf fishing and "touring" are the beach's most popular recreational activities.

COASTAL DUNES

Approximately 100 acres of the ~~9,400~~ 15,900 acres which comprise the coastal dunes system called the Nipomo Dunes complex lie within Grover Beach boundaries. In Grover Beach the dunes are slightly more than 2 miles in length and a maximum of about 1/4 mile in width. The dunes within Grover Beach's boundaries are partially stabilized by vegetation. Popular activities in Grover Beach's portion of the dunes include hiking, horseback riding, and bird-watching.

In order to protect stabilizing vegetation, vehicles are prohibited in the dunes between Grover Beach's northern limit and the ~~Pismo~~ Oceano Dunes Vehicular Recreation Area at the beach's southern extremity. However, only those dunes within the 430-acre Pismo Dunes Natural Preserve south of Arroyo Grande Creek are permanently protected from vehicular use. The dunes within Grover Beach boundaries do not have the permanent protection of preserve status, primarily because they do not contain the examples of undisturbed vegetation and native habitats found in the dunes in the Preserve.

COASTAL WETLANDS

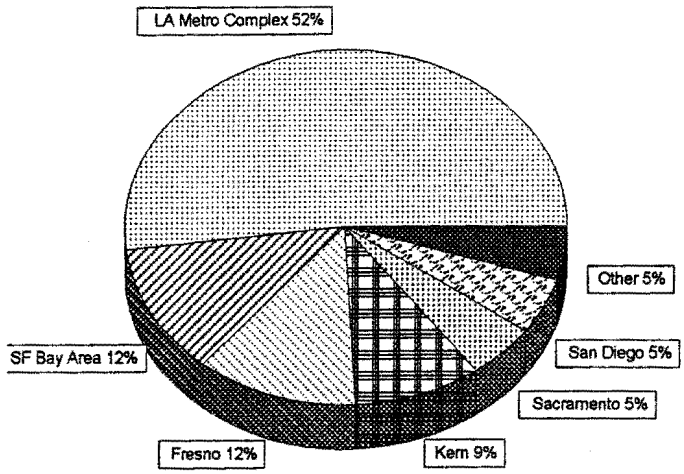
Immediately to the east of the sand dunes, yet still within State Beach boundaries, lies a portion of the coastal wetlands system which borders Grover Beach on three sides. North of Grand Avenue native riparian and marsh habitats along Meadow Creek have been replaced by a mobilehome park and a nine-hole public golf course. South of Grand Avenue, however, both Meadow Creek and a part of the Oceano Lagoon provide marsh and riparian habitats for wildlife. This area, which is little used and largely undisturbed, is an excellent place for activities such as photography, nature study, and bird-watching.

VISITOR USE

Pismo State Beach is one of the most popular of California's State parks. In ~~1977~~ the 1996-97 fiscal year, the State Beach and Vehicular Recreation Area attracted over ~~two~~ one and one-half million visitors ~~and by 1979, the annual number of visitors was over three million. On July 4th, 1979, the number of beach users was counted at over 10,000 for the single day~~. Peak use periods presently occur primarily during the months of July, August and September and particularly during holidays and three-day weekends such as those accompanying Labor Day and Memorial Day.

Figure ~~1~~ 2 shows the origin of visitors to Pismo State Beach campgrounds. Because local beach visitors do not use overnight camping facilities to the extent that non-local visitors do, the campground survey from which this figure was derived does not indicate the actual level of use of the entire park by local visitors. No study of local versus non-local beach use has been undertaken for Pismo State Beach.

FIGURE 2
Origin of Visitors to Pismo Beach Campgrounds



SOURCE: California Dept of Parks and Recreation, 1977

VISITOR-SERVING AND RECREATIONAL SUPPORT FACILITIES

Support facilities for the Park are extremely limited. Two restroom facilities, one at the foot of Grand Avenue in Grover Beach and one at the foot of Pier Avenue in Oceano, are maintained by the State's Department of Parks and Recreation. ~~Off-beach parking and turn-around space at the beach entrance ramp in Grover Beach are inadequate.~~ At thi~~se~~ Grand Avenue entrance to the beach, the public parking area can safely accommodate ~~only a few~~ 106 vehicles with an additional 57 spaces located near the golf course. ~~Turn-around space near the ramp, especially for large vehicles and trailers, is inadequate as is the lighting on the ramp.~~ A picnic area with twenty tables is located off the parking lot.

While overnight camping is not permitted within Grover Beach's boundaries, campgrounds are maintained by the Department of Parks and Recreation at two locations on the eastern border of the beach. North Beach Campground, located just beyond Grover Beach's northern limit, contains 103 campsites. The campground lies 1/4 mile inland from the beach off Highway 1.

Approximately one mile south of Grover Beach, the Department of Parks and Recreation maintains the Oceano Campgrounds. This facility has 82 developed campsites, 42 of which provide water and electric hook-ups for trailers. The present entrance to the campground is located immediately off Pier Avenue in Oceano.

During peak use periods and holidays, both the Oceano and North Beach campgrounds are filled to capacity. ~~In recent years~~ Pismo Beach Park rangers have noted an increase in the number of off-season visitors to the campgrounds, a trend which may help to mitigate the impacts of overcrowding at the beach during peak recreation periods.

Drive-on beach camping, one of the beach's most unique visitor attractions, is restricted to ~~four designated areas of~~ the beach and open dune areas ~~south of Arroyo Grande Creek and~~ about 2~~-1/2~~ miles south of the Grand Avenue ramp. These beach camping areas are designed for "primitive camping" and are provided with sanitation facilities but no water ~~adequate to serve 320 camping units. On some holiday weekends, however, State employees have counted more than 4,500 beach campsites. In an attempt to control beach camping densities, temporary control stations on streets leading to the beach were established by the State.~~ Reservations are recommended since there is a limit on the number of camping units allowed.

~~These stations helped to mitigate overcrowding problems somewhat, but no permanent solution to density control problems in the area has been implemented.~~ Beach camping fees are collected by State employees only at ~~control~~ the entrance stations or reservations can be made and paid for through DESTINET.

5.2.2 BEACH ACCESS

~~Long-standing tradition permitted v~~Vehicular access to all parts of the sandy beach between the City of Pismo Beach and the southern boundary of the State's Vehicular Recreation Area, a distance of about seven miles, was historically permitted. However, in late 1979 the portion of the sandy beach within the City limits of the City of Pismo Beach and in 1980 the portion north of Grand Avenue in Grover Beach was closed to vehicular access. ~~Vehicular access to State-owned dunes and to some privately owned dunes is permitted in and adjacent to the State Vehicular Recreation Area.~~ Pedestrian use of the beach north of Grand Avenue is longstanding.

All vehicle operators anywhere on the beach or in the Vehicular Recreation Area must observe a 15-mile per hour speed limit. Drivers are also subject to prohibitions against driving in restricted dunes, driving without a valid license, operating a vehicle which does not meet State equipment standards, driving under the influence of alcohol or drugs, or driving while carrying an opened container of alcohol. However, it should be noted that there are no prohibitions related to consuming alcoholic beverages on the beach by persons over 21 years of age.

There are two permanent ~~controlled~~ entrance stations to the beach ~~access points, both of which serve the inland campgrounds described earlier. Two temporary control stations were recently placed in streets leading to the beach in the Oceano area. Used only during the beach camping season, these stations were intended to control beach camping density. The use of these stations helped to improve camping conditions to some extent, although overcrowding of the beach camping area still remains a problem.~~

There are~~, at present, six~~ five accessways to the shoreline~~, most of which are~~ available for use by ~~both~~ either vehicle operators ~~and~~ or pedestrian or "walk-in" visitors. These accessways are described below.

~~Ocean View Avenue: This ramp entrance has been closed to vehicular access. The ramp located at the end of a narrow, residential street within the City of Pismo Beach had provided about 17 percent of the auto access to the beach in the past. The closure of this ramp will no doubt increase the use of other vehicular access ramps.~~

North Beach Campground: This campground, owned and operated by the California Department of Parks and Recreation, is located on the west side of Highway 1 and 1/4 mile inland from the beach within the City of Pismo Beach. Access to the beach from the campground is used primarily by campground visitors, and is available only to pedestrians because vehicular use of the dunes between the campground and the beach is prohibited.

Grand Avenue: The only ramp entrance to the beach within Grover Beach lies at the foot of its main commercial street, Grand Avenue. The ramp itself~~, which lies a mile south of the Ocean View ramp in Pismo Beach,~~ is owned and maintained by the California Department of Parks and Recreation. The Grand Avenue ramp provides beach access for approximately 51 percent of the beach's visitors. Because this ramp is the most conveniently located access point for the most densely developed portion of the City, it is used by more "walk-in" visitors than is any other accessway. During many high tides the ramp is underwater and unusable. City maintenance of Grand Avenue ends at the driveway to the day use parking area.

Oceano Campground: Like the North Beach Campground this facility is owned and maintained by the State's Department of Parks and Recreation. ~~The present entrance to the Oceano Campground is poorly located and poorly designed to handle the amount of visitor traffic it receives during peak use periods. Both the entrance station and the office are located immediately off Pier Avenue, which leads to a heavily used and uncontrolled beach access ramp. The absence, near this entrance, of parking and turn-around space, produces congested conditions on Pier Avenue during peak use periods.~~ Campground beach access, which is used primarily by campground visitors, is restricted to pedestrian use because vehicles are not permitted in the dunes which lie between the campground and the beach.

Pier Avenue: The ramp located at the foot of Pier Avenue in Oceano is owned and maintained by the Department of Parks and Recreation. This State agency also owns a portion of Pier Avenue itself near the ramp entrance. The Pier Avenue ramp is the southernmost of the ~~three~~ two public ramp entrances to the beach. It lies approximately one mile south of Grand Avenue and provides convenient access to the State's Vehicular Recreation Area. The Pier Avenue ramp provides access for approximately 32 percent of the beach's visitors. The State Department of Parks and Recreation has made significant improvements to the Pier Avenue approach including widening the street and bridge and installing sidewalks and traffic signals. With these improvements, traffic management has improved and there is seldom a back up of traffic.

Oso Flaco Lake Road: There is at present no direct inland access to the 430-acre ~~Pismo~~ Oceano Dunes State Vehicular Recreation Area which lies south of Oceano. Primary access to the dunes at present is via the beach from Grand Avenue or Pier Avenue. Some visitors also use the Oso Flaco Lake Road which is maintained by the County. ~~However, t~~This road is narrow and in poor condition, and terminates ~~on private rather than public property. Moreover, the road ends at the soft sand of the dunes and no hard-surface parking or unloading facilities are provided. For these reasons, t~~ at the Oso Flaco Lake Natural Area entrance station and parking lot. This accessway ~~receives only limited~~ is used~~,~~ primarily by ~~off-highway vehicle operators~~ hikers, nature watchers, and fishermen.

5.2.3 PRIVATE VISITOR-SERVING FACILITIES

Grover Beach's portion of the Coastal Zone contains a limited number of visitor-serving facilities. Most of these facilities lie within areas designated as "Coastal Highway-Commercial", ~~a designation~~ which permit~~s~~ted uses ranging from motels and restaurants to veterinary hospitals and professional offices.

~~There are two H-C districts within the City's portion of the coastal zone.~~ The C-H-C D~~d~~istrict ~~which~~ encompasses~~d~~ both sides of Grand Avenue from Highway 1 eastward and is developed primarily in commercial uses although few of these are visitor-serving or recreation-oriented. However, this area must offer commercial services to both local residents as well as visitor needs. ~~Lands potentially available for development of visitor-serving facilities here include the sites of three non-conforming uses, two vacant lots and one abandoned building. In addition, several of the existing~~

~~buildings are occupied on a rental basis and so may be considered potential sites for visitor-oriented uses in the future.~~

The ~~Highway-~~ Coastal Planned Commercial designation has ~~also~~ been applied to thirty acres of land located on the west side of Highway 1 between Grand Avenue and the City's northern boundary. Approximately five acres within this district are presently undeveloped. The remaining developed land is occupied by a sixty-unit mobilehome park and adjoining recreational vehicle park. ~~A service station is located on the northwest corner of Highway 1 and Grand Avenue.~~

~~Both t~~The recreational vehicle park ~~and the service station are~~ is a visitor-serving uses, however, ~~t.~~ The mobilehome park serves only residents. Although the park is immediately adjacent to the beach and to a nine-hole golf course, its residents must use public access to these facilities from LeSage Drive and Grand Avenue.

Also adjacent to Highway 1, but at the City's southern boundary, lies a 100-foot wide strip of land which is owned by the County of San Luis Obispo. It is presently leased by a private party for use as a recreational vehicle park. Five acres at the northernmost end of this facility are within Grover Beach boundaries. This land, designated on the City's Zoning Map for ~~open space~~ Planned Commercial uses, is presently used for open-air vehicle storage. ~~A proposal by the park's owner to expand visitor-serving facilities to the Grover Beach portion has been conditionally approved by both the City and the Coastal Commission, but as of early 1980, has not yet been implemented. The proposed expansion will provide the park with facilities and spaces to accommodate 28 units in addition to existing accommodations for 348 vehicles. The site is currently used for the temporary storage of RV's.~~

5.2.4 MULTIMODAL TRANSPORTATION FACILITY

In November 1996 the Grover Beach Multimodal Transportation Facility was opened. Located at the southeast corner of Grand Avenue and Highway 1, the facility includes an unmanned Amtrak station for train and bus service. Parking is provided on the east and west sides of the tracks. The City owns these properties, however, a 0.32 acre parcel along Grand Avenue was retained in private ownership to allow for future visitor-serving commercial activities.

5.2.5 ECOLOGICAL PRESERVE

~~This~~ A 5.12 acre Ecological Preserve was ~~recently~~ acquired by the City through dedication by a private developer and is the only City-owned recreational area within the City's portion of the Coastal Zone. The preserve area originally was comprise~~d~~s of a narrow, sloping strip of land along the southern border of Pismo Lake west of North Fourth Street. Additional land was included in the preserve east of 4th Street as a condition of approval of the Mar Brisa and Meadow Creek planned developments. The preserve status of this land requires that it be maintained permanently in an undisturbed natural condition. None of its many coastal live oaks or other marsh and riparian vegetation are to be removed. Vehicles are prohibited in the area and only limited passive activities such as nature walks and birdwatching are permitted. No parking, access or other visitor-serving facilities are provided.

5.2.6 NEIGHBORHOOD PARKS

There are no neighborhood parks within the Coastal Zone boundary, however, Grover Heights Park's service area includes areas within the Coastal Zone. Grover Heights Park is a barrier free, full service park facility. As land and money become available, new ~~neighborhood~~ parks will be added within the Coastal Zone.

5.3 EXISTING POLICY

5.3.1 STATE POLICY

The California Department of Parks and Recreation produced, in 1975, a General Development and Management Plan for Pismo State Beach and Dunes. The principal objectives of this plan are the following:

1. Control of vehicular beach access.

2. Reduction in vehicle traffic on the beach, primarily through
   a. Development of new access to the dunes
   b. Development of off-beach parking
   c. Reduction in beach-camping densities
   d. Conversion of one mile of beach to pedestrian only beach use north of the Grand Avenue ramp.

3. Continuity in administration of recreational lands.

Implementation of several of the above objectives could have a significant impact upon Grover Beach. The relationship between the objectives of the State's Development Plan and the policies of the Coastal Act will be discussed in later pages.

5.3.2 LOCAL POLICY

The Open Space/Conservation Element of Grover Beach's General Plan contains several policies relevant to the recreation and access concerns of the Coastal Act. Among these are included the following:

1. ~~Recreation resources should be protected for the future (p.57)~~

~~2.~~ Recreation development should be provided as a part of any future residential subdivision (p.~~57~~ 71)

~~3~~2. Encourage and provide recreational facilities, whether active or passive, in locations near all living and working areas (p.~~57~~ 71)

~~4~~3. Proper commercial recreational uses should be encouraged (p.~~57~~ 71)

~~5~~4. Proposed sites for recreation should be evaluated to assure that they have maximum flexibility and adaptability (p.72)

6. ~~Public access to the shoreline should be assured and implemented at every opportunity (p.57)~~

5. Encourage the State Parks Department to proceed with acquisition of additional land to enlarge the present state park and increase state beach frontage.

The City's Park and Recreation Element includes a map that identifies the need for a park/mini-park in the Northwest Grover Beach neighborhood and a mini-park in the West Grover Beach neighborhood south of Long Branch Avenue.

5.4 ~~FUTURE CONDITIONS~~ STATE GENERAL DEVELOPMENT PLAN

~~As important as knowledge of existing conditions in considering coastal access and recreation is an awareness of probable future conditions. Unfortunately, these conditions are difficult to predict accurately due to the uncertainty of the variables which affect recreational activities and demands. Some generalizations relevant to future access and recreation conditions may, however, be made:~~

1. ~~The population of Grover Beach is expected to increase by nearly 27 percent by the year 1990. The populations of the three-cities area (the cities of Grover Beach, Pismo Beach, and Arroyo Grande) and of the County are expected to grow at only a slightly lower rate during the same period. The State-wide population is expected to show an increase of 23.5 percent by 1990. (Source: Grunwald, Crawford, and Associates)~~

2. ~~It is probable that the demand for recreation opportunities will increase at a rate even faster than the growth rate of the State's population. The California Department of Parks and Recreation has estimated that the number of visitors using the State Beach and dunes will increase by approximately six percent annually over the next 10 years. (Source: Department of Parks and Recreation)~~

3. ~~Increases in transportation costs are expected to contribute to a greater demand for day-use recreation opportunities close to home throughout the State. This type of trend could lead toward a decrease in the demand for overnight camping facilities. (Source: Department of Parks and Recreation)~~

4. ~~While no formal studies have been made, employees of the State's Department of Parks and Recreation have observed greater numbers of beach visitors during off-season periods than in the past. Peak use period demands, however, appear to be stabilizing, a condition which may indicate a trend toward a fairly constant, year-round level of use. Such a trend would help to mitigate the problems of overcrowding and facility overuse which presently occur at peak use periods. (Source: Department of Parks and Recreation) The provision of a hotel/convention center facility near the beach proper would help create a year-round level of use.~~

5. ~~The California Department of Parks and Recreation has described as "reasonably certain" the possibility that conflicts between groups of special interest beach users will increase in the future. The conflict between vehicular recreators and those who prefer non-vehicular activities, in particular, will be amplified as the numbers belonging to both groups increase. While the automobile is still dominant, it is likely that non-vehicular interest groups will exert increasing pressure upon policy-makers to restrict vehicular beach use. (Source: Dept. of Parks and Recreation)~~

6. ~~It is anticipated that the demand for off-highway vehicle recreation areas will stabilize within the next few years. After remarkably rapid expansion, the market for the "OHV" appears to~~

~~be approaching saturation. In addition, increasing fuel costs may provide incentive for OHV users from other areas, such as Los Angeles, to demand more OHV facilities nearer their homes. A leveling off of OHV use in the Pismo State Beach area might help to mitigate the damage to dune vegetation and the law enforcement problems which are anticipated if this form of recreation continues to grow as rapidly as it has in the past. (Source: Department of Parks and Recreation)~~

~~An additional factor which will have a significant impact upon future access and recreation conditions near and within Pismo State Beach is the State's Development and Management Plan for this regional facility. This document~~ The Pismo State Beach and Pismo Dunes State Vehicle Recreation Area General Development and Resource Management Plan, referred to in preceding pages, was produced by the California Department of Parks and Recreation in 1975. It ~~has been~~ was approved by the South Central Regional Coastal Commission, with several conditions~~, but as of early 1980 has not yet been implemented~~. Those ~~which, if implemented by the State, would~~ haveing the most significant impact upon Grover Beach include the following:

Access

1. Provide controlled vehicle access to the State Beach using temporary control stations in the initial phase with conversion to permanent facilities in the future. The main entrance station to be operated by the State will be located at the Grand Avenue ramp. Status: The entrance station has been constructed.

2. Reduce the number of vehicle access points to the State Beach and provide an inner road circulation system connecting overnight use areas, day use areas, and the beach. Status: Access points reduced to two; inner road not provided.

Day Use

1. Provide off-beach parking at Pismo Creek and Pier Avenue with a major facility near the foot of Grand Avenue (520 paved parking spaces plus 400 turfed spaces total for the three locations). Status: Grand Avenue parking facility has been constructed.

2. The State should enhance Meadow Creek below Pismo Lake for fishing and other recreational uses through dredging, landscaping, and wildlife enhancement measures. Status: No action.

3. Provide two off-beach picnic areas, one adjacent to Grand Avenue parking and another adjacent to Meadow Creek (40 picnic sites at each location). Status: Twenty picnic sites provided at Grand Avenue with City installing and maintaining landscaping.

4. Provide a system of trails for bicycle riding, hiking, and equestrian use, with bicycle and hiking trails paralleling access roads and connecting use areas. Status: Not provided.

5. Continue existing day-use concession facilities including golf course, restaurant and beach-related facilities. Status: Concessions have continued.

6. Provide a dune arboretum with educational and interpretive facilities. Status: Not provided.

7. Provide additional compatible beach-related concession facilities, such as beach equipment rental and beach tram, when warranted by public need. Status: Not provided.

Because any of these proposals may have a significant effect upon coastal recreation and access conditions in or near Grover Beach, the City must determine the extent to which impacts of the proposals will conflict or conform with Coastal Act policies.

5.5 CONFORMANCE WITH COASTAL ACT POLICIES

In order to determine the extent to which local conditions and policies conform with the policies of the Coastal Act, a comparison will be made between the former and the latter. Each of those Coastal Act policies relevant to recreation or to shoreline access will be cited and will be applied to local conditions and policies.

5.5.1 MAXIMUM ACCESS AND RECREATION OPPORTUNITIES

Section 30210 of the Coastal Act is the most comprehensive of the Act's policies concerning shoreline access and recreation. For this reason, in order to determine the extent to which the City and the California Department of Parks and Recreation are or are not in compliance with this policy, several points will need to be addressed.

A. MAXIMUM ACCESS

Provision of "maximum access" to the shoreline is, of course, one of the cornerstones of the Coastal Act. There are ~~six~~ points of access to various interconnected parts of Pismo State Beach and the adjoining Vehicular Recreation Area. One of these accessways, the ramp entrance which lies at the foot of Grand Avenue, is located within Grover Beach limits. This entrance to the State Beach is the most intensively used of the ~~six~~ access points, serving over 50 percent of the beach's visitors each year. The Grand Avenue ramp, which provides access for both pedestrians and vehicles, is located approximately one mile from the nearest ramp accessway~~s~~ to ~~either the north or~~ the south.

At peak use periods the ramp sometimes becomes congested and contributes to traffic congestion farther inland on Grand Avenue and Highway 1. ~~Public testimony presented at hearings on the City's LCP Work Program indicated that at peak use periods the ramp does not provide safe and adequate access for those who enter the beach on foot. The testimony suggests that in order to provide "maximum access opportunities" in Grover Beach, it will be necessary to provide b~~Beach access for pedestrians near the Grand Avenue Ramp entrance but separate from the accessway used by vehicles is available from the parking lot.

~~This need for separate pedestrian beach access may increase with the implementation of certain proposals contained in the State's Development Plan for Pismo State Beach. The California Department of Parks and Recreation has proposed that the Grand Avenue ramp be established as the main entrance to Pismo State Beach and provided with an entrance station, parking lot, and other support services. In addition, the Department has proposed that the beach between the Grand Avenue ramp and the Ocean View ramp in the City of Pismo Beach be permanently closed to vehicular use. Either of these proposals, when implemented, will have the effect of increasing the demand placed upon the access ramp at Grand Avenue. Provision of additional beach access will be necessary to mitigate the resulting impacts of over-crowding at the main entrance ramp. A separate pedestrian accessway, in particular, would help to maximize access opportunities for both walk-in visitors and visitors in vehicles. Lighting needs to be provided by the State on the Grand Avenue ramp to further enhance public safety.~~

B. PUBLIC SAFETY

The decision to prohibit vehicles on the beach north of Grand Avenue~~, when implemented, will~~ has reduced access opportunities for vehicle operators who~~, until recently,~~ have had access to the entire beach. According to Section 30210 of the Coastal Act, "maximum access opportunities" are to be provided only where consistent with several other needs, including public safety. The unique conditions which enable vehicle operators and pedestrians to use many of the same recreation areas of Pismo State Beach in the past were also potential sources of a public safety hazard due to the absence of any separation between the areas used by vehicles and by walk-in visitors. The closure of the beach north of Grand Avenue to vehicular use ~~will~~ has enhanced public safety within that area for walk-in visitors.

~~The Police Department of Grover Beach shares enforcement duties with the State for the beach within City boundaries. These duties include observation and patrol of the beach.~~

~~Records of the Police Department's enforcement activities on the State beach show that, with the exception of off-beach parking violations, the greatest number of citations are issued for speeding and reckless driving. Presumably, violations of this type represent a greater safety hazard to other beach users than do non-moving violations because they imply a critical reduction in the driver's ability to control a vehicle. It is estimated that while the number of citations issued in the beach area during low-use periods is minimal, beach-related citations issued during peak-use periods may represent more than one-fourth of all citations issued during that time.~~

The beach area within Grover Beach's boundaries is also patrolled by the California Department of Parks and Recreation. This Agency patrols the area at regular intervals daily and increases enforcement activities during peak use periods.

~~In public hearings on the City's LCP Work Program, representatives of both the City Police Department and the California Department of Parks and Recreation testified that public safety conditions on the beach and the ability of both agencies to enforce regulations will be enhanced by the reservation of a portion of the beach for walk-in visitors only.~~

C. PROTECTION OF NATURAL RESOURCES FROM OVERUSE

A third concern of Section 30210 is the protection of natural resources from overuse where public shoreline access is provided. Existing conditions may represent sources of conflict with this requirement in several ways.

The Pismo Clam (*Tivela stultorum*) populations inhabiting Pismo State Beach are a significant economic and recreational as well as a natural resource. Despite heavy clamming activity, the region still supports one of the largest remaining populations of Pismo Clams in the State. Measures designated to mitigate impacts of over-fishing have been established by the California Department of Fish and Game. These measures include a preserve area which is rotated from one portion of the beach to another at ten-year intervals and size and take limitations. It is possible, however, that the clam's continuance as a significant source may be jeopardized by recreational overuse of another type. The clam's intertidal habitat is a popular site for beach "touring" in vehicles. Although no studies have been made which deal with the impact of vehicular beach use on clam populations, in a biological study of Pismo State Beach marine life the following observation was made:

> *Extensive vehicle traffic on the easily compacted sand prevents many organisms from burrowing in this area. (Source: Benthic Study, Pomeroy, Johnston & Bailey; 1972)*

In addition to reducing the clam's available habitat in this manner, extensive vehicular use of the beach's intertidal zone results in destruction of the mollusks themselves, as is evidenced by the large numbers of crushed shells found on the beach at low tides during peak use periods.

The impacts of vehicles on clam habitat areas may be extensive enough to seriously reduce the clam population's ability to resist other, more critical threats to its survival. Chief among these threats is that of the sea otter which has recently migrated into south county beaches. In its migration southward from northern California, the sea otter has depleted clam populations along its path.

The sand dunes which lie along the eastern edge of the State Beach are also potentially subject to recreational overuse. Most of the dunes within Grover Beach boundaries are partially or fully stabilized with chaparral vegetation and with dune grasses planted by the State's Department of Parks and Recreation. Only the dunes immediately adjacent to the beach are still active, although these also are planted with dune grass. The chaparral of the most eastward dunes within City limits is largely indigenous and provides habitat for a variety of wildlife. The most seaward dunes have been planted sparsely with dune grass by the State in order to increase dune stability and control wind erosion. Neither the active nor the stabilized dunes in this area contain any rare or unusual plant species. Vehicular access to these dunes is prohibited in order to preserve the habitat and wind erosion control values of dune vegetation.

Despite the prohibition against vehicular access to these dunes, many four-wheel drive and off-highway vehicles do use them. ~~Representatives of both the Grover Beach Police Department and the California Department of Parks and Recreation have indicated that the illegal use of vehicles in "restricted" dunes is becoming one of the most frequently occurring vehicular violations in the Pismo Beach State Park.~~ It is believed that this situation is, in part, due to the difficulty of apprehending vehicle operators who enter the dunes. In addition, officials believe that because the dunes of the Vehicular Recreation Area are not easily accessible, many vehicle operators prefer the convenience of restricted dunes nearer to the main accessways and public campgrounds, even though in using these dunes they run the risk of a citation.

Although many of those who operate vehicles in the restricted dunes are never apprehended, evidence of overuse of these dunes by vehicles is very much apparent in the wide swaths of bare sand and crushed vegetation left by vehicles which enter them from the beach or from Grand Avenue. The destruction of stabilizing vegetation not only reduces wildlife habitat, but contributes to problems of wind eroded sand on Grand Avenue and in Meadow Creek adjacent to the dunes.

While illegal vehicular access to the dunes represents the most critical immediate source of their overuse, it is also possible that pedestrian visitors to this area may, in time, adversely affect it. Frequent use by horseback riders or large groups of walk-in visitors, if present conditions of uncontrolled pedestrian access continue, could result in overuse of this area and the destruction of its vegetation. The California Department of Parks and Recreation, in its 1975 Development and Management Plan for Pismo State Beach, has proposed that the dunes between Grand Avenue in Grover Beach and the Oceano Campground about 3/4 mile to the south be developed as a Dunes Arboretum. Access to such a facility would be controlled and designated trails would be provided. In the State's plan it is also proposed that an interior access road and bicycle trail be constructed along Meadow Creek which lies adjacent to the inland dunes. While the above actions would improve regulation of access to the sensitive dunes, they would attract greater numbers of visitors, increasing the level of use of this area and reducing its value as a wildlife habitat. Current Department policy precludes the development of facilities in sensitive coastal areas.

5.5.2 RECREATIONAL SUPPORT FACILITIES

~~Section 30212.5 of the Coastal Act has particular significance for Grover Beach. While the use of the Grand Avenue beach entrance by both drive-in and walk-in visitors has greatly increased in recent years, public facilities in the area have not been expanded. Near the ramp entrance at the foot of Grand Avenue, public restrooms and off-beach parking spaces for a few vehicles are provided. This parking area, which is located within the City's 100-foot wide easement for Grand Avenue, must also serve as a turn-around space and as a loading and unloading area. The ramp is two lanes wide.~~

~~During peak use periods, the conditions described above contribute to serious congestion problems as vehicles attempt to enter and leave the beach, park and/or unload at the ramp entrance, and turn around or back up, all within an area of approximately 10,000 square feet. These congested conditions impact upon Grand Avenue and Highway 1 traffic conditions further inland and create critical safety hazards and enforcement problems near the beach entrance.~~

~~Implementation of the California Department of Parks and Recreation proposal described earlier to make Grand Avenue the main entrance to Pismo State Beach and to prohibit vehicles on the beach north of Grand Avenue will result in increased use of Grover Beach's beach access. This increased level of use will be accompanied by a much greater demand for off-beach parking and other support facilities. The single small area which presently serves so many purposes will not be adequate to meet this type of demand. In order to provide satisfactory and safe recreation support services, additional facilities near the ramp will be necessary. In compliance with Section 30212.5 of the Coastal Act, these facilities should be segregated to avoid impacts of overuse, and should be located in such a way that no single area is critically congested, even during peak use periods.~~ Public restrooms, picnic area, and a large off-beach parking lot are located at the end of Grand Avenue near the entrance station to the beach. These support facilities were previously identified as serious needs. Currently, lack of landscaping, however, makes this area not very inviting to visitors.

5.5.3 PUBLIC VISITOR-SERVING AND RECREATIONAL FACILITIES

Pismo State Beach is the only publicly operated recreation area in Grover Beach's portion of the Coastal Zone. ~~It does not contain public recreational or visitor-serving facilities other than the minimal support services discussed above.~~ The nature of the most popular beach activities in the Grover Beach area - surf-fishing, clamming, and beach touring - is such that many visitors can, at a relatively low cost, provide their own equipment with little difficulty. However, some of the trends projected for recreational beach use, such as an increase in the number of pedestrian beach users and greater emphasis on local recreational beach users and greater emphasis on local recreation opportunities, suggest that a greater demand for inexpensive facilities on and near the beach will arise in the future. The State's Department of Parks and Recreation and the City of Grover Beach will need to cooperate in planning for and providing facilities accessible to all types of beach visitors. In 1997, the City prepared a feasibility study for the development of an accessible pedestrain path over the dunes and is pursuing grant funding for its construction.

~~Provision and/or protection of low-cost housing within the Coastal Zone, another concern of Section 30213, will be discussed in depth in a later section. It should be noted at this point, however, that a~~ A portion of the City's moderate-cost housing stock in the form of an attractively landscaped 60-unit mobilehome park occupies land adjacent to Pismo State Beach and LeSage Golf Course. This privately-owned park, because of its proximity to the beach and public golf course, is suitable for visitor-serving commercial facilities to which the Coastal Act gives priority over residential uses as is indicated in Section 30222 of the Coastal Act. The potential conflict between the need for

moderate-cost housing in the Coastal Zone and the Coastal Act's emphasis on visitor-serving facilities nearest the shoreline is discussed under the heading which follows.

5.5.4 PRIVATE VISITOR-SERVING AND RECREATIONAL FACILITIES

Although Pismo State Beach is Grover Beach's most outstanding attraction for both residents and visitors the City does not, like many other beach communities, draw its own character from the nearby shoreline. Recreational and visitor-oriented land uses have received low priority in the community's development even on land nearest to the beach.

The presence of the Southern Pacific Railroad's tracks along the east side of Highway 1 is partially responsible for the lack of emphasis upon local coastal resources in Grover Beach's development. These railroad tracks separate the community from the shoreline, both physically and visually, and in doing so reduce the recreational and visitor-serving potential of most of the privately-owned land nearest the ocean. A positive use of the railroad easement land ~~would be an AMTRAK Station~~ is the multi-modal transportation facility.

Land adjacent to railroad tracks ~~is~~ was traditionally designated as industrial and service-commercial uses and this pattern ~~has been~~ was followed in Grover Beach. Most of the land nearest the east side of the railroad tracks is designated for industrial uses. While this land particularly north of Grand Avenue is well-sited for visitor-oriented commercial uses, industrial and general commercial developments are already established in the area. Most of these developments are relatively new and have long economic lives ahead of them.

In addition to the industrial land discussed above, the City's portion of the Coastal Zone contains other lands suitable for visitor-serving uses. Most of these lands are ~~within Highway Commercial districts~~ located along Grand Avenue east of Highway 1 and along the west side of Highway 1 north of Grand Avenue. A six-acre site owned by the State Department of Parks and Recreation is most suitable for visitor-serving commercial use.

The west end of Grand Avenue was zoned Coastal Highway Commercial (C-H-C) in 1981, a designation that permits uses which are visitor-oriented and several which are not. The majority of existing uses in ~~these coastal H-C zones~~ this area, while in conformance with the ordinance, are not visitor-serving or recreation-related. This situation indicates a conflict between the City's present zoning designations for these areas and the priority given by the Coastal Act to visitor-serving and recreation-related uses on "suitable" lands.

A conflict of this type is particularly apparent in the ~~H-C~~ Coastal Planned Commercial (C-P-C) Ddistrict which lies on the west side of Highway 1 north of Grand Avenue. A large portion of this district is occupied by a well-designed, 60-unit mobilehome park which overlooks the adjacent golf course and Pismo State Beach. This type of development is not among the uses permitted by the City's zoning ordinance ~~in H-C zones~~, nor can it be considered the type of visitor-serving or recreation-related use which is given priority by the Coastal Act. However, it presently provides much-needed, comfortable moderate-cost housing for many of the City's elderly residents. ~~Lower cost housing is another of the Coastal Act's priority uses for the Coastal Zone, and the Act's mandate to protect such housing indicates that the mobilehome park which exists at present is an acceptable use for the site. It must be noted that 42 of these units are vacation homes.~~

However, the precedent which the development of the mobilehome park in this area potentially establishes is not acceptable in terms of Coastal Act recreation policies nor in relation to the City's own zoning ordinance designation. Any new use which replaces the mobilehome park or is established in the ~~HC~~-P-C ~~d~~District ~~which contains it~~ must be visitor-serving or recreation-related in order to conform to Coastal Act requirements.

5.5.5 RECREATIONAL DEMANDS FOR PUBLIC SERVICES

The Coastal Commission's Local Coastal Program Regulations specify that the Access Component, in compliance with the portions of Section 30254, include "the reservation of public service capacities for the present and projected demands for recreation-oriented uses." The variables which determine this demand and which must be considered in the reservation of sewer, water, circulation capacities for recreation, and total public service capacities of the City is examined in depth in the Public Works Component.

5.6 SUMMARY

~~1~~A. PEDESTRIAN ACCESS

~~The California Department of Parks and Recreation's decision to close the beach north of Grand Avenue to vehicles, when implemented, is likely to cause an increased demand for additional pedestrian access to the beach near the Grand Avenue ramp due to an anticipated increase in the number of walk-in visitors. The need for such access will be particularly critical if the Department's proposal to make the Grand Avenue ramp the main entrance to the beach is also implemented.~~

~~The closure of the beach north of Grand Avenue to vehicles by the Department of Parks and Recreation will deny maximum beach access to some visitors while providing maximum beach access to others.~~ The Grand Avenue ramp entrance is one of the major access points to Pismo State Beach. At peak use periods the vehicle ramp becomes congested and contributes to traffic congestion farther inland on Grand Avenue and Highway 1. Pedestrians have a separate accessway from the parking lot.

Coastal Act: Section 30210 requires that maximum beach access be provided.

~~2~~B. SEGREGATION OF VEHICLES AND PEDESTRIANS

Unrestricted integration of vehicles and pedestrian beach users on all parts of the beach represents a potential safety hazard which is acknowledged by both local police and by the California Department of Parks and Recreation. ~~Beach use by both pedestrians and vehicle operators is expected to increase by six percent annually over the next several years, and it can be assumed that the greater the number of pedestrians and vehicles sharing the same undifferentiated recreational space, the greater the safety hazard to both types of beach visitors. When the proposal to close the beach north of Grand Avenue to vehicles is implemented, this safety hazard should be decreased.~~ The closure of the beach north of Grand Avenue to vehicles has enhanced public safety for walk-in visitors.

Coastal Act: Section 30210 requires that access and recreation opportunities be consistent with protection of public safety.

~~3~~C. OVERUSE OF NATURAL RESOURCES

The dunes at the inland edge of the beach are partially stabilized by fragile vegetation which serves both as wildlife habitat and as a means of controlling the movement of sand into adjacent wetlands and nearby City streets. This vegetation has been severely damaged in some areas by increasing numbers of off-highway vehicles which enter and traverse the dunes despite prohibitions posted by the State's Department of Parks and Recreation. An additional potential source of damage may lie in pedestrian use of the dunes. This type of use, while permitted, may in the future do great damage to dune habitats if it is allowed in excess of the dunes' ability to withstand disturbance.

Coastal Act: Section 30210 requires that access and recreation opportunities be consistent with the protection of natural resources from overuse.

~~4~~D. RECREATIONAL SUPPORT FACILITIES

~~Parking and turn-around areas near the heavily used Grand Avenue ramp are inadequate and poorly marked. Loading spaces for recreation vehicles are non-existent and sorely needed. These deficiencies stem not only from an insufficient physical capacity but from poor design which provides one undifferentiated area for a variety of activities. The result is that at peak use period in particular the ramp entrance is the site of congestion, confusion, and hazardous conditions.~~ Public restrooms, picnic area, and parking lot have been constructed at the end of Grand Avenue. Increased landscaping is needed to make the area more inviting to visitors.

Coastal Act: Section 30212.5 requires provision of parking areas or facilities sufficient to mitigate against adverse impacts of crowding or overuse of a single area.

~~5~~E. PUBLIC RECREATIONAL AND VISITOR-SERVING FACILITIES

There are presently few public, lower-cost visitor-serving and recreational facilities within the City's portion of the Coastal Zone. However, at this time most uses of the beach within Grover Beach limits attract visitors who do not require facilities or who provide their own (e.g. equipment such as clamming forks and fishing rods). The demand for low-cost, visitor-serving and recreational facilities will, however, increase in the near future as the number of visitors using the Grover Beach access increases.

Coastal Act: Section 30213 requires, in part, that lower-cost visitor and recreational facilities be provided where feasible.

~~6~~F. PRIVATE COMMERCIAL RECREATIONAL FACILITIES

Much of the privately-owned land nearest to the beach and shoreline within Grover Beach is zoned for commercial development. The proximity of this land to the ocean makes it an area well-suited for visitor-serving and recreational uses. Many industrial and service-commercial uses, however, are well-established both north and south of Grand Avenue so that amortization of such uses in favor of visitor-serving developments would necessarily be a long-term process. In addition, the railroad tracks which separate this land from Highway 1 and the beach present problems of aesthetics and of access which would impede recreation-related development.

None of the land zoned for commercial purposes within the City's portion of the Coastal Zone ~~is~~ was designated solely for visitor and recreation-oriented uses. ~~New d~~Development in the ~~Highway-~~

~~Commercial zone~~ last fifteen years along Grand Avenue near the ocean has been primarily in the form of small general retail business oriented toward residents rather than toward visitors. Only a small amount of developable land remains in this area. However, a six acre site owned by the State Department of Parks and Recreation is well suited for visitor-serving uses.

Coastal Act: Section 30222 requires that the development of visitor-serving commercial recreational facilities be given priority, in "suitable" coastal areas, over all other types of potential development (with the exception of agriculture and coastal-dependent industry).

~~7~~G. PRIVATE COMMERCIAL VISITOR-SERVING VERSUS RESIDENTIAL USES

A large privately-owned piece of land along the west side of Highway 1 and north of Grand Avenue is designated for ~~Highway~~ Coastal Planned Commercial uses. This beach front property is presently occupied by an attractively landscaped mobilehome park which provides inexpensive housing for a number of residents, many of whom are retired. Although this park lies immediately adjacent to the beach and to a developed public golf course, its residents do not have private access to either of these facilities. It should be noted that 42 of the 60 units are vacation homes.

Coastal Act: Section 30222 requires that on "suitable" lands within the Coastal Zone commercial visitor-serving and recreational uses have priority over "private residential uses". ~~However, Section 30213 requires that low- and moderate-cost housing opportunities in the Coastal Zone be "protected".~~

~~8~~H. ECOLOGICAL PRESERVE

Within the City's portion of the Coastal Zone, a 5.12 acre Ecological Preserve is located adjacent to the Pismo Lake Ecological Preserve owned by the State's Department of Fish and Game. Within the Preserve only limited passive use for activities such as nature walks and birdwatching are permitted. No parking, access or other visitor-serving facilities are provided. The primary purpose of the Preserve is to provide a natural buffer between development and Pismo Lake and for this reason it has little potential for a true recreation area.

~~9~~I. RECREATIONAL DEMANDS FOR PUBLIC SERVICES

Several factors affecting trends in recreation and visitor-serving uses will have an impact upon the demands generated by these uses for public services (sewer service, water, circulation facilities). Proposals by the State's Department of Parks and Recreation to ~~(a) prohibit vehicles on the beach north of Grand Avenue; (b) make the Grand Avenue ramp the main entrance to Pismo State Beach; and (c)~~ provide additional visitor-serving facilities near the ramp will increase the recreation-related annual demand upon the City's total public service capacities in the near future.

An anticipated increase in the number of "off-season" visitors, however, may mitigate the impacts of increasing annual recreational activity. When visitor use of the State Beach and related facilities is more evenly distributed throughout the year, peak use period service demands will be reduced. Average daily demands will increase. These conditions will reduce the level of the peak flow capacities required to serve recreational needs. There is potential for conflict between recreational and residential public service demands if present near-capacity peak demands are not stabilized or reduced in the immediate future.

Coastal Act: Section 30254 of the Coastal Act ~~and section 00042 of the Coastal Commission Regulations~~ requires that ~~the Local Coastal Program include "the reservation of public service~~

~~capacities for recreation purposes..." to insure that adequate services for visitor and recreation facilities will be available in the future~~ public services to public and commercial recreation and visitor-serving land uses not be precluded by other development.

5.7 RECOMMENDATIONS

A. MAXIMUM ACCESS

Ensure that maximum public coastal access be provided through:

1. Policies

   a. No future development shall be permitted which obstructs access to the dunes, beach and shoreline from Highway 1 within the City limits.

   b. The City, in cooperation with the California Department of Parks and Recreation and other public agencies and private interests, shall utilize all opportunities to provide additional public access except if it is inconsistent with public safety or the protection of fragile coastal resources or if adequate access exists nearby.

   c. The provision of vehicular and pedestrian access to the beach from Grand Avenue shall be maintained.

2. *Actions*

   a. The California Department of Parks and Recreation shall provide off-beach, off-road public parking~~. At least one half of the public parking provided shall be~~ in the general vicinity of the existing restaurant and the existing golf course. This area should have about ~~150 to 200~~ 160 public parking spaces.~~ Totally, there shall be between 300 and 400 public parking spaces.~~

   b. ~~A~~ The boardwalk across the dunes to the hard beach from the ~~general area of the existing LeSage Drive should be provided~~ parking lot shall be maintained for pedestrians. The boardwalk shall be located in an area away from vegetated dunes and shall be of a raised wood decking and piling type of construction to allow sand movement under the decking.

   c. A special pedestrian ramp in the vicinity north of the existing ramp entrance to the beach at Grand Avenue should be provided with the cooperation of the California Department of Parks and Recreation. This ramp should provide access for the ~~handicapped~~ disabled.

   d. With the cooperation of the State Department of Parks and Recreation at a future date a pedestrian pier should be constructed perpendicular to the coastline and as an extension of Grand Avenue. Said pedestrian pier should be approximately 25-30 feet wide and of sufficient length to allow fishing beyond the area where the waves break. Said pier shall be so constructed as to allow emergency and maintenance vehicles to pass under to gain access to the pedestrian beach. The proposed pier shall also be properly lighted for public safety.

e. *A boardwalk across the dunes that links the picnic area at the beach to a proposed beach front promenade in Pismo Beach should be provided for pedestrians. The boardwalk shall conform with Americans with Disabilities Act standards for accessibility, minimize disruption to the dune ecosystems and lagoon, maintain a high degree of user visual contact with the beach and ocean, and maintain safety and security on public and private properties.*

B. PROTECTION OF PUBLIC SAFETY

Ensure that public access to the beach and shoreline is consistent with the protection of public safety.

1. Policies

   a. The City, in cooperation with the California Department of Parks and Recreation and other public agencies, shall adopt and enforce public safety regulations and vehicle regulations on the beach.

   b. The City, in cooperation with the California Department of Parks and Recreation and other public agencies, shall take any actions necessary to minimize conflict between vehicular and non-vehicular beach uses and to reduce public safety hazards created by such conflicts.

2. *Actions*

   a. *~~That~~ the area between Grand Avenue and the City's northerly City limits shall ~~be~~ remain designated for pedestrian uses only, except for emergency, law enforcement, and maintenance vehicles. Also excepting the area between Grand Avenue and 400' to the north to provide an area for emergency turnaround if the beach ramp is blocked by disabled vehicles. And furthermore, this 400' may be used by handicapped persons for on-beach parking and subsequent access to the pedestrian beach area. Enforcement of these provisions shall be made through appropriate signage and routine police patrol. ~~This Action will be implemented only after the provision of off-beach/off-road parking has been made.~~*

   b. *Through the cooperation of the California Department of Parks and Recreation, the cities of Pismo Beach and Grover Beach, and the County of San Luis Obispo, a control station should be provided at existing and future public entrances to Pismo State Beach and the Oceano Dunes Recreational Vehicle Area to facilitate control of vehicular beach use and apprehension of violators of State and local laws.*

C. PROTECTION OF NATURAL RESOURCES

Ensure that public access to the beach and shoreline is consistent with the protection of natural resources.

1. Policies

   a. Public access, vehicular or pedestrian, to the beach and dunes shall be prohibited wherever such access may diminish the ability of a natural resource to provide habitat, control erosion, and serve other important purposes.

b. The public shall be adequately informed of regulations and prohibitions designed to protect natural resources from abuse and overuse.

2. *Action: In cooperation with the California Department of Parks and Recreation, the prohibition against vehicular beach access to the dunes shall be more clearly and conspicuously posted at more frequent intervals along the beach and along Grand Avenue at the edges of the dunes.*

D. RECREATIONAL SUPPORT FACILITIES

Ensure that adequate parking and other recreational support facilities are available to the public.

1. Policies

a. Public amenities, such as public parking, additional public restrooms, day-use picnic units (20 minimum), and beach fire rings (20 minimum) shall be provided by the State Department of Parks and Recreation prior to or concurrent with the development proposed for the Coastal Planned Commercial area between LeSage Drive and Grand Avenue. The proposed 20 fire rings shall be placed on the pedestrian beach at the eastern edge of the intertidal zone out of the dune area. ~~The proposed 20 picnic units and the proposed public restrooms shall be located out of environmentally sensitive areas in an already disturbed location.~~

b. Development in the Coastal Planned Commercial zone adjacent to the environmentally sensitive habitat area which will be sited and designed to prevent impacts which would significantly degrade such areas shall provide additional public parking for beach users. Exact number of spaces designated for public use shall be determined at the time of project review and depend upon project size and feasibility.

2. *Actions*

a. ~~*In cooperation with the California Department of Parks and Recreation the area at the entrance to the Grand Avenue ramp shall be redesigned to provide better traffic circulation and lighting near the ramp.*~~

~~b.~~ *In cooperation with the California Department of Parks and Recreation additional trash receptacles shall be provided and maintained near the cul-de-sac of LeSage Drive and on both sides of Grand Avenue near the ramp entrance. Trash receptacles should also be provided at intervals of 300 feet along the beach itself, particularly north of Grand Avenue. Trash should be collected at least weekly and daily during peak beach use periods.*

~~c~~b. *Existing and future sanitation stations shall be well signed in the vicinity of the beach and on all coastal access routes. The provision of the existing public dumping station with sewer services by the San Luis Obispo County Sanitation District should be facilitated to make more hours of station service economically feasible.*

~~d~~c. *The State Department of Parks and Recreation shall ~~provide~~ maintain an entrance facility to the Pismo Beach State Park. Said facility to be located on Grand Avenue right of way. The City shall make this R.O.W. available to the State Parks and Recreation either through easement or abandonment.*

d. *In cooperation with the California Department of Parks and Recreation, the parking lot and picnic area shall be landscaped and a water-conserving irrigation system installed. Landscaping shall be maintained in a healthy, growing condition, shall receive regular pruning, fertilizing, mowing, and trimming, and shall be kept free of weeds and debris. Any damaged, dead, or decaying plant material shall be replaced within thirty days from the date of damage.*

E. PUBLIC VISITOR-SERVING AND RECREATION FACILITIES

Ensure the protection of lower cost visitor and recreational facilities.

1. Policies

   a. Any fees charged in the future in connection with Pismo State Beach facilities within Grover Beach boundaries should be minimal and shall be related directly to the cost of providing specific services to beach users. Fees should not at any time be applied ~~to~~ for access to or use of any part of the beach by either pedestrian visitors or vehicles.

   b. Existing public recreational facilities should be preserved. The City in cooperation with the California Department of Parks and Recreation should pursue every opportunity to provide additional lower-cost recreational facilities.

2. *Actions*

   a. *The area presently occupied by the LeSage Riviera Golf Course should ~~be~~ remain designated to permit only this use.*

   b. ~~*The City shall cooperate with the California Department of Parks and Recreation in development of a picnic area located near the beach but not in a sensitive riparian or dune habitat area.*~~

   c. *With the cooperation of the California Department of Parks and Recreation, fire rings should be provided at intervals along the beach north of Grand Avenue near the foot of the dunes.*

F. PRIVATE VISITOR-SERVING AND RECREATIONAL FACILITIES

Ensure that private commercial visitor-serving and recreational uses are given priority over private residential, general industrial and general commercial development on lands suitable for visitor-serving, beach-related commercial uses.

1. Policies

   a. The City should ensure that visitors to the Pismo State Beach are provided with easily accessible, private commercial services, particularly those relating to provision of food and lodging. A resort motel/conference center on the combined 71 acre state-owned and the 15 acres of privately-owned land fronting on Highway 1 is strongly suggested by the City. Room per acre density south of Le Sage Drive shall be at a maximum of 20 rooms/acre while the room per acre density north of Le Sage

Drive shall be at a maximum of 30 rooms/acre. The area south of Le Sage Drive shall be Phase I while the area north of Le Sage Drive shall be Phase II.

The proposed facility shall have the following general design requirements:

(1) A room/acre density of 20 to 30 rooms/acre.
(2) 60% of the project will be at a maximum height of 40 feet while the remaining 40% of the project shall be at a maximum height of 28 feet; however, through staggering and siting the project shall be designed to protect the existing view corridors along Grand Avenue and Le Sage Drive and further will create one to three additional view corridors to the golf course and shoreline from Highway 1.
(3) Access to the proposal shall be from Highway 1 and Le Sage Drive and not from Grand Avenue.
(4) The entire facility shall be sited and designed to prevent impacts to the environmentally sensitive areas of the intertidal, dunes and Meadow Creek.
(5) The project shall maintain and where feasible shall enhance the filtration function of Meadow Creek.
(6) Conference meeting rooms shall be provided for groups from 20 to 200 persons.
(7) The project shall have a maximum site coverage of 60%, the remaining 40% shall be in landscaped open areas.
(8) The project shall have within it both normal restaurant facilities as well as lower-cost eating establishments such as coffee shops and snack bars.
(9) The project's colors, materials, landscape treatment, and general architectural design shall be compatible and complimentary to the existing natural vegetation and landforms.
(10) To the extent feasible public parking for day use of the pedestrian beach shall be provided on the project.

b. The City should ensure that the appearance of private commercial structures within the Coastal Zone contribute to an attractive, beach-oriented, visual theme which enhances the quality of the recreational experience within the Coastal Zone.

c. As Public Resource Code Section 30213 does require the protection of lower cost visitor serving uses the City designates the undeveloped portion of the Sand and Surf Recreational Vehicle Park located on Highway 1 as the area within the Coastal Zone to provide a replacement facility for the existing Le Sage recreational vehicles park that would be redeveloped as part of the resort motel/conference center.

2. *Actions*

a. *The City shall establish a new land use designation which specifically provides for those uses which are visitor-serving and recreation-related. Uses which shall be permitted under this designation include the following:*

(1) Hotels, motels, restaurants, and cocktail lounges or dancing facilities in connection with restaurants.
(2) Refreshment stands.
(3) Souvenir shops.
(4) Convenience services.

b. *Land designated for coastal commercial uses shall be subject to special landscaping and design requirements which will provide and protect an attractive visual theme.*

Height limitations shall be more restrictive than in general commercial areas in order to avoid obstruction of or conflict with ocean views. Landscaping in coastal commercial areas shall occupy a larger portion of building sites than is required in other commercial districts. The use of building materials and architectural designs which are appropriate to highly visible tourist areas shall also be required here. Acceptable modes and materials for developments in coastal commercial areas shall be specified in the City's coastal zoning ordinance.

c. *The City should designate the following areas for coastal commercial uses:*

(1) *The land which lies between the west side of Highway 1 and the Meadow Creek drainage channel, and between Grand Avenue and Le Sage Drive.*
(2) *The strip of land south of Grand Avenue between the railroad easement and Highway 1.*
(3) *That land presently occupied by the Le Sage Riviera Mobile Home and Recreational Vehicle Park.*
(4) *That land west of Highway 1 and north of Grand Avenue.*

G. RECREATIONAL DEMAND FOR PUBLIC SERVICES

Ensure that adequate public services are available for recreational and visitor serving, beach-related uses, now and in the future.

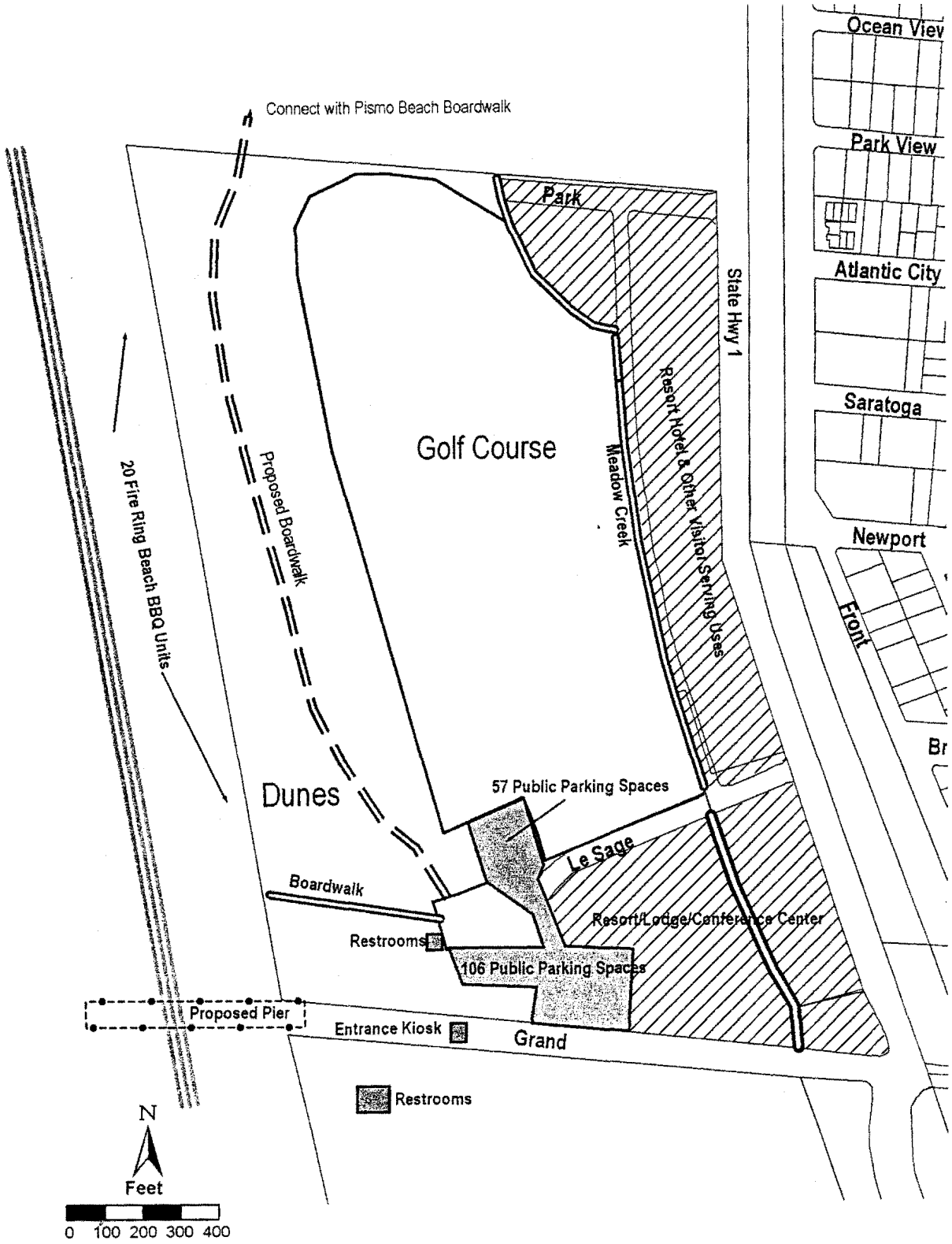
Policy: The City shall reserve a percentage of its water, sewer and street capacities for use by beach-related recreation and visitor-oriented developments and land uses.

H. GENERAL

1. Policy: All proposed land use plans or proposals and any subsequent development within the Coastal Zone of Grover Beach must receive approval by the City prior to the implementation. Said land use plans or proposals and any subsequent development shall be consistent with Grover Beach's Local Coastal Program.

2. *Action: The City shall adopt the specific plan (Figure 3) provided herein for the area designated as Coastal Planned Commercial.*

FIGURE 3
CONCEPTUAL COASTAL COMMERCIAL PLAN



6.0 PUBLIC WORKS COMPONENT

of the

LOCAL COASTAL PROGRAM

6.1 INTRODUCTION

The provision of public works facilities - water, sewer and transportation services - is a central concern of the Coastal Act and is designated as the primary mechanism for land use planning within the Coastal Zone. Section 30254 of the Act, which establishes certain priority uses within the Coastal Zone, states in part that

> *"New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with provisions of this division . . . Where existing or planned public works facilities can accommodate only limited amounts of new development, services to coastal-dependent land use; essential public services and basic industries vital to the economic health of the region, state, or nation; public recreation; commercial recreation, and visitor-serving land uses shall not be precluded by other development."*

Coastal Commission Regulations concerning the "common methodology" to be used in developing local coastal programs further emphasize the importance of public works facilities in land use planning. The Regulations require local governments to include the following data in the scope of local coastal programs:

> *"A. Where the application of the policies of Chapter 3 of the Coastal Act of 1976 requires limits or conditions as to the amount, timing, or location of public works facilities, an analysis shall be made to determine:*
>
> *1. Existing and proposed capacities of such relevant public works systems;*
>
> *2. Key decision points for stages of facility expansion, and*
>
> *3. What portion of public works facilities capacity is allocated to new development within the area and what portion is reserved for priority uses . . ."*

This section of the Local Coastal Program contains the data on existing and proposed public works capacities required by the above regulation. In order to provide a basis for determining the extent and manner in which capacities will need to be allocated, an analysis of existing and potential demands for public services is also presented in this section. The allocation of remaining facility capacities to the priority land uses of Section 30254 of the Coastal Act, and the means of achieving these allocations, will be discussed in the final pages of this chapter.

6.2 WATER SUPPLY

6.2.1 EXISTING SUPPLY

As noted in preceding components of this document, Grover Beach relies primarily upon two sources for its water supply, the Arroyo Grande-Tri-Cities Mesa Groundwater-B Subbasin and the Lopez Reservoir Project. Water from these two sources is blended in City facilities and delivered to nearly all of the City's residential, commercial, and industrial uses. A very small number of residential developments and all agricultural activities rely on individual private wells.

A. Arroyo Grande Groundwater Basin

The groundwater basin serving Grover Beach has been discussed in the chapter of this document on Coastal Resources. Significant characteristics of the groundwater basin are summarized below:

Size and Location: The California Department of Water Resources (DWR, 1979) investigated groundwater resources of southern San Luis Obispo County. The study focused on an area of approximately 47,000 acres ~~The Arroyo Grande Basin forms one of three storage areas which comprise a larger basin~~ bounded on the west by the ocean, on the south by the San Luis Obispo-Santa Barbara County line, and on the northeast by U.S. Highway 101. This ~~larger~~ basin drains a watershed area of about 130,000 acres and can be subdivided into three subareas: the Arroyo Grande-Tri-Cities Mesa subarea, Nipomo Mesa subarea, and Santa Maria subarea. Grover Beach produces water from wells within the Arroyo Grande-Tri-Cities Mesa subbasin ~~The basin itself covers an area of approximately 47,000 acres. The Arroyo Grande Basin~~, which lies between the City of Pismo Beach and the northern part of the Nipomo mesa~~,~~ and encompasses a total area of 12,460 acres. The Department of Water Resources (DWR, 1980) has concluded that the Arroyo Grande-Tri-Cities Mesa and Nipomo Mesa areas are continuous with the Santa Maria basin to the south.

~~Safe and Seasonal Yield~~Storage Capacity: ~~A recent study by the California Department of Water Resources has determined that the Arroyo Grande Groundwater Basin has a safe seasonal yield of between 6,500 and 6,900 acre feet. At this time there appears to be no evidence of an overdraft condition nor of saltwater intrusion. Such conditions did appear, however, prior to the construction of the Lopez Reservoir in 1970.~~ The Arroyo Grande-Tri-Cities Mesa and Nipomo Mesa subbasins have a total storage capacity of 1,700,000 acre-feet (DWR, 1986). Usable storage above sea level is 180,500 acre-feet, with 8,500 acre-feet in the Arroyo Grande-Tri-Cities Mesa area. The 1986 DWR report identified the Arroyo Grande-Tri-Cities Mesa and Nipomo Mesa basins as possibly being over drafted, however no detailed study was conducted.

Replenishment: The chief sources of groundwater replenishment for the basin are urban and agricultural runoff, and precipitation. Periodic releases from the Lopez Reservoir totaling 4,200 acre-feet per year also contribute to the basin water table. The Arroyo Grande-Tri-Cities Mesa subbBasin is recharged at an estimated average rate of 5,700 acre-feet per year; 1,300 acre-feet of which are agricultural return. The City has also constructed a ground water recharge basin with a 30 acre-foot capacity.

Groundwater Quality: The groundwater of the shallow Paso Robles Formation aquifers of the Arroyo Grande-Tri-Cities Mesa Bsubbasin is not of the best quality. Nitrate levels fluctuate between about 25 milligrams per liter and 125 milligrams per liter. The maximum nitrate level recommended by the State Health Department is a concentration of only 45 milligrams per liter. ~~Both the high concentrations and fluctuations of groundwater nitrates are attributed~~

~~chiefly to the large amounts of high-nitrate agricultural runoff and septic tank effluent which drains into the basin.~~ During 1988 - 1989 the City constructed an ion exchange water treatment plant designed to remove nitrates from groundwater produced from shallow wells. Concentrations of total dissolved solids (TDS) are also found to be high in this basin water, although TDS concentrations have declined as the result of periodic basin recharge with purer Lopez Reservoir waters. ~~However, t~~The City's ~~new, deeper~~ well within the Careaga Formation has produced water of a higher quality, however, water from this well approaches State limits for iron and manganese levels. Testing of Grover Beach wells indicate that no volatile organics (manmade chemicals) or perchloroethylene (PCE's) are present in the groundwater (1992 Water Report).

Groundwater Extraction: The City extracted approximately ~~375~~ 860 acre-feet from the groundwater basin in ~~1977~~ 1994~~, and in 1978 extracted nearly 400 acre-feet~~. In 1983, Grover Beach agreed to limit its extraction of groundwater to 1,198 acre-feet per year. The 1983 "gentleman's agreement" was based upon the 1979 DWR report. Efforts are underway to update this report. As irrigated farmland is converted to urban uses, it is the City's policy that the groundwater previously used for agricultural purposes will be available for urban uses.

B. Lopez Reservoir Supply

Service Area: The Lopez Reservoir project, completed in 1970, has a potential service-area of approximately 12,460 acres overlying the Arroyo Grande groundwater basin. This service area has been designated as Zone 3 of the San Luis Obispo County Flood Control and Conservation District. It is estimated that the reservoir presently serves a population of 24,610.

~~Safe Seasonal Yield~~Storage Capacity: The Lopez Reservoir has a storage capacity of ~~50,000~~ 51,800 acre-feet. ~~After subtraction of the 4,200 acre-feet which are released annually to the groundwater basin, the reservoir's safe seasonal yield is approximately 4,530 acre-feet.~~ The reservoir's dependable annual yield is approximately 8,200 acre-feet.

In 1969 the City of Grover Beach contracted with the County for an annual entitlement of up to 800 acre-feet. Water supplied by the Lopez Reservoir can be provided to the City at a peak flow rate of 1.8 times the average daily rate, which is presently 717,000 gallons per day. The remainder of the safe yield is contracted to the cities of Arroyo Grande and Pismo Beach, and County areas.

Lopez Water Quality: Lopez water is superior in quality to that of the Arroyo Grande-Tri-Cities Mesa subbasin~~, although it is moderately high in total dissolved solids~~. Total dissolved solids concentration is approximately 330 mg/L. Nitrates are found in trace amounts (0.25 mg/L) (DWR, 1986).

Lopez Water Consumption: In the past three years deliveries of water from Lopez Reservoir to Grover Beach have reached or exceeded the City's maximum annual entitlement of 800 acre-feet. As in each of these years, surpluses have been declared at Lopez and sold at reduced rates.

~~The maximum delivery during this three-year period, received in September 1976, was 118 acre-feet or 1.8 times greater than the average monthly delivery. In the City's Master Plan for Water and Sewerage Systems (Boyle Engineering, 1968), a maximum allowable peak factor of 1.3, or a maximum monthly delivery of only 87 acre-feet, was recommended.~~

~~In the City's Facilities Resource Study (C.D.M., 1978), the increasing reliance upon Lopez Reservoir water is noted. Between June, 1977 and February, 1978, the City produced a total of 801 acre-feet of water. Of this amount, 68 percent was obtained from the Lopez Reservoir and 32 percent from municipal wells.~~

6.2.2 DELIVERY SYSTEM

A. Distribution and Storage

~~The City's existing water supply system includes the new deep aquifer well and three shallow aquifer wells, which may or may not be used.~~ The City uses its shallow wells to produce water straight into the water mains after passing through the ion exchange water treatment plant and a chlorination station. Water from the groundwater basin and from the Lopez Reservoir is stored in ~~two~~ three reservoirs with a total capacity of ~~3~~ 4.5 million gallons. Two 200,000 gallon tanks and a booster pressure system serve the higher elevations.

The two smaller tanks and the booster pressure system, fed by the larger reservoirs, supply water to the higher elevations while the larger reservoirs supply the remainder of the City directly.

The water distribution system consists of a network of 50 miles of mains up to 16 inches in diameter.

B. Service Connections

The City's water system now serves all land uses within the City, with the exception of agricultural activities and a small number of residential developments which are supplied by private wells. As of ~~1978~~ 1996, the following numbers and types of land uses are provided with active City water service.

TABLE 1
Water Supply Service (~~1978~~1996)

Land Use	Number of Units Served in City	~~Number of Units Served in Coastal Zone~~
Residential	~~3714~~3733	~~612~~
Commercial	~~170~~313	~~19~~
Industrial	~~43~~25	~~41~~
Public Authority	29	
Other	60	

6.2.3 EXISTING CAPACITY

The City's ~~new~~ deep well, because of its higher quality water, can provide a safe annual yield of between 1700 and 1800 acre-feet per year. With the 800 acre-feet of water provided by the Lopez Reservoir, the City's total water supply capacity is between 2500 and 2600 acre-feet per year, an amount adequate for an ultimate population of between 14,700 and 15,300 (CDM, 1978).

In 1990, the City began implementation of a retrofit program to promote water conservation. Developers of new residential units pay a fee into a fund for the retrofit installation of water conservation devices in existing structures. The fee amount allows for five residences to be retrofitted for each residential unit permitted to be built.

6.2.4 EXISTING DEMAND

From an analysis of the 1978 demand for water by CDM, it is evident that the largest share of the City's water is demanded by residential uses, both in the City as a whole ~~(1,015,648 gallons per day average)~~ and within the boundaries of the Coastal Zone ~~(175,000 gallons per day)~~. It should be noted, however, that an estimated 3 percent of the City's single-family homes, 7 percent of its multi-plex units and over 60 percent of its mobilehomes are used only seasonally as vacation homes. The number of vacation homes within the City's portion of the Coastal Zone is not known at this time but is probably disproportionately high. For example, approximately 42, or 70 percent, of the 60 mobilehome units located in the mobilehome park west of Highway 1 are used as vacation residences.

A disproportionately large percentage of the City's industrial demand for water is generated by industrial uses within Coastal Zone boundaries. None of the industrial uses located within the City's portion of the Coastal Zone are coastal-dependent industries.

Agricultural uses within City boundaries, as mentioned, are supplied with water drawn directly from the groundwater basin by private wells. It is estimated that the total agricultural demand for water is ~~118.4~~ 288 acre-feet per year, making the total City demand upon the groundwater basin approximately ~~515~~ 1,148 acre-feet per year. The limited agricultural activity within the City's portion of the Coastal Zone uses about ~~2~~ 0.7 percent or ~~28.8~~ 2.1 acre-feet of the total annual agricultural demand.

6.2.5 POTENTIAL DEMAND

Projected demands for City-supplied water are based on build-out capacity requirements of existing land use plan and zoning designations. The data indicate that there is potential for a significant increase in industrial demand for water within the City's portion of the Coastal Zone. Conversely, the proportion of the Coastal Zone demand represented by residential uses is expected to decline because a relatively small amount of land within the Coastal Zone is designated for residential uses. A large number of existing residences here were constructed prior to enactment of the City's zoning ordinance in 1973 and are located in areas now designated for non-residential uses. Recreational and general commercial demands upon the City's water supply are expected to remain fairly constant. A large share of the City's total recreational demand for water will continue to be generated by uses within the Coastal Zone, primarily due to the large amounts of water used to irrigate the public golf course.

Agricultural demand upon groundwater within the City is expected to decline steadily until it ultimately represents an insignificant percentage of total groundwater consumption. Within Coastal Zone boundaries it is anticipated that the agricultural demand for water will be phased out entirely within the next 10 years as existing uses are replaced by low-density residential or industrial development.

6.3 SEWER SERVICE

The sewer system which presently serves Grover Beach carries City wastewater to a treatment plant located to the south in the unincorporated community of Oceano. This treatment plant was placed

in operation in 1966. Prior to that time the City had no public sewer system and all developments were served by septic tanks. The treatment plant is operated by the South San Luis Obispo County Sanitation District which was formed prior to construction of the plant.

~~SERVICE AREA~~

The District is comprised of ~~two~~ three member jurisdictions, the City~~ies~~ of Arroyo Grande and Grover Beach and the unincorporated community of Oceano. ~~The District's service area, however, includes the City of Grover Beach which has contracted with the District for treatment of their wastewater. The boundaries of the District's entire potential service area encompass a total of approximately 6,749 acres, nearly 60 percent of which lies within the District's present service area.~~ Prior to joining the District in 1996, Grover Beach contracted for 1.5 million gallons per day (mgd) of wastewater treatment.

6.3.1 SEWER SERVICE SYSTEM

The existing sewer system which transports wastewater from Grover Beach to the treatment plant serves nearly all development within the City. The numbers and types of units served are similar to those supplied with City water, although a small number of residential and commercial uses which receive City water, rely on septic tanks for wastewater disposal. The table below presents the numbers and types of uses served by the City's sewer system in ~~1978~~ 1996.

TABLE 2
Sewer Service (1996)

Land Use	Number of Units (City)	~~Number of Units (Coastal Zone)~~
Residential	~~3,714~~3,689	~~612~~
Commercial	~~170~~213	~~19~~
Industrial	~~43~~10	~~41~~
Other	35	

Wastewater from these developments is carried in pipes of vitrified clay ranging from 6 inches to 15 inches in diameter. A ~~truck~~ 48 mile trunk interceptor sewer system of pipes ranging from 18 inches to 24 inches in diameter conveys collected wastewater to the treatment plan in Oceano.

The City's Facilities Resource Study (CDM, 1978) indicates that the existing system is in excellent condition. Service expansion is planned to include 32 acres in the southern portion of the City, some of which is in the Coastal Zone~~, which is at this time relatively undeveloped~~. Development in this area is served by septic tanks.

~~WASTEWATER EFFLUENT QUALITY~~

~~The District is constructing a new outfall line and is under court order to make plant improvements which will upgrade wastewater effluent quality. A summary of the plant influent and effluent wastewater characteristics for the last four years is presented in Table III.~~

~~TABLE III~~

~~Wastewater Influent and Effluent Quality~~

~~Year~~	~~Average Flow (Mgd)~~	~~Influent~~		~~Effluent~~	
		~~BOD (mg/l)~~	~~SS (mg/l)~~	~~BOD (mg/l)~~	~~SS (mg/l)~~
~~1975~~	~~1.1~~	~~192.8~~	~~300.7~~	~~30~~	~~32~~
~~1976~~	~~1.4~~	~~154.1~~	~~216.3~~	~~11.3~~	~~18.7~~
~~1977~~	~~1.5~~	~~166.9~~	~~231.9~~	~~11.2~~	~~18.8~~
~~1978~~	~~1.7~~	~~156.7~~	~~230.6~~	~~11.2~~	~~21.2~~

6.3.2 SEWER CAPACITY

A. District

The existing District treatment plant was constructed ~~with the design capacities shown below:~~

~~Average Dry Weather Flow - 2.5 million gallons/day~~
~~Peak Dry Weather Flow - 4.0 MGD~~
~~Peak Wet Weather Flow - 5.0 MGD~~

~~The new outfall line under construction by the District is 30 inches in diameter and has a design capacity of 8.5 MGD. This capacity is considered adequate to handle the ultimate population to be served by the District.~~ in 1965 with 2.5 mgd capacity. In 1980, the treatment plant was upgraded and a new ocean outfall line installed. Capacity of the plant was increased in 1982 to 2.7 mgd and in 1983 to 3.3 mgd. In 1992, the plan expanded to 5.0 mgd. The treatment plant was originally designed to facilitate expansion, in stages, to an ultimate capacity of 10 MGD. ~~Capacities to be achieved through phased expansion are shown below:~~

~~Phased Plant Capacities~~

~~Construction Stage~~	~~Stage Capacity~~		~~Cumulative Capacity~~	
	~~Population~~	~~Flow (MGD)~~	~~Population~~	~~(MGD)~~
~~Initial~~	~~30,000~~	~~2.5~~	~~30,000~~	~~2.5~~
~~Intermediate~~	~~30,000~~	~~2.5~~	~~60,000~~	~~5.0~~
~~Ultimate~~	~~50,000~~	~~5.0~~	~~110,000~~	~~10.0~~

~~*Source: Jenks and Adamson, 1976*~~

B. City

~~In 1964, prior to construction of the treatment plant, Grover Beach contracted with the South San Luis Obispo County Sanitation District for a percentage of the District's services. The capacity rights reserved by the City in its contract with the District are shown in the table below.~~

~~Grover Beach Sewer System Capacity~~

	~~Total Capacity~~	~~Grover Beach Capacity~~	
~~Treatment Plant (avg.)~~	~~2.5 MGD~~	~~0.925 MGD~~	~~37.0%~~
~~Peak Flow~~	~~5.0 MGD~~	~~1.850 MGD~~	~~37.0%~~
~~Offshore Outfall~~	~~8.5 MGD~~	~~3.100 MGD~~	~~--~~

As of January 1996, the City was using approximately 64 percent of its 1.5 mgd capacity.

6.3.3 PRESENT DEMAND

As in the case of water consumption, the demand for sewer service is generated primarily by residential uses both Citywide and within the Coastal Zone. Sewer demands generated by recreational, general commercial, and industrial uses also follow the pattern seen in water consumption. Nearly the entire City recreational demand for sewer service is generated by uses within the Coastal Zone. The City's industrial demand for sewer service also originates largely within Coastal Zone boundaries, although as noted earlier, none of the present industrial developments are coastal-dependent.

6.3.4 POTENTIAL DEMAND

The assumptions to be made based upon the projections for sewer service demands are similar to those relating to projected water demands. Residential use within the Coastal Zone will continue to demand the greatest percentage of total sewer service for the Coastal Zone, although it will generate a slightly lower percentage of the total than does residential development City-wide. Industrial development will represent a slightly decreasing percentage of Coastal Zone demand. Uses within the Coastal Zone will ultimately generate about one-fourth of the City's total industrial demand if existing zoning designations are implemented.

Recreational demand for sewer service will continue to rise predominantly from uses within the Coastal Zone, although a slight decline in the percentage is anticipated as visitor-oriented uses are established throughout the City. Under existing land use and zoning designations, developments within the City's portion of the Coastal Zone will ultimately be responsible for approximately 13 percent of the City's total sewerage demand. ~~It should be noted that between 1990 and 2000, the City's total sewage flow will exceed the share of the existing treatment plant capacity for which Grover Beach has contracted. The City's share of the existing peak flow capacity will be exceeded during peak recreation periods at least before 1990.~~

~~It is unlikely that the City will be able to acquire a larger share of the present plant's 2.5 MGD capacity from the other members of the District. For this reason, the only means of increasing the City's own treatment capacity will be through expansion of the entire plant's capacity.~~

Existing plant facilities as noted, are designed so that its facilities may be doubled to a capacity of 5 MGD, and then, in the third phase of development, expanded to an ultimate capacity of 10 MGD.

~~Expansion of facilities to a capacity of less than 5 MGD in the next phase of plant development is not considered economically feasible by District engineers.~~

Reclamation of wastewater effluent has been considered by the Sanitation District as a potential means of effluent disposal. In the District's Project Report and Environmental Impact Report, produced in 1976, this alternative to ocean disposal of wastewater ~~is~~ was examined.

~~The reclamation alternative discussed in the District's Project EIR (Earth Metrics, 1976) consists of a plan to use treated effluent for irrigation, both locally and on land, some distance from the treatment plant. Locally, reclaimed wastewater could be used for irrigation of the LeSage Golf Course in Grover Beach, the Black Lake Golf Course south of Oceano, dune areas which owners wish to stabilize, and some agricultural lands nearby. Use of reclaimed wastewater on lands farther from the treatment plant would also be possible with the construction of facilities to pump treated effluent to the Cienega Valley and Nipomo Mesa areas for irrigation of citrus fruits and avocados. In the Project EIR it is estimated that at least 375 acres would be required to utilize projected wastewater flows. Sixty additional acres would be needed for the site of a winter storage reservoir and eighty acres for a buffer area. Larger amounts of land would be needed if the reclaimed water is used at a lesser rate.~~

~~The use of reclaimed wastewater for irrigation has several advantages, including the following:~~

~~a. Use of reclaimed wastewater for irrigation would increase the amount of water available for other purposes and would postpone or eliminate the need to seek new water supplies in the future.~~

~~b. The use of reclaimed wastewater, which is somewhat higher in nitrates and other nutrients than ordinary domestic water, could reduce the amount of fertilizer needed for agricultural application.~~

~~c. Land disposal of treatment effluent would reduce the amount of water which must be discharged and lost to the ocean.~~

~~Despite the above-described advantages of utilizing the treatment plant's effluent for irrigation, introduction of this method of wastewater reclamation faces several obstacles. Chief among these is the problem of finding a sufficient amount of land available for irrigation with treated effluent. Most local agricultural land is primarily in vegetable production and State Health Standards for wastewater reuse on such crops require a level of pretreatment which would make irrigation with wastewater economically unfeasible in the immediate vicinity of the treatment plant. An additional obstacle to the use of reclaimed water locally is the present high level of the water table which has resulted from a decrease in groundwater consumption since the construction of the Lopez Reservoir. The presence of groundwater near the surface, used directly by small irrigators and few residential developments in the area could create conflicts with State Health Standards if reclaimed wastewater were percolated into the soil locally.~~

~~A second approach to wastewater reclamation, that of transporting treated effluent to the Nipomo Mesa for agricultural irrigation, appears more feasible. The Nipomo Mesa and Nipomo Valley comprise 10,000 acres of potential agricultural land averaging five miles distant from the treatment plant. This area is presently experiencing a water shortage and it is expected that an adequate demand for reclaimed wastewater for irrigation will exist there except during the winter months. There are, however, two major obstacles to disposal of wastewater in this manner. The most suitable crops for the Nipomo area are citrus and subtropical crops such as avocados. However, these crops require water which is relatively low in total dissolved solids (TDS). Nipomo groundwater is below the maximum TDS level for these crops, but reclaimed wastewater has a TDS content which is substantially above it. Therefore, to produce reclaimed wastewater favorable to~~

~~crop production, the effluent would have to be partially demineralized prior to use or blended with a low TDS water from some other source. The latter approach appears to be the most practical. An additional and costly prerequisite for reclaimed wastewater use on the Mesa is that of pumping and transport facilities between the treatment plant and agricultural users. In addition, land for a storage tank and buffer area would need to be purchased. These costs make such a reclamation program the most expensive method of wastewater disposal, in terms of both immediate capital costs and long-term operating costs. The Project Environmental Impact Report estimated that the cost of implementing the wastewater reclamation program would exceed that of conventional ocean outfall disposal by as much as 40 percent. (Earth Metrics, 1976)~~

~~It is possible, however, that the cost of recycling wastewater for irrigation could be partially recovered through the conservation effects such a program would have on water supplies. It is also possible that a system which relies in part on ocean outfall and in part on reclamation for wastewater disposal could be developed. Such a system would be less costly than full reclamation and would ensure conservation of at least some of the water which would otherwise be lost to the ocean.~~

6.4 CIRCULATION

6.4.1 EXISTING SYSTEM

A. STREETS

Three major streets provide access to Grover Beach's portion of the Coastal Zone. These streets are described below:

North Fourth Street: This street ~~has two~~ functions~~, that of a local collector serving a predominantly residential area, and of~~ as a minor arterial, providing an ingress-egress route serving Highway 101 and linking this State highway with Grand Avenue and Pismo State Beach. The northernmost portion of North Fourth Street is a winding two-lane street which bisects Pismo Lake, a large marsh. This portion of the street is paved to a width of only ~~32~~ 56 feet of its 70-foot right-of-way and includes sidewalks and bike lane on each side of the street. South of Ocean View Avenue, North Fourth Street widens to ~~46~~ 56 feet and provides two traffic lanes, one left-turn lane, and parking on both sides. Within the City of Pismo Beach, North Fourth Street has been paved to a width of 52 feet with two driving lanes, median, and two shoulder lanes.

North Fourth Street intersects Grand Avenue approximately one mile south of the Highway 101 exit. This intersection lies one half mile east of the Grand Avenue ramp entrance to Pismo State Beach. Parking north of Ocean View Avenue on North Fourth Street is prohibited at all times.

Grand Avenue: Grand Avenue is primarily a commercial street. In addition to serving commercial needs, Grand Avenue provides access to Pismo State Beach for both local residents and out-of-the-area beach visitors. Within Grover Beach limits, two freeway exits are linked to Grand Avenue by local streets. One of these exits, at North Fourth Street, lies within the boundaries of the Coastal Zone.

Grand Avenue's right-of-way is 100 feet wide for its entire length. Between the City's eastern Coastal Zone boundary and Highway 1, Grand Avenue is paved and sidewalks are provided on both sides of the street. West of Highway 1, Grand Avenue is paved to a width of 45 feet and a sidewalk is provided along the northern side up to the vehicular ramp entrance to

Pismo State Beach. On both sides of Grand Avenue, parallel parking is permitted. Some areas are limited to two hours while other areas allow 72-hour parking. ~~Parking spaces for a few cars are available near the ramp entrance.~~ This portion of Grand Avenue near the ramp entrance is often critically congested at peak use periods, particularly when high tides hinder access and egress of beach visitors in vehicles.

Highway 1: This State Highway, also called Pacific Coast Highway, serves primarily as a State, regional, and local coastal access route within Grover Beach limits. The land west of Highway 1 is largely within Pismo State Beach, although a mobilehome park fronting on the Highway and a ~~gas station~~ vacant parcel just north of Grand Avenue are privately owned. Along the east side of Highway 1, north of Grand Avenue, lies the Southern Pacific Railroad easement. South of Grand Avenue, the railroad easement is separated from the Highway by a narrow strip of land. The southern portion of this strip ~~which~~ is owned by the County and partially developed as a recreational vehicle storage area. The City owns the property at the southeast corner of Grand Avenue and Highway 1 where the multimodal transportation facility is located. Grand Avenue is the only inland street within City boundaries which intersects Highway 1. ~~The Highway is paved to the full width of its right-of-way, which is 66 feet north of Grand Avenue and 80 feet south of Grand Avenue. The California Department of Transportation has proposed to widen Highway 1 with a paved shoulder just north of Grand Avenue. The shoulder will provide a turn-out lane and a bicycle path.~~ Parking is not permitted at any time on Highway 1 within Grover Beach. Emergency parking is possible on some portions of the west shoulder of the Highway, both north and south of Grand Avenue, but is difficult and dangerous during peak use periods when the Highway is used.

B. ADDITIONAL PARKING FACILITIES

Off-street parking within the City's portion of the Coastal Zone ~~is limited.~~ Fincludes free public parking for visitors to Pismo State Beach and the LeSage Golf Course ~~is available off LeSage Drive~~ west of Highway 1. Thisese parking areas ~~is~~ are paved. ~~It~~ and provides space for about ~~48~~ 163 cars and ~~is~~ are used in an average day at about half ~~its~~ their capacity. During peak use periods, however, which usually occur in the summer months, the ~~golf course~~ parking lots are ~~is~~ often used at capacity ~~and often has an overflow of vehicles which find parking near the LeSage Riviera Restaurant on the south side of LeSage Drive~~.

Pismo State Beach itself presently provides parking space for both local and out-of-the-area beach visitors. At low tides the beach within Grover Beach has a capacity adequate for approximately 100 moving or stationary vehicles per hour. This capacity is frequently exceeded during peak use periods, particularly at high tides. ~~Closure of the northern portion of the beach to vehicular use would create a significant demand for additional parking facilities off the beach in the general area of the Grand Avenue ramp entrance.~~

C. SOUTH COUNTY AREA TRANSIT (SCAT)

The South County communities, of which Grover Beach is one, are in the ~~third~~ nineteenth year of a subregional fixed route transit system which serves area residents. As of January, ~~1981~~ 1997, service is offered five days per week and utilizes ~~two~~ four buses, ~~each with a seating capacity of 25~~. The average ridership per day is about ~~300~~ 360. During the summer months, daily ridership levels often are higher, largely due to greater use of the system by younger residents as a means of transportation to the beach. Over the next 20 years a 27% increase in ridership is forecasted.

D. MULTIMODAL TRANSPORTATION FACILITY

In November 1996, the Grover Beach Multimodal Transportation Facility was opened at the southeast corner of Grand Avenue and Highway 1. This facility includes an unmanned Amtrak station with train and bus service to destinations such as San Diego and Sacramento. Eventually the SCAT transfer station will be moved to this location from the Ramona Gardens Park.

6.5 IMPACTS ON PUBLIC SERVICE DEMANDS

The data on projected demands for water, sewer, and circulation services presented in the preceding pages are based upon present commitments to development as shown in the City's Zoning Map and Land Use Plan. However, in order to implement the policies of this document, some of the designations presently applied to areas within the Coastal Zone will have to be altered. These alterations will change the City's present commitment to development and so affect the distribution and level of public service demands generated by land uses within the Coastal Zone in the future. Probable changes in future public service demands which will result from changes in land use designations are addressed below.

6.5.1 RECREATION

Within Grover Beach's portion of the Coastal Zone, implementation recommendations concerning access and recreation will alter future land use patterns and projected public service demands. These land recommendations and their expected impacts on water, sewer and circulation demands within the Coastal Zone are discussed below:

1. ~~Closure of the beach north of Grand Avenue to vehicles: As the Ocean View Ramp in Pismo Beach was closed in early 1980, this recommendation, when implemented, will alter vehicular recreational use of the beach significantly, in that no vehicular use will be allowed on Pismo State Beach, generally north of Grand Avenue. In combination with recommended increases in visitor-oriented public and private services near the beach, this action would probably result in an increased amount of pedestrian beach use and an accompanying increase in the demand placed upon public services by uses located near the beach. In particular, this action, which would increase the number of "park and walk" beach visitors, would increase the need for public parking facilities near the beach entrance. Additional restroom facilities and showers will also be required to serve the additional pedestrian beach visitors anticipated as the result of providing a pedestrian-only "beach play" area.~~

~~2.~~ Improved access to the beach: Several recommendations would result in easier access to the beach in the future. Recommendations relating to improved access are, in general, oriented toward day use and non-vehicular beach use. Improved pedestrian access to the beach will result in increases in the frequency and turnover rates of local beach use, and in corresponding increases in the demand for public services, particularly off-beach parking and restrooms. Increases in beach use frequency and turnover rates associated with greater local pedestrian use will probably have a more significant impact upon average daily service demands than on peak service demands in the Coastal Zone.

~~3~~2. Additional recreational facilities: The development of recommended recreational facilities at Pismo State Beach within Grover Beach will increase demands for public support facilities to some extent. The additional opportunities for beach day use activities will also increase the future demand upon private commercial services, particularly restaurants and other food-related businesses. Impacts of this type will probably be significant during peak recreational periods.

~~4.~~ Private recreation and visitor-oriented facilities: The proposed ~~"Coastal Commercial"~~ Visitor Services land use designation will probably result in a greater number of visitor-oriented, commercial land uses within the Coastal Zone. Public service demands by such uses will tend to reflect the public beach use patterns, i.e., there will be a substantial difference between average daily demands and peak period demands. Food service and transient lodging uses in particular are subject to such wide variations. Near the public beach such businesses may have a peak use factor as great as Item 3.

~~5. Additional parking facilities: The recommendations that additional parking be provided and that existing parking facilities be improved, will, in part, meet the additional public service demands generated by other recommendations. However, the availability of new parking facilities may also attract greater numbers of users who will require other public services as well. Until the proposed parking facilities are developed, it will not be possible to determine the extent to which this expanded service will generate a still greater demand for parking and other public services.~~

6.5.2 RESIDENTIAL

The Coastal Act gives low priority to residential development within the Coastal Zone. Grover Beach's portion of the Coastal Zone contains a substantial amount of low and moderate cost housing comprised mainly of small, older single-family homes. To protect this existing housing stock from economic forces which will hasten its demolition and replacement with new, more expensive housing, ~~much of the land presently designated for high-density residential uses will have to be redesignated for residential uses compatible with the single-family home. A reduction in permitted residential densities will also be required in some environmentally sensitive areas. The impact of policies on the City's commitment to residential development will thus be a general reduction in the number of future potential dwelling units within Coastal Zone boundaries. The most significant reductions will occur in the commitment to apartment developments which will be reduced to less than half of the present Coastal Zone commitment. A smaller reduction in the commitment of Coastal Zone land to single-family residential development will also occur. However, the number of potential duplex developments within the City's Coastal Zone will be increased.~~ specific criteria must be met before a demolition permit is issued. See the Housing Element of the City's General Plan for further information. Densities in all residential land use categories were reduced in 1991 by 15 to 45%. A general reduction in the number of future dwelling units within the Coastal Zone boundaries will occur.

A. WATER AND SEWER

The overall impact of these changes in residential land use commitments within the Coastal Zone on water and sewer needs will be a reduction in the ultimate potential demands generated by residential uses.

B. CIRCULATION

The changes in the City's commitment to coastal residential development will also result in a reduction in the residential demand upon the City's circulation system. Reduction in future average daily traffic flows will be most significant on North Fourth Street and on Grand Avenue, the two coastal access routes which serve the largest amounts of commuter and local traffic. Because residential development in Grover Beach contributes a greater share of traffic to average daily flows than to peak flows, which are usually recreation-oriented, reductions in coastal residential commitments will have a greater impact on average daily traffic than on peak hour traffic demands.

C. PARKING

Because off-street parking facilities associated with coastal access routes are in demand primarily during peak recreational periods, and because residential development must, by City ordinance, be provided with substantial private off-street parking space, a reduced residential commitment is not expected to significantly alter projected demands for public parking in the City's portion of the Coastal Zone.

6.5.3 COMMERCIAL

The Coastal Act gives very high priority to commercial land uses which are recreation-related and/or visitor-serving (Coastal Act, Section 30222). Within Grover Beach's portion of the Coastal Zone, no suitable areas are specifically committed to recreational and visitor-serving uses at this time. However, several areas previously designated as "highway-commercial" districts permit recreation and visitor-oriented as well as general commercial development. In compliance with Coastal Act policy, these areas are being designated for recreation and visitor-oriented uses only. This designation may not affect the annual amount of the commercial demand for public services, but will alter the pattern of that demand. General commercial development generates only moderate peak period and peak day demands for services, while recreation and visitor-oriented commercial uses generate relatively high peak period and peak day demands.

The impacts of the expected increase in future recreation-related commercial demands resulting from implementation of these policies were considered in developing the projections for recreational demands which were presented earlier.

A. PARKING

The potential general commercial demand for public parking facilities within the City's portion of the Coastal Zone will be decreased through implementation of this document's policies, although the demand generated by recreation-related commercial developments will be greater. As the result of this change in the type of commercial demand which will predominate in the future, peak period parking needs will be increased, particularly on Grand Avenue where the greatest potential for high-turnover, recreation-related commercial activities exists. ~~Parking facilities to serve an additional 30 cars at peak periods will be needed near Grand Avenue between Fourth Street and Highway 1.~~

6.5.4 INDUSTRIAL

Coastal-dependent industrial uses are given high priority in the Coastal Act. However, within Grover Beach's Coastal Zone, the entire coastline is owned by the State of California and its primary use is recreational. This makes the major portion of the Coastal Zone area unavailable for coastal-dependent industries.

A. WATER AND SEWER

There will be no change in the ultimate and potential demand for water and sewer needs for areas designated for industrial land uses within the Coastal Zone.

B. CIRCULATION

Under the existing industrial commitment, industrial development in the Coastal Zone will not contribute a significant amount of traffic to coastal access routes due primarily to the relatively small amount of employment which industrial uses permitted in Grover Beach generate. Parking needs generated by industrial uses must be met on-site under the City's present zoning ordinance so that a reduction in the Coastal Zone commitment to industrial development will not have a significant impact upon public parking demands.

6.6 SUMMARY

6.6.1 WATER SUPPLY

~~City-Wide~~

1. Grover Beach has the capacity to provide ~~2,706~~2,500 to 2,600 acre-feet of domestic water per year.

2. As of ~~1979~~ 1996 the City uses approximately ~~1,197~~ acre-feet of domestic water per year, or about 45 percent of its present yearly capacity.

3. Approximately ~~118.4~~ 288 acre-feet per year of groundwater are drawn directly from the groundwater basin for agricultural uses within the City. Agricultural uses within the City's portion of the Coastal Zone draw approximately 2.1 acre-feet of groundwater directly from the groundwater basin per year.

4. Of the total City-wide demand for water, ~~3~~ 8 percent of the demand is contributed by ~~recreational uses, 1 percent by~~ general commercial uses, ~~95~~ 90 percent by residential uses, and 1 percent by industrial uses. Under existing development commitments of the City's land use plan and zoning ordinance, the percentages of total city demand generated by ~~recreational,~~ residential, general commercial, and industrial uses will remain relatively stable.

~~COASTAL ZONE~~

~~5. Uses within the City's portion of the Coastal Zone presently require approximately 286.6 acre-feet, or 23 percent of the City's current demand for domestic water.~~

~~6. Agricultural uses within the City's portion of the Coastal Zone draw approximately 23.8 acre-feet of groundwater directly from the groundwater basin per year.~~

~~7. Of the total Coastal Zone demand for water, 14 percent of the demand is contributed by recreational uses, 1 percent by general commercial uses, 82 percent by residential uses, and 3 percent by industrial uses.~~

~~8~~5. Within the City's portion of the Coastal Zone, the distribution of water demand under existing commitments may be expected to follow a pattern similar to that of the City as a whole. However, the coastal industrial demand for water will ultimately represent a much smaller percentage of total industrial demand as industrial land beyond Coastal Zone boundaries is developed.

6.6.2 SEWER SERVICE

~~City-Wide~~

1. ~~Under its contract with~~ As a member of the South San Luis Obispo County Sanitation District (SSLOCSD), Grover Beach is presently entitled to approximately 1.5 million gallons per day (MGD) of the treatment plant's ~~2.~~5 MGD average daily capacity.

2. ~~As of 1979, the City's average wastewater flow is .633 MGD.~~

~~3.~~ Because over 60 percent of the City's total daily sewerage flow is composed of domestic water, the present distribution of the City's demand for sewer service is similar to that of the domestic water demand. Recreational demand, however, is somewhat lower for sewer service than for water because approximately 21,800 gallons of domestic water per day are used to irrigate a public golf course and percolate directly into the ground or are lost as runoff rather than entering the City's sewer system.

~~4. The residential demand for sewer service is by far the highest, contributing 96 percent to the City's total daily flow and 72 percent to its peak flow.~~

~~5. General commercial uses contribute 1.7 percent and .85 percent to average and peak flows respectively.~~

~~6. Industrial uses contribute the smallest demand, about 1 percent of the average flow, and only 4/10 percent of the peak flow.~~

~~7. Recreational uses contribute a disproportionately large share to the City's peak flow. The average daily flow is about 1.7 percent of the total average flow while the recreational peak flow is almost 2.9 percent of the City's total peak flow demand. It should be noted that recreational uses are the only type of use which contribute a higher percentage to the total peak flow than to the total average flow. This condition can be attributed primarily to the large numbers of visitors who come to Grover Beach and Pismo State Beach only during a limited number of holiday periods.~~

~~Coastal Zone~~

~~8. Uses within the City's portion of the Coastal Zone generate an average daily sewerage flow of .119 million gallons daily and a peak flow of .265 MGD. These figures represent approximately 19 percent of the City's total average and peak capacities although the Coastal Zone within City limits contains only about 13 percent of the City's total population.~~

~~93.~~ The present demand for sewer service by uses within the Coastal Zone follows a pattern similar to the City-wide demand. However, because the beach within the City's portion of the Coastal Zone is the destination of most of the City's recreational users, approximately 97 percent of the City's total recreational demand is generated by uses within the Coastal Zone. Contributing to this demand are both public and private commercial recreation-related uses and a large number of vacation and seasonally occupied "second homes". Due largely to the amount of recreational activity occurring on or near the beach during peak recreational periods, a significant percentage of the City's total peak flow is generated by Coastal Zone uses.

~~104.~~ Under existing City land use designations, the percentage of the total City demand generated by Coastal Zone uses can be expected to decline as land beyond Coastal Zone boundaries is developed. For most types of use this decline will be small and gradual. However, the industrial sewer service demand within the Coastal Zone is expected to drop from over 90

percent of the total industrial demand at present to only a fourth of this demand as large amounts of industrial land east of the coastal industrial area are developed.

6.6.3 CIRCULATION

1. The three major coastal access routes presently serving Grover Beach's portion of the Coastal Zone are North Fourth Street, Grand Avenue, and State Highway 1.

2. Peak use of North Fourth Street ~~north~~ south of Ocean View Avenue occurs at about ~~85~~ 89 percent of its design capacity. South of ~~Ocean View~~ Manhattan Avenue, ~~North~~ South Fourth Street peak traffic flows represent ~~82~~ 43 percent of the design capacity.

3. On Grand Avenue west of ~~Highway 1~~ Fourth Street peak traffic flows presently occur at ~~171~~ 35 percent of the street's design capacity~~, during peak recreation periods~~.

4. Highway 1 north of Grand Avenue carries a peak traffic flow of ~~58~~ 83 percent of its design capacity and south of Grand Avenue, only ~~24~~ 50 percent of its capacity.

5. The distribution of average and peak demands among recreational, residential, commercial, and industrial uses differs slightly for each of the three coastal access routes. However, recreational demand at peak periods is high on all parts of the three coastal access routes. Neither local or commuter traffic competes heavily with recreational demand at peak use periods.

6. On-street, free public parking is permitted south of Ocean View Avenue on North Fourth Street, and on Grand Avenue to within ~~50~~ 680 feet of the end of the street. ~~Parking spaces for approximately eight vehicles is available on Grand Avenue's unpaved right-of-way near the Grand Avenue ramp entrance.~~ This area experiences significant congestion during peak use periods. No parking is permitted on Highway 1 within the City limits.

7. Traffic on Grand Avenue ~~east of Highway 1~~ is not expected to exceed design capacities, during peak use periods, ~~by 1995~~ at City buildout~~. In order to relieve congestion on Grand Avenue, the California Department of Transportation has recommended the use of Transportation Systems Management strategies, such as the elimination of parking during peak use periods and sequential signal timing.~~

8. North Fourth Street ~~will also~~ may experience significant peak hour congestion by ~~1995~~ City buildout, however the recently completed widening project will allow for future striping of four traffic lanes, if warranted~~. Traffic in excess of design capacity on Fourth Street north of Ocean View Avenue will present a critical public safety hazard because this section of the street, which traverses a marsh, is narrow and winding. Widening of the street here will be costly and will produce conflicts with the resource values of the marsh through which it passes.~~

9. Traffic on Highway 1~~, both~~ north ~~and south~~ of Grand Avenue, is also expected to exceed design capacities, during peak use periods, ~~by 1995~~ at City buildout. The State Department of Transportation has previously proposed to widen portions of the Highway to provide emergency parking and to increase pedestrian and cyclist safety.

6.6.4 IMPACTS ON PUBLIC SERVICE DEMANDS

The most significant impact will be a proportionate reduction in the potential residential demand for services, and an increase in the demand generated by recreation-oriented, private commercial activity. These alterations may result in a slightly lower average daily demand and in a higher peak period demand than would be expected under existing land use commitments.

6.7 RECOMMENDATIONS

6.7.1 WATER SUPPLY

1. Policy: The ability of the City's ~~new~~ wells to produce high-quality water shall be fully utilized in order to reduce reliance upon Lopez Reservoir ~~and, in the future, upon imported water~~.

2. Policy: Development throughout the City shall be phased and planned so that at least 20 percent of the City's total annual water supply capacity is reserved and available to new and existing land uses within the City's portion of the Coastal Zone. In compliance with Sections ~~30252 (6) and~~ 30254 of the Coastal Act, the following annual allocations of the Coastal Zone share of the City water capacity shall be made:

Recreation-oriented uses:	17 percent of Coastal Zone capacity
General Commercial uses:	1 percent of Coastal Zone capacity
Residential uses:	80 percent of Coastal Zone capacity
Industrial uses:	2 percent of Coastal Zone capacity

6.7.2 SEWER SERVICE

1. Policy: Recycling of treated wastewater as an alternative to ocean disposal of all effluent treated in the treatment plant shall be strongly supported and encouraged by the City when reclamation is economically feasible.

2. Policy: Development throughout the City shall be phased and planned so that at least 20 percent of the City's total average daily sewer treatment capacity and 20 percent of the City's total peak flow capacity are available to new and existing land uses within the Coastal Zone. Of these amounts, the following allocations of average daily and peak flow capacities shall be made:

Use	Average Daily	Peak Flow
Recreation-oriented	10 percent	12 percent
General Commercial	2 percent	1 percent
Residential	83 percent	83 percent
Industrial	5 percent	4 percent

6.7.3 CIRCULATION

1. Action: ~~As the State Department of Fish and Game is actively planning a major restoration of the Pismo Lake Ecological Reserve the proposed road widening of North Fourth Street shall be jointly designed. The City strongly suggests that the City of Pismo Beach also participate in the joint design with the Department of Fish and Game and the City of Grover City.~~ It is proposed that North Fourth Street from Ocean View to the City's northerly City limits be widened to a paved ~~width of 40~~ section of fifty-six (56) feet ~~providing two 14 foot driving lanes and two 6 foot paved shoulders which will be striped and signed for pedestrian, bicycle,~~ . This street section will provide for four driving lanes, two bike lanes, and emergency parking. ~~The 40 foot paved section should continue through the City of Pismo Beach to the frontage road. Reasonable mitigation shall be required to protect existing resources to the fullest extent feasible. Actual road widening construction shall be concurrent with or subsequent to the Pismo Lake restoration project.~~ The City will provide cooperative efforts with the California Department of Fish and Game to insure an environmentally sound construction project. Future street striping will be coordinated with the City of Pismo Beach to insure traffic safety.

2. *Action: In cooperation with the California Department of Transportation, Transportation Management Strategies recommended by the State for Grand Avenue should be implemented to reduce present and future conflicts between design capacity and peak use demand on this street.*

3. Policy: Highway 1, both north and south of Grand Avenue, should be retained permanently as a two-lane highway, although minor improvements necessary for purposes of public safety or for provision of bicycle and pedestrian paths should be permitted.

~~4. Action: Public parking facilities north of Grand Avenue and west of Highway 1 shall be improved and expanded. Specifically, the area west, north and east of the existing seafood restaurant, a portion of the existing golf course parking lot, and the area south of the golf course and between the clubhouse and the maintenance man's residence can all accommodate off-beach/off-road public parking and are so designated.~~

~~5. Action: In cooperation with the California State Department of Parks and Recreation the Grand Avenue ramp and general area shall be improved to provide safe traffic circulation on and near the ramp. Said improvements will consist of providing a designated turn-around area at the end of Grand Avenue, and providing street light(s) sufficient to give adequate visibility to the ramp area for public safety purposes.~~

6.7.4 GENERAL

1. *Action: The City shall develop and adopt standards which indicate a probable range of public service demands generated by the types of uses permitted within the City's portion of the Coastal Zone. These standards shall be used to evaluate specific projects within Coastal Zone boundaries in order to ensure that the percentage allocations to Coastal Zone land uses are not exceeded.*

2. *Action: The City should adopt by reference the State Coastal Commission's interpretive guidelines on exclusion of permit requirements. These guidelines apply only to exclusions established in ~~subsections (c) and (e) of~~ Section 30610 of the Public Resources Code. NOTE: The adoption of these guidelines by reference does not exclude any public or private party from obtaining the required encroachment permits, but only excludes the requirement*

for coastal permits. Copies of said interpretive guidelines for said exclusion permits are on file in the Planning Department of the City of Grover Beach.

~~HOUSING COMPONENT OF THE LOCAL COASTAL PROGRAM~~

~~INTRODUCTION~~

~~The demand for housing throughout California has risen at a phenomenal rate in the last decade, and nowhere has land for residential uses been in greater demand nor in shorter supply than along much of the State's 1,072 miles of coastline. Accompanying such conditions of supply and demand, of course, has come a remarkable rise in the market value of coastal property. In most areas, homes along or near the coastline are beyond the reach of all but the very wealthy.~~

~~One of the chief concerns of those who drafted the Coastal Act of 1976 was to address these conditions. It was believed that a market for coastal area housing which effectively excluded those with low and moderate incomes posed a threat to the State's constitutional guarantee of public access to the coast. A check on market forces was viewed as necessary to offset a trend which could eventually force residents of modest means to abandon coastal areas and thus place coastal access largely under the control of a small number of private sector interests. For this reason, the following policy statement on housing was made part of the Coastal Act:~~

> ~~*Section 30213: ". . . Housing opportunities for persons of low and moderate income shall be protected, encouraged, and where feasible, provided . . . New housing in the Coastal Zone shall be developed in conformity with the standards, policies, and goals of local housing elements adopted in accordance with the requirements of subdivision (c) of Section 65302 of the Government Code."*~~

~~In the following pages an attempt will be made to address these two concerns of the above policy; that is, protection and provision of low and moderate income housing near the coastline and conformity of new coastal residential development with the housing element of the local general plan. However, housing problems are generally regional in nature rather than local and cannot be fully addressed even at the community level, much less for an area as small as the City's portion of the Coastal Zone.~~

~~OVERVIEW~~

~~In early 1979, the Area Planning and Coordinating Council adopted a Fair Share Housing Need Allocation. The document states that Grover Beach "appears to be deficient in the moderate and higher income non-elderly groups. While direct expenditures of public funds for higher and moderate income families should not be needed, various actions available to the City may encourage private activity in these market segments."~~

~~Based an 1978 extrapolations of 1970, 1974 and 1976 Census data, information ban be used to demonstrate the income distribution within the City as it exists and as it would be under a "Fair Share" distribution within the Market Area.~~

	~~Very Low Income~~	~~Low Income~~	~~Moderate Income~~	~~Higher Income~~
~~Existing Distribution~~	~~39%~~	~~19%~~	~~16%~~	~~26%~~
~~Fair Share Distribution~~	~~31%~~	~~18%~~	~~18$~~	~~33%~~

~~Difference~~	~~8% above~~	~~1% above~~	~~2% below~~	~~7% below~~

~~A large percentage of the city's low and moderate-cost housing is located within Coastal Zone boundaries. Substandard housing, frequently an indicator of lower housing costs, is more prevalent within the Coastal Zone than in any other part of the City's estimated 2,880 dwelling units. Approximately forty-three percent of all dilapidated units in the City lie within this coastal strip. This percentage figure indicates that a large number of homes within the Coastal Zone are in need of repairs but do not require extensive rehabilitation. Of the City's critically deteriorated dwellings, twenty-one percent are located in the Coastal Zone.~~

~~Rental housing, often an indicator of low and moderate income in non-metropolitan areas, is also disproportionately predominant within the City's part of the Coastal Zone. Approximately sixty-four percent of those dwelling units within the Coastal Zone are investor-owned, while City-wide the proportion of these units is forty-seven percent.~~

~~As elsewhere in the City, the single-family dwelling is the predominant housing type within the Coastal Zone. City-wide, this type of housing represents sixty-nine percent of the City's total housing stock, and within the Coastal Zone nearly ninety percent of all dwelling units are single-family homes. Many of these were constructed more than twenty years ago.~~

~~The City's present zoning ordinance and map were adopted in 1975. Of the 140 acres of land zoned for industrial use within the City, over half is located inside Coastal Zone boundaries, although at present much of this industrially zoned land is occupied by single-family residences. Single-family dwellings also occupy most of the land designated for medium- and high-density residential uses in the Coastal Zone although higher density designations are applied to at least half of the land zoned for residential use in this area. The coastal land designated for single-family residences is located either in a small, relatively undeveloped area at the City's southern boundary where new housing will eventually be constructed on large lots or in the northern portion of the City where most of the City's higher-cost housing is located.~~

~~Most of the older and low or moderate cost housing within the City's portion of the Coastal Zone is located in areas designated for higher-intensity uses, either industrial, commercial, or multi-unit residential. The "highest and best use" assumption upon which property values are traditionally based, the large amount of investor-owned housing, and other economic conditions will result in an increase in demolition and replacement of existing older single family homes with more costly new housing in the near future.~~

~~The City's adopted Housing Element addresses, in general terms, the housing needs of low and moderate income residents. It does not, however, address the probable impact of higher-density zoning designations on older, single-family homes which presently provide most of the City's low and moderate cost housing. In fact, the Housing Element includes a recommendation that more land be designated for higher-density residential use and less for single-family residential. There are no recommendations in the Element that specify areas to be rezoned.~~

~~In order to protect lower cost housing opportunities, emphasis should be placed on maintenance and repair rather than on replacement. New housing of any type can no longer be provided at truly low or moderate cost unless subsidized by government. Maintenance and repair of existing housing could be encouraged by zoning which is consistent with existing rather than potential uses. To meet specific requirements of State law, the Housing Element may need to be amended to include identification of target areas, description of site-specific implementation actions and an implementation schedule which gives priority to actions which will insure conformance with Coastal Act policies.~~

~~EXISTING CONDITIONS~~

~~POPULATION CHARACTERISTICS~~

~~Projected Size~~

~~Grover Beach's population has increased rapidly in recent years and is expected to continue to do so for several more. It is anticipated that the City's population will continue to represent approximately one-third of the total population of the three-cities area (Pismo Beach, Arroyo Grande, and Grover Beach). The 1980 estimated population is 9,000.~~

~~The portion of Grover Beach which lies within Coastal Zone boundaries, an area of about 7/10 of a square mile, contains approximately 1,000 residents. It is estimated that another 1,200 people may ultimately be added to the population within the City's Coastal Zone under existing zoning. Because of the expense of new housing construction, and the increasing value of land located near any part of the California coastline, it is unlikely that the people who occupy new housing constructed within the Coastal Zone will be persons of low and moderate incomes unless they receive government subsidies or are occupants of public housing projects.~~

~~Age Group Distribution~~

~~The City's population is characterized by several atypical features which significantly affect housing needs. An unusual age group distribution, shown in Diagram 1, is one of these. Approximately fifteen percent of the City's total population is sixty-five years of age or older. Within the Coastal Zone portion of the City, the percentage of elderly, most of whom live on fixed incomes, is probably higher since housing costs are generally lower due to the presence of many older, substandard units.~~

~~Because of its special attractiveness for retired and elderly residents, Grover Beach and its Coastal Zone are expected to experience an increase in the percentage of elderly residents in the future.~~

~~INCOME CHARACTERISTICS~~

~~In 1974 the median annual income for Grover Beach was approximately $6,700. Those of the three-cities area, the County and the State were $8,000, $8,800, and $10,700, respectively. A relatively high unemployment rate (approximately eight percent) is a factor in the City's moderate median income level. The high rate of unemployment reflects several population characteristics including a large number of students and seasonal workers such as those employed in agriculture and construction industries. A large number of elderly and retired residents living on fixed incomes is another factor contributing to the City's moderate median income level.~~

~~Based on 1978 extrapolations of 1970, 1974, and 1976 Census data prepared for the Area Planning and Coordinating Council's Fair Share Housing Needs Allocation document, the City has income characteristics as follows:~~

~~39% - very low income households - less than $6,600~~
~~19% - low income households - $6,600 to $11,650~~
~~16% - moderate income households - $11,650 to $14,550~~
~~26% - higher income households - $14,550 and greater~~

~~100%~~

~~HOUSING CONDITIONS~~

~~The City's Housing Element identifies several significant characteristics related to housing conditions in Grover Beach. These are summarized in the following pages.~~

~~Housing Stock~~

~~Grover City's rate of growth has been substantially higher than that of the State. More than one-fourth of the City's entire housing stock has been constructed since 1970.~~

~~The single-family dwelling is the predominant form of housing in the City, comprising sixty-nine percent of the City's total housing stock. Many of the City's single-unit dwellings, particularly in areas south of Grand Avenue and near the coastline, are older homes which were originally constructed for seasonal vacation use.~~

~~New housing starts in Grover Beach have been dominated by multi-unit dwellings and higher density condominiums for several years. Most of these, however, have been "multiplex" structures of two to four units rather than larger apartment buildings. The rate of construction of condominiums and multiplex dwellings is estimated to be two to three times higher in Grover Beach than in adjacent communities. This trend may be attributed both to a greater demand for multi-plexes in Grover Beach and to economic considerations which make this type of development the most practical and profitable to build here.~~

~~Within the Coastal Zone a large number of new single-family homes have been constructed north of Ocean View Avenue, both east and west of Fourth Street. Both housing costs and incomes here tend to be higher than elsewhere, partially due to the coastal viewshed of the area. In the remainder of the Coastal Zone, where higher-density zoning exists, the trend toward multiplex construction is more evident. The cost of occupying new multi-unit housing is generally less than that of purchasing a new single family home.~~

~~Housing Costs~~

~~In 1978 the average cost for rental housing in Grover Beach was approximately $235 per month for a two-bedroom unit. This cost is nearly 300 percent greater than the average cost of a comparable unit in 1970. The increase in rental costs is due primarily to escalating land and construction costs as well as interest rates as a result of inflation.~~

~~In the City's portion of the Coastal Zone over sixty percent of the dwelling units are investor-owned and most of these are older, single-family dwellings. Vacant land designated for multi-unit residential use is extremely scarce and so the demand for appropriate multi-unit sites will be increasingly directed toward land zoned for high density use but already occupied by single, older, and often deteriorated units. All these characteristics increase the probability that the cost of rental housing in the Coastal Zone is likely to increase substantially in the future as investor-owners replace older, single-family dwellings with more economically productive, but more expensive multi-unit residences.~~

~~The mid-1970's median cost of all for-sale units in the City is almost 2-1/2 times greater than the 1970 median of $12,400. New single-family homes in Grover Beach cost between $45,000 and $100,000 or more by the late 1970's. Within the City's coastal area, the average cost of new single-family housing is higher than elsewhere, primarily because vacant residential land is limited almost entirely to the northern portion of the City's Coastal Zone. As mentioned earlier, this northern area contains the most highly valued, low-density residential land in the City.~~

~~Housing Quality~~

~~Age~~

~~Over half the City's housing stock is ten or more years old. Dwellings over twenty years old comprise at least twenty-two percent of all housing in the City. As noted in the Grover Beach Housing Element, because there is a direct relationship between housing unit age and likelihood of demolition, it is probable that the rate of demolition and replacement of older housing will increase. As mentioned earlier, the City's portion of the Coastal Zone contains a disproportionately large number of older dwellings which make a significant contribution to the City's stock of lower-cost housing. Because of the correlation between housing age and demolition, it seems likely that much of the Coastal Zone's existing housing will be destroyed and replaced with new buildings in the future.~~

~~Condition~~

~~Of the approximately 2,880 dwelling units in Grover Beach in 1976, approximately 200, or seven percent, were found to be in deteriorated[1] condition and 72, or 2.5 percent were found to be dilapidated[2]. A five-unit motel and eleven group-quarter buildings were also found to be dilapidated. Approximately 589 of the City's dwelling units are within its portion of the Coastal Zone. Of these, forty-one units were found to be deteriorated and thirty-one were dilapidated. These figures represent 7 percent and 5.3 percent respectively of the City's total Coastal Zone housing stock.~~

~~Vacancies~~

~~The City's total vacancy rate has shown a steady decline since the mid-1960's from a peak of 19 percent in 1964 to a low of 4.1 percent in 1974. At that time the market began to respond to the housing shortage with the construction of multi-unit residential developments. Vacancy rates, however, are still relatively low throughout the City, particularly among mobilehomes and multiplex apartments which are most in demand.~~

~~The vacancy rate is higher within the City's Coastal Zone than the City-wide figure. Here vacant units represent about twelve percent of the total housing stock. This high vacancy rate within the Coastal Zone may be attributed, in part, to a large number of units which are "second homes" and are used only during vacations and holidays.~~

~~HOUSEHOLD CHARACTERISTICS~~

~~Household Population Size~~

~~A decline in the number of people per household in Grover Beach has paralleled a similar trend throughout the County. Factors such as declining birth rates and greater numbers of persons who choose to live alone have contributed to this decline. The average population per household for Grover Beach has decreased from approximately 3.11 persons in 1960 to 2.6 persons in 1974 and~~

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[1] Deteriorated condition: Housing which needs more repair than would be provided in the course of regular maintenance.

[2] Dilapidated: Housing which does not provide safe and adequate shelter, and in its present condition endangers the health, safety or well-being of the occupants. Housing of this type requires major rehabilitation.

~~is still declining. (Grover Beach Housing Element). The steady decline in the number of people per unit, however, has been accompanied by an increase in the number of small and single-person households formed each year so that the demand for housing still continues to increase rapidly. The 1980 Census will provide the most accurate data as to current trends in housing characteristics.~~

~~Ownership~~

~~Grover Beach is characterized by a high percentage of rental units, an important source of housing for low and moderate income families in this area. In 1976 it was found that approximately forty-seven percent of the City's 2,800 dwelling units were not owner-occupied. Within the City's portion of the Coastal Zone, an even larger percentage of housing units - almost sixty-four percent - were not owner-occupied. Approximately four percent of the City's dwelling units, however, were in fact second homes or vacation homes rather than rental units. It is probable that the number of such units is disproportionately high within the City's Coastal Zone~~

~~Household Types~~

~~The predominant household types in Grover Beach are the husband-wife couple and the husband-wife family. These two groups of residents occupy two-thirds the City's single family units. Single-person households occupy a large number of the City's multiple-unit and mobilehome dwellings. Husband-wife families, however, are also the City's largest group of apartment occupants, although, in most communities, individuals and couples predominate in this type of housing. Several conditions may be responsible for this unusual characteristic. It is probable that much of the City's single-family housing stock is either unacceptable, because it is substandard, or too expensive due to high costs of construction and financing for many of the City's moderate-income families. However, most of the City's multi-unit dwellings are fairly new and in good condition. Because these units are rented, they are also more accessible to families who cannot afford to purchase housing. These two features make apartment dwelling a feasible alternative to the single-family home for Grover Beach families.~~

~~RESIDENTIAL BUILD-OUT POTENTIAL~~

~~The land available for residential build-out is adequate to meet projected needs. In the City's Housing Element it is estimated that under existing zoning as many as 2,783 additional units could be provided. The demand which will occur between 1978 and the year 2000 is estimated to be for approximately 2,350 additional units.~~

~~TOTAL BUILDABLE~~

~~About 80 percent of the buildable residential land within the City's Coastal Zone is designated for single-family dwellings. Most of the land having this designation is located in the northern portion of the City's Coastal Zone. The land still available for multi-unit residential use is located in the more densely developed central section and consists largely of scattered vacant lots, many of which are oddly shaped or of substandard size making their development difficult.~~

~~These conditions indicate that most new units to be constructed on vacant Coastal Zone land in Grover Beach in the future will be single-family dwellings. Because of the high value of land, particularly in the City's northern section, and the high cost of new construction and financing, it is unlikely that this new housing will be accessible to low and moderate income families.~~

~~The scarcity of vacant land in coastal areas which are designated for multi-unit development may mean that future construction of less costly multi-unit dwellings will require the demolition of the older single-family homes which presently predominate there.~~

~~HOUSING ASSISTANCE~~

~~The only form of public housing assistance currently available to residents of Grover Beach is a rent subsidy program funded by the federal Department of Housing and Urban Development (HUD). This program is sponsored by the Housing Authority of the City of San Luis Obispo. It is estimated that approximately 30 percent of Grover Beach's households are eligible for rent subsidy assistance. To date Grover Beach residents have received over one-fourth of the subsidy funds allotted by the Housing Authority in San Luis Obispo County. Grover Beach has been identified by the Authority as a "high need" area.~~

~~While an exact figure is not available, low-income indicators such as the disproportionately high number of rental units and older, substandard housing found in the City's portion of the Coastal Zone, suggest that a significant percentage of the City's Coastal Zone residents may be among those eligible for rent subsidy assistance.~~

~~Limited private assistance is available to Grover Beach residents through the non-profit group, People's Self-Help Housing. At present, this assistance takes the form primarily of labor and materials for minor home repairs and improvements, especially for the elderly and handicapped. People's Self-Help Housing also offers assistance in financing major housing rehabilitation repairs.~~

~~HOUSING NEEDS~~

~~Housing needs within the City's portion of the Coastal Zone, in general, reflect those of the City as a whole. These needs, which are generated by the conditions described in the preceding pages, are summarized below. Where a specific type of need has been identified as particularly strong within the Coastal Zone, it is so noted. If a demand within the coastal area appears to be comparable in intensity to the same type of demand for the City as a whole, no special mention is made of a Coastal Zone demand.~~

~~HOUSING NEEDS OF THE ELDERLY~~

~~As noted earlier, an unusually large number of elderly, most of whom live on fixed incomes, are residents of Grover Beach. Census areas 2 and 5, the latter of which lies partially within the Coastal Zone, have notably high concentrations of elderly. This group of residents generates a strong demand for inexpensive housing and shows a significant preference for mobilehome dwellings in particular. The demand for mobilehome housing is expected to increase in the future in response to a projected increase in the proportion of the City's elderly residents.~~

~~The lower cost of the many older single-family homes in the central coastal area of the City make residence within the Coastal Zone here financially attractive to elderly residents. In most cases these older single-family homes rent for 20-30% less than new apartment units in the same area. However, many of these older homes are in need of repairs for which elderly residents often cannot afford to pay and are unable to do themselves.~~

~~Such problems are augmented by zoning designations which permit higher-density residential uses. These designations, which permit higher property values, encourage rental owners to refrain from~~

~~investing in improvements and repairs to existing single family housing which will ultimately be replaced.~~

~~SINGLE-FAMILY HOUSING~~

~~Single-family dwellings constructed prior to 1968 are the main source of inexpensive housing within the Coastal Zone. Nearly all of this housing is located in the older, central coastal portion of the City where many very small houses were originally built only for seasonal vacation use. Larger and better constructed single-family housing is now being built primarily in the northern part of the Coastal Zone (north of Ocean View Avenue) where most of the remaining coastal land designated for R-1 development is located. However, as mentioned earlier, parcels in this area are also among the most expensive in the City and so newer houses located here are not within the reach of low and moderate income families. There is a significant need for more sound, moderate cost single-family housing in the Coastal Zone.~~

~~UPGRADING HOUSING QUALITY~~

~~Although the quality of housing in Grover Beach is improving through better code enforcement and new construction, the City still contains numbers of substandard units. A disproportionately large number of units in dilapidated condition are within the City's portion of the Coastal Zone, most of these in the central area between Newport Avenue and Farroll Road. This situation is due in part to the fact that many of the City's oldest houses were built near the ocean for seasonal recreational use rather than for year-round occupation. Many such dwellings now provide some of the City's least expensive year-round housing, but demolition of these homes and their replacement with higher-cost housing or commercial development is very probable. If this supply of low cost housing is to be preserved, a housing rehabilitation program is needed in the near future.~~

~~REGIONAL PLANNING~~

~~Housing is more appropriately a regional rather than local concern. Most local housing problems cannot be adequately addressed without the cooperation of adjacent communities. The small size of Grover Beach and its portion of the Coastal Zone make a regional approach to all the City's housing concerns especially important. There is a need, identified in the City's Housing Element, for an area-wide housing authority to serve the specific housing needs of south county residents. Such an agency could insure a coordinated approach to local housing problems and policies. In addition it could function as a sponsor for state and federal housing assistance programs offered to the public or the private sector. At present such programs are not available in the south county area due to the absence of this type of sponsor.~~

~~CONSTRAINTS ON LOCAL HOUSING OPPORTUNITIES~~

~~Conditions which limit the availability of housing can be the result of both private and public actions. Some constraints upon housing opportunities are of a local nature while others are regional and not within the province of local government to control. Constraints on housing opportunities within Grover Beach include the following:~~

~~STEPPED HOUSING SHORTAGE~~

~~The availability of "stepped housing" --housing which can be acquired by a family to satisfy its changing needs and aspirations --is limited. Families who wish to improve their living conditions do not have a wide range of housing types at a moderate price from which to choose. This deficiency may be attributed partially to the significant decline in building activity between about 1964 and 1970. This decline helped to produce a gap between supplies of older (often substandard), low-cost housing and newer housing which meets code requirements but costs substantially more. This deficiency in mid-range owner-occupied housing limits opportunities available to moderate income families who wish to improve their housing accommodations.~~

~~The deficiency in stepped housing is especially evident in the coastal portion of the City where the central area contains a large number of older, substandard homes and the northern area contains the greatest share of the City's most expensive housing.~~

~~VACANCY SHORTAGE~~

~~The current low vacancy rate represents another type of constraint on housing opportunities within Grover Beach. The vacancy rate is particularly low among lower cost apartment units, a situation which restricts housing choices available to low and moderate income families. The deficiency in this type of housing may be partially attributed to the preference of developers in Grover Beach for multiplex projects of two to four units as opposed to larger developments which can provide rental units at a lower cost. This preference itself is due to several factors including the odd shape and small size of many of the City's vacant lots and to City parking requirements for residential developments which reduce the amount of developable land that may be used for dwelling space. The higher vacancy rate found in Coastal Zone housing in Grover Beach is due, in part, to the presence there of many vacation homes which are used only seasonally or on holidays. These dwellings are, therefore, not counted as "available". Excluding these vacation homes, the vacancy rate appears to be similar in the coastal area to the City-wide rate.~~

~~MOBILEHOME SHORTAGE~~

~~Mobilehomes have become increasingly popular in recent years, as is evident in the scarcity of vacant housing of this type. Yet, since 1975 only two such dwellings have been added to the City's housing supply. The inability of supply to respond to demand in the case of mobilehomes is due to the fact that a City zoning ordinance prohibits mobilehomes outside of approved mobilehome parks or areas specifically zoned for mobilehome use.~~

~~Very few sites of the appropriate size and designation are available anywhere in the City and all are in use within the Coastal Zone. The scarcity of land available for mobilehome park development represents a constraint on housing opportunities, particularly for young families and for the elderly, the two groups of residents to whom the mobilehome most appeals.~~

~~The only mobilehome park located within the City's portion of the Coastal Zone, mentioned earlier, is in an area more appropriate for commercial, recreation-related uses. However, because appropriate sites for mobilehome housing are extremely scarce, both within and outside the Coastal Zone in Grover Beach, this facility should be protected until relocation could occur.~~

~~PROHIBITION AGAINST CHILDREN~~

~~An increasingly common practice among owners of rental housing is a prohibition against children as tenants. In Grover Beach this practice has been extended through deed restrictions to the for-sale units of a planned community. Because nearly fifty percent of Grover Beach's total housing~~

~~stock is investor-owned, a trend toward exclusion of prospective tenants who have children could become a critical constraint on housing opportunities for lower income families who do not have the alternative of purchasing housing. Within the Coastal Zone, where sixty percent of the housing stock is investor-owned and much of this provides the City's least expensive housing, exclusion of families with children as tenants represents an even more critical constraint on housing opportunities for low and moderate income families.~~

~~HOUSING ACTION PROGRAMS~~

~~The housing needs and constraints described in the preceding pages are, in general, characteristic of the community as a whole. Because it is difficult to isolate housing problems within one sub-area of a city, it is also difficult to propose realistic solutions whose effects can be focused on a single small geographic area. Nevertheless, in the following pages an attempt will be made to describe some programs which may be applied solely to the limited area within the City's portion of the Coastal Zone.~~

~~The basic program categories which will be considered are as follows:~~

~~Public Financial Resources: Programs can be made available through federal, state and local agencies. These include funding for construction or rehabilitation, house payment subsidies, and various types of housing loan programs.~~

~~Information Services: Non-profit public and private organizations can provide information to individuals and public agencies on financial resources and act as intermediaries between resources and applicants. They may also provide technical assistance and information on problems such as those involved in individual home rehabilitation projects. Information service programs are most effectively operated at the regional level rather than within a sub-area like the City's portion of the Coastal Zone.~~

~~Regulations, Ordinances, Standards: Programs falling under this heading represent the least costly means by which the City can protect lower cost housing within its portion of the Coastal Zone. Such programs may include both restrictive measures and those which will provide incentives to the private sector for low-cost housing construction and/or rehabilitation to assure replacement and/or continued availability.~~

~~PUBLIC FUNDING PROGRAMS~~

~~There are presently a large number of public funding programs concerned with meeting low and moderate cost housing needs. Federal, state and local programs are briefly described below. However, for various reasons, only a very small number of these are available to Grover Beach at this time.~~

~~Federal Programs~~

~~These are administered primarily by the Department of Housing and Urban Development and by the Farmer's Home Administration. Programs provided by the latter agency, however, are not available to Grover Beach, which is considered part of the five-cities area for most housing program purposes. Because this area has a population in excess of 10,000, all cities within its boundaries are ineligible for Farmer's Home Administration assistance. Several programs funded by HUD and other Federal agencies are, however, potentially applicable in Grover Beach. Programs include both rental and owner-occupied housing assistance.~~

~~State Programs~~

~~Until recently State participation in providing solutions to local housing problems was limited primarily to enactment of ordinances, code requirements, and local housing plans. The present trend, however, is toward a more direct and active role which includes both technical and financial assistance. Financial assistance takes the form of mortgage capital provided through direct loans at low interest or through State mortgage insurance for private loans.~~

~~Local Programs~~

~~Despite legal and financial constraints, there are some programs which may be implemented at the local level to provide financial assistance for low and moderate cost housing. These programs include Marks-Foran Residential Rehabilitation bonds, private loan pools, redevelopment tax increment bonds, community development block grant funds, and others.~~

~~Program Opportunities~~

~~Several of the above federal, state, and local programs are well-suited to help meet the housing needs of Grover Beach's portion of the Coastal Zone and the City as a whole. However, for a variety of reasons, very few application programs are actually available to the City.~~

~~At present the only federal-level program which is utilized in Grover Beach is the HUD Section 8 rental subsidy program. As mentioned elsewhere, Grover Beach residents have received over a fourth of the subsidies allotted by the San Luis Obispo City Housing Authority which administers these funds. However, in the future, it is expected that funds from this program will become increasingly limited and that priority in local funding allocations will be given to jurisdictions which have prepared their own housing assistance plans.~~

~~Also available to Grover Beach is traditional, federally funded rental public housing. Such a project could be sponsored by the existing San Luis Obispo City Housing Authority or through an area housing authority if one could be formed. In order to implement such a program, however, voter approval of the housing project is presently required.~~

~~Low and moderate cost housing stock within the Coastal Zone might also be supplemented through private developments financed by low-interest, direct government or government-insured loans. To date, however, the private sector has shown little interest in such programs in the Grover Beach area. The private non-profit group, People's Self-Help Housing, has indicated its willingness to inform and assist private developers in using government programs for assistance in financing housing construction.~~

~~IMPROVING ACCESS TO HOUSING INFORMATION~~

~~Access to information on housing opportunities should be provided for both the supplier of housing and the consumer. Assistance may range from help in applying to government funding programs to providing technical information on home rehabilitation repairs. It may be offered by either a public or a private organization. Additional services which may be provided include homeowner and landlord counseling, mediation for landlord-tenant disputes, and a bilingual service for those seeking housing who do not speak English.~~

~~Program: Private, non-profit organizations~~

~~A private, non-profit organization may provide information and services such as those mentioned above. This type of organization can be most effective operating on a regional basis. Its activities may be funded by local government contributions and by private donations.~~

~~Program: City Information and Referral Service~~

~~Information and referral services may be incorporated into other City service Programs or can be provided through the creation of a new office within the City. It is necessary, however, to insure that City-operated referral services do not duplicate existing private-market services.~~

~~Program Opportunities~~

~~Either of the two program approaches described above could be utilized in Grover Beach. There is an existing private, non-profit organization mentioned elsewhere which is already performing several information and referral functions throughout the County. The group is active in assisting in minor rehabilitation repairs in Grover Beach. The City has contributed a portion of its general fund for this purpose. Because this organization's funds are limited, however, it cannot at present make its advisory services widely available. As a supplement to existing private services, the City itself could provide housing-related information. The level of technical expertise needed to perform such services is not great and for this reason staff needs for the program might even be met by existing staff. The Home Management Training and Counseling program of the State's Division of Community Affairs is a potential source of funding for this type of project.~~

~~REGULATIONS, ORDINANCES, AND STANDARDS~~

~~The innovative use of regulatory powers at the local level can provide a practical and economically feasible approach to some housing problems both of the City as a whole and within its portion of the Coastal Zone. Legislative tools which may be utilized to improve low and moderate cost housing opportunities include the Zoning Ordinance and Zoning Map, building codes, and development standards and restrictions.~~

~~Program opportunities~~

~~Any of several regulatory actions are available to Grover Beach. Most of them may be applied either to the limited area within the City's portion of the Coastal Zone or used on a City-wide basis. The chief drawback of a regulatory approach to housing needs is that the success of such a program is largely dependent upon private sector cooperation. Understandably, this cooperation is slow in forthcoming unless it can be made financially feasible to the developer. For this reason regulations of this type should be accompanied by positive incentives for lower-cost housing wherever possible.~~

~~RECOMMENDATIONS~~

~~In the preceding sections, existing conditions and needs relevant to housing within the Coastal Zone and throughout the City have been described. The types of programs which may be used to protect and encourage low and moderate cost housing opportunities have also been discussed. In this section recommendations will be made for the use of some programs available to meet specific housing needs within the City as a whole.~~

~~Four types of housing needs, identified earlier, must be addressed in order to comply with City Housing Element objectives and requirements of the Coastal Act. These are as follows:~~

- ~~Need for moderate and higher cost owner-occupied housing;~~
- ~~Protection and upgrading of existing housing;~~
- ~~Affordability; and~~
- ~~Special needs such as those generated by high concentrations of elderly.~~

~~MODERATE AND HIGHER COST HOUSING~~

~~From the Housing Needs Allocation Study by the San Luis Obispo County Area Planning and Coordinating Council, it appears that the City of Grover Beach is deficient in owner households, particularly in the moderate and higher income groups. This condition also applies in the City's Coastal Zone area. While direct expenditures of public funds for higher and moderate income families should not be needed, various actions available to the City may encourage private activity in these market segments.~~

~~PROTECTION AND UPGRADING~~

~~The fact that about sixty percent of the dwelling units within the City's Coastal Zone are investor-owned, most of them small, older single-family homes, suggests that the City's coastal housing makes a significant contribution to its lower cost housing supply. However, high-density residential uses applied to many coastal areas in which older single-family homes still predominate encourage investor-owners to retain existing dwellings without investing in improvements or repairs until rising land values make demolition of existing structures and replacement with more economically productive, but more costly development feasible.~~

~~It is recommended:~~

1. ~~That the City apply for state or federal aid for the purpose of expanding the City's present building code enforcement program within the Coastal Zone and for other subsequently identified programs relating to the protection and rehabilitation of existing housing stock within the City's portion of the Coastal Zone.~~

2. ~~That higher density designations which may provide an incentive for demolition of older low and moderate cost housing be reviewed and revised where possible in order to protect existing housing. The Medium Density Coastal Residential land use designation described below would be consistent with the preservation of existing older single-family homes:~~

   ~~Medium Density Coastal Residential: On lots of up to 9,000 square feet a residential density of no more than 14 units per acre should be permitted. On lots of 9,000 square feet or more a residential density of no more than 22 units per acre shall be permitted.~~

3. ~~That the above described Medium Density Coastal Residential designation be applied to the following two areas within the City's portion of the Coastal Zone:~~

   1) ~~The area between Atlantic City Avenue and the lots which front on Ramona Avenue, within the Coastal Zone, with the exception of four blocks on Front Street which are occupied entirely by industrial or service-commercial uses.~~

   2) ~~All land presently designated for residential uses between Grand Avenue and Farroll Road.~~

~~AFFORDABILITY~~

~~To ensure improved opportunities for housing which the City's residents can afford, it is recommended:~~

~~1. That the developer who offers to build low and/or moderate cost housing and receives a density bonus or other special or negotiated treatment to do so should be required by the City to record a deed restriction or enter into a contract situation with the City's Housing Authority (when established) limiting the unit(s) resale price(s) and/or rental rates to the original cost and/or rental plus amounts based upon the County's cost of living increase and the cost of any major improvements.~~

~~That the City finds that the area of the City's portion of the Coastal Zone which is already developed (generally between Front Street on the north and Highland Way on the south and bounded by the railroad tracks on the west and the Coastal Zone Boundary on the east) is not feasible for any mandated low or moderate cost housing as the infill lots available for development are not of sufficient size to allow projects of 10 units or larger.~~

~~The City further finds that in the undeveloped areas to the east of North Fourth Street and bounded on the east by the Coastal Zone Boundary and the City limits on the north and the already developed areas to the south will not be feasible for moderately low or moderate cost housing due to the (1) significantly lower density as compared to C-R-1, C-R-2, or C-R-3 areas; (2) significantly lower density as compared to that shall be required as part of any development proposal; and (3) significant off-site improvements that will be necessary to ensure the continuance of the environmentally sensitive habitat areas of Meadow Creek and Pismo Lake.~~

~~2. That the City designate an area within its portion of the Coastal Zone exclusively for alternative housing. Permitted uses in this area should include mobile home and modular subdivisions, clustered or "zero-lot-line" developments and moderate cost condominiums.~~

~~Mobile homes shall be allowed on lots zoned for single family homes pursuant to Government Code Section 65852.3.~~

~~At present there are no appropriate vacant sites within the Coastal Zone which are large enough to accommodate a mobile home or modular home subdivision. Redevelopment at some future date may, however, make such a site available. The City should take advantage of every opportunity to provide housing of this type.~~

~~3. Conversions~~

~~The conversion of existing structures into Residential Common Area Developments shall be limited exclusively to apartment projects which (1) meet all design criteria for new Residential Common Area Developments; and (2) have never been occupied. The Residential Common Area Development Ordinance is on file in both the City Clerk's office and the City Planner's office.~~

~~4. Housing which provides living accommodations for persons of low and moderate income shall not be demolished unless:~~

~~(1) It is necessary to demolish for health and safety reasons as evidenced by the determination of the Chief Building Inspector that it is substandard (in accordance with the criteria set forth in Chapter 10 of the Uniform Housing Code) and the cost of remedying the code violations would;~~

~~(a) result in housing which is not affordable to low and moderate income households; or~~

~~(b) exceed 50 percent of the value of the structure in its present deteriorated conditions.~~

~~(2) It is necessary to carry out a public project which would improve coastal access; or~~

~~(3) Where development of an equal or greater number of low and moderate income housing opportunities has occurred in the Coastal Zone within twelve months prior to City approval of demolition; or~~

~~(4) The unit to be demolished is owner occupied housing; or~~

~~(5) The unit to be demolished is a nonconforming use subject to the Zoning Map and/or Land Use Plan; or~~

~~(6) The unit being demolished will be replaced with one or more rental units available to families of low and/or moderate income.~~

~~SPECIAL NEEDS~~

~~Simply increasing opportunities for inexpensive housing will not meet special housing needs such as those generated by the elderly. Because most of the City's numerous elderly residents are retired and on fixed incomes, their needs are, in part, those of other low and moderate income groups. In addition, however, members of this group have special physical needs which are critical to their health, safety and comfort. These needs, however, may frequently go unmet because of the elderly residents' physical and income limitations. To insure that the special needs of City residents, particularly its elderly, are adequately met, it is recommended:~~

~~1. That the City explore possible means through which multiple-unit housing for retired and elderly residents might be developed, either by new construction or by rehabilitation of an existing building. To implement this recommendation the City should first identify potential project sites, potential profit and non-profit developers, and if necessary, sources of government funding to partially or wholly finance the project. The second stage in implementation should include selection of a specific site and a developer for the project; and, if the City is acting as the lead agency, application for any necessary financial aid. Following these steps, construction or rehabilitation of the project should be undertaken. Residents of the project should be given priority in the distribution of HUD Section 8 rent subsidies or should be offered rental units at reduced rates subsidized, if necessary, through some other assistance program.~~

~~2. That special incentives be offered to both profit and non-profit developers for the production of the above-proposed housing. Incentives may include variances in density and other zoning restrictions. The developer of the project should provide for the special needs of elderly tenants.~~

~~RECOMMENDED GENERAL SUPPORT POLICIES~~

~~The Coastal Act requires that actions and policies proposed, certified and implemented as part of the Local Coastal Program be limited to those which can be applied effectively within the boundaries of the Coastal Zone. However, as noted elsewhere, the need for low and moderate cost housing is more effectively addressed at a City-wide or even regional level. Below are listed recommended~~

~~policies which deal with housing needs at the City-wide or regional level and are supportive of the more specific recommendations described in preceding pages.~~

1. ~~Information on sources of funding for home rehabilitation and technical problems relating to rehabilitation should be made easily accessible to City residents. The private, non-profit group, People's Self-Help Housing, already provides this sort of service to a limited extent throughout the County. The least complex method of providing a source of housing information would be to contract with this organization to provide Grover Beach with expanded services. Housing rehabilitation is particularly needed for many of the older, substandard houses south of Grand Avenue both within and beyond Coastal Zone boundaries.~~

2. ~~The City should develop a Housing Assistance Plan to be revised annually. A Housing Assistance Plan is required for certain government programs such as the HUD Community Development Block Grant Program for small cities. In the Housing Assistance Plan, needs and appropriate forms of assistance should be described, and geographic areas which are to receive implementation priority identified. The City's portion of the Coastal Zone should be given high priority in a Housing Assistance Plan for Grover Beach.~~

3. ~~The City should initiate the development of a Housing Authority for the City and communities of the south county. Preliminary actions should include: (a) formation of a commission made up of local community representatives and two tenants empowered to establish policies and priorities; and (b) an arrangement with the Housing Authority of the City of San Luis Obispo to use the assistance of its staff when necessary. The chief objective of the Area Housing Authority should be to ensure that maximum use is made of all available housing assistance opportunities which can help achieve the goals of local housing elements.~~

4. ~~The City should encourage People's Self-Help Housing to expand the assistance services it offers to developers and individuals applying for State or Federal housing program funds. The City should work cooperatively with People's Self-Help Housing and with government agencies to make maximum use of available resources by both the private and public sectors.~~

7.0 DESCRIPTION OF LAND USE AND ZONING DESIGNATIONS

of the

LOCAL COASTAL PROGRAM

7.1 LAND USE ELEMENT

The Land Use Element of the Grover Beach General Plan provides goals, policies, and programs that direct the orderly development of the community. Goals are broken out into seven categories: community, growth management, housing conservation and development, commercial conservation and development, industrial conservation and development, resource conservation and development, and public services and facilities.

7.1.1 NEIGHBORHOOD PLANS

Nine neighborhood plans are included within the Land Use Element. Six of these neighborhoods have all or a portion of their area within the Coastal Zone and are further described below and on Map 2. Complete statistics and programs for each neighborhood can be found in Chapter 10 of the Land Use Element.

The Grand Corridor: This planning area is divided into three sections, however, the only portion within the Coastal Zone is the West Grand Avenue Visitor Service district, which runs along Grand Avenue from Highway 1 to the eastern Coastal Zone boundary. As its name implies, visitor service uses are emphasized in this portion of the Coastal Zone.

Northwest Grover Beach: This predominantly residential neighborhood is located between the Southern Pacific Railroad right-of-way and North 4th Street, north of Ramona Avenue and is entirely within the Coastal Zone. Industrial uses are located adjacent to the railroad right-of-way.

The Northern Hillsides: Located north of Atlantic City Avenue and east of North 4th Street, a small portion of this neighborhood is within the Coastal Zone. Residential and open space uses dominate, however a large vacant commercial site is located along Highway 101.

West Grover Beach: This neighborhood is located generally south of Rockaway Avenue to Farroll Road, between the railroad right-of-way and the eastern Coastal Zone boundary. It includes medium-density residential and industrial uses.

South Grover Beach: Located south of Farroll Road to the southern City limits, between the railroad right-of-way and the eastern Coastal Zone boundary, the small portion of the South Grover Beach neighborhood within the Coastal Zone is divided between industrial and single family residential uses.

The Beach: Entirely within the Coastal Zone, this neighborhood includes all property to the west of Highway 1 and a small strip between Highway 1 and the railroad right-of-way. The focus is on visitor services and recreation uses, such as the golf course, state beach, and multi-modal transportation facility.

7.1.2 LAND USE CATEGORIES

Land use categories within the Coastal Zone include the following:

Low-density residential (2-5 dwelling units per gross acre): The primary purpose of areas designated *low-density residential* is to provide for development generally consisting of one or two story dwellings with substantial yards.

Medium-density residential (6-9 dwelling units per gross acre): The primary purposed of areas designated *medium-density residential* is to provide for detached or attached one and two-story dwellings with a private yard for each unit. This designation is used as a transition from low-density residential to other land use categories and for mixed-use residential developments.

High-density residential (10-20 dwelling units per gross acre): The primary purpose of areas designated *high-density residential* is to provide for attached dwellings in one or two-story buildings with small outdoor private area for each unit and a larger common outdoor use area for entire development. The high-density residential designation is appropriate near employment and commercial centers and within mixed use residential developments.

Planned commercial: The primary purpose of areas designated *planned commercial* is to provide for master-planned clusters of visitor-serving facilities, such as shops, restaurants, and bed and breakfast inns.

Visitor services: The primary purpose of areas designated *visitor services* is to provide attractive development that is competitive with other regional tourist service areas in other communities. Typical uses include lodging, restaurants, gift and memento shops, and gas stations.

Light industrial and Industrial: The primary purpose of areas designated *light industrial* and industrial is to provide for small-scale manufacturing and commercial service uses that are compatible with surrounding uses.

Open space: The primary purpose of areas designated *open space* is to provide protective measures for the natural hillside cover and sections of Meadow Creek.

Flood plain: The primary purpose of areas designated *flood plain* shall be protection of public safety along Meadow Creek.

State park: The primary purpose of areas designated *state park* and *golf course* is to provide recreation for residents and visitors and includes the golf course, beach, and wildlife sanctuary.

7.2 ZONING REGULATIONS

The Grover Beach Zoning Ordinance implements applicable policies and programs contained in the Local Coastal Plan and the City's General Plan. The Zoning Ordinance separates the City into districts and includes regulations on development and permit issuance.

7.2.1 ZONING DISTRICTS

Zoning Districts within the Coastal Zone are briefly described below and the boundaries are shown on Map 6. Consult the Grover Beach Zoning Ordinance for complete information and development standards for each District.

Coastal Residential Agriculture (C-R-A) District: This District is intended as an area for single-family homes, with not more than one (1) dwelling unit for each twenty thousand (20,000) square feet; crop and tree farming and customary accessory buildings upon any one (1) such building site.

Coastal Planned ~~Low Density~~ Single Family Residential (C-P-R-1) District: The Coastal Planned Single Family Residential District is intended to provide low-intensity (0-4 dwelling units/acre) clustered residential development in a manner which will maximize protection of environmental, visual and archaeological resources within and adjacent to the boundaries of the District by minimizing removal or disturbance of native vegetation, control grading, erosion, and run-off and sensitively site and design structures to avoid impacting archaeological deposits and reducing the visual impact on surrounding and adjacent areas.

Coastal ~~Low Density~~ Single Family Residential (C-R-1) District: This District is intended as an area for single-family homes, with approximately ~~four (4) to seven (7)~~ two (2) to five (5) such homes per gross acre and with not more than one (1) dwelling unit and customary accessory building upon any building site.

Coastal ~~Medium Density~~ Residential (C-R-2) District: The intent of the Coastal Residential District is to provide areas in which the low-profile, small scale character of existing single-family neighborhoods may be protected while, at the same time, providing a degree of flexibility which will facilitate the development of moderate-cost new multiple housing. It is further the purpose of the C-R-2 District to provide reasonable protection to the existing low and/or moderate cost housing while encouraging the development of new low and/or moderate cost housing where feasible.

Coastal ~~High Density~~ Multiple Residential (C-R-3) District: The intent of this District is to stabilize and maintain the residential character of the District and permit small family and individual living with communal and cooperative use of facilities while providing private outdoor open space for each unit.

Coastal Planned Commercial (C-P-C) District: The Coastal Planned Commercial District is intended to provide for the visitor-serving needs in a manner that is sensitive to the environmental, visual and archaeological resources within and adjacent to the boundaries of the District by sensitively siting and designing structures.

Coastal ~~Highway Commercial~~ Visitor Service (C-C-V) District: The intent of this District is to provide for ~~vehicular-oriented uses and commercial-recreation~~ visitor oriented or serving uses with sufficient architectural and landscaping controls to protect the amenities of the area.

Coastal Industrial (C-I) District: This District is intended to provide a District exclusively for sound industrial development wherein manufacturing and other industries can locate and operate away from the restricting influences of non-industrial uses while maintaining an environment free from offensive or objectionable noise, dust, odor or other nuisances.

Coastal Industrial Commercial (C-I-C) District: The Coastal Industrial Commercial District is intended as an area for custom and light manufacturing and assembly that maintains an environment free from offensive or objectionable noise, dust, odor or other nuisances. Large industrial

development will be permitted only after development review that considers the proposal's impact upon the surrounding residential neighborhood. Efforts will be made to prevent large industrial developments and heavy industrial uses adjacent to residences.

Coastal Open Space (C-O) District: The Coastal Open Space District is designed to protect and preserve sensitive natural areas including but not limited to those containing significant habitat areas, rare or endangered plant and animal species, and erosion-prone lands. Said open space to preserve a rural and natural atmosphere, protect the ecology of the area, and provide opportunities for educational and scientific study of undisturbed natural environments.

Coastal Golf Course (C-G-C) District: The Coastal Golf Course District is intended to provide a public golf course facility within the City's portion of the Coastal Zone.

Coastal Pedestrian Beach (C-P-B) District: The intent of the Pedestrian Beach District is to provide a public beach area in which non-vehicular beach activities can be pursued free from conflict with vehicular beach users.

Coastal Vehicular Beach (C-V-B) District: The intent of this District is to provide an area in which vehicular beach activities are allowed which will not significantly disrupt native vegetation or sensitive habitat areas.

~~Coastal Secondary~~ Flood Plain Combining (F-P) District: This combining District is intended to be applied to properties which lie within the natural flood plain where inundation may occur, but where depths and velocities will not cause appreciable damage. Such properties will require special regulations for the protection of property improvements from hazards and damage which may result from flood waters.

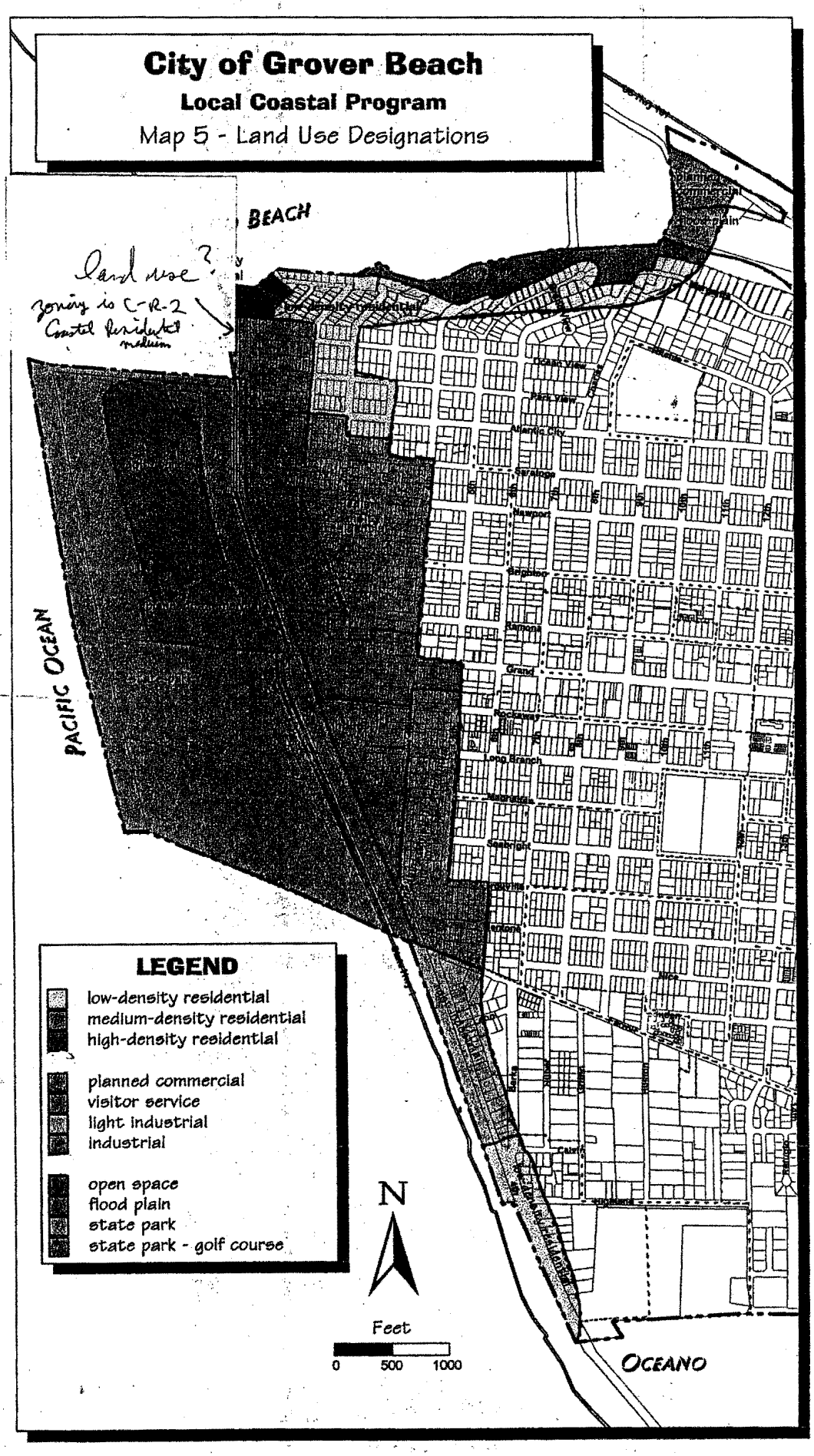
7.2.2 PERMIT PROCEDURE

See Part 45 of the Grover Beach Zoning Ordinance for Coastal Development Permit procedures. Other planning applications, such as Architectural Approval, Use Permits, and Variances are discussed in Part 44.

City of Grover Beach

Local Coastal Program

Map 5 - Land Use Designations

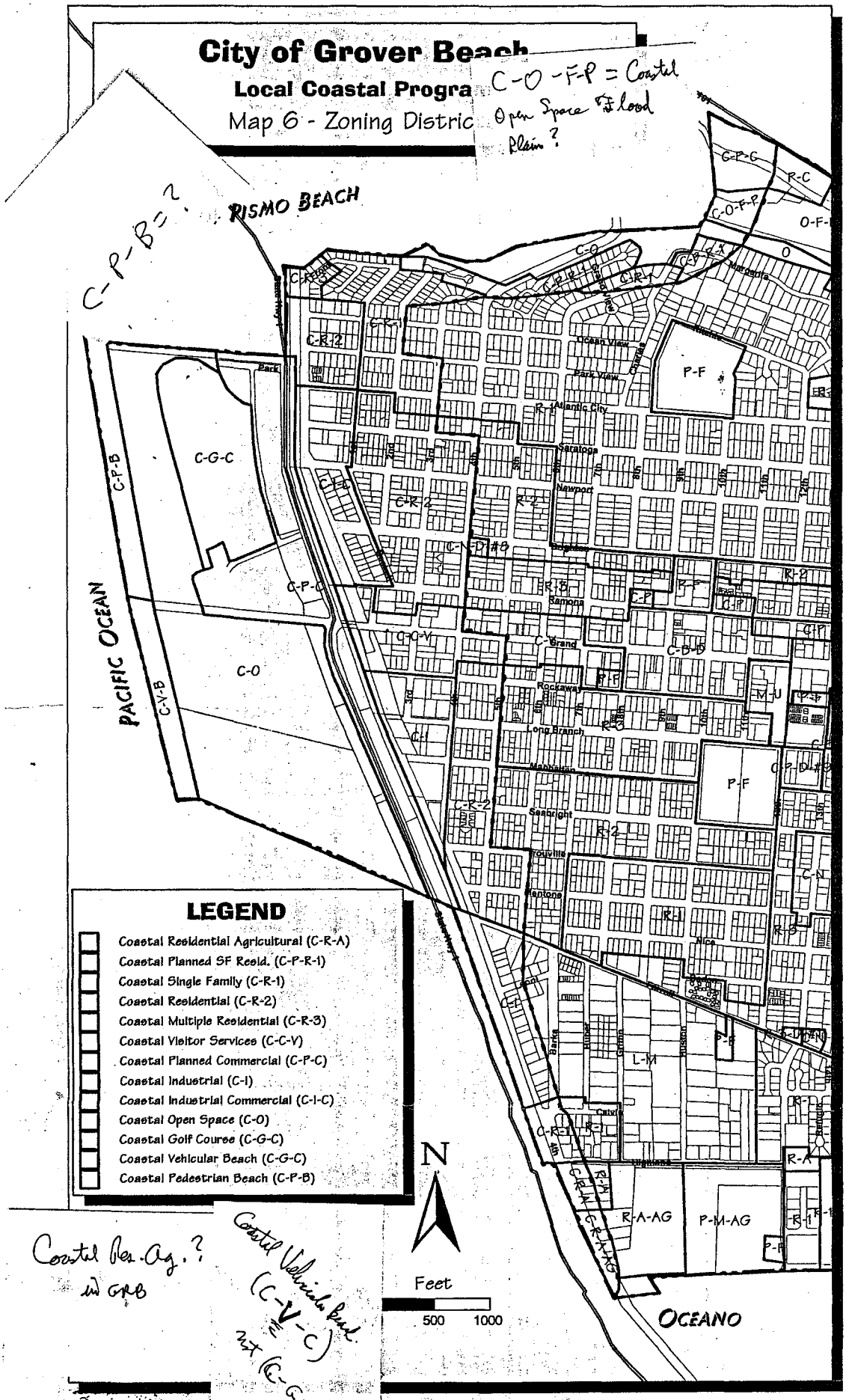


City of Grover Beach

Local Coastal Program

Map 6 - Zoning Districts

C-O-F-P = Coastal Open Space & Flood Plain?



LEGEND

- Coastal Residential Agricultural (C-R-A)
- Coastal Planned SF Resid. (C-P-R-1)
- Coastal Single Family (C-R-1)
- Coastal Residential (C-R-2)
- Coastal Multiple Residential (C-R-3)
- Coastal Visitor Services (C-C-V)
- Coastal Planned Commercial (C-P-C)
- Coastal Industrial (C-I)
- Coastal Industrial Commercial (C-I-C)
- Coastal Open Space (C-O)
- Coastal Golf Course (C-G-C)
- Coastal Vehicular Beach (C-G-C)
- Coastal Pedestrian Beach (C-P-B)

Coastal Res. Ag.? in GRB

Coastal Vehicular Beach (C-V-C) not (C-G-C)

ATTACHMENT H

ZONING ORDINANCE

ARTICLE IX, CHAPTER 1 OF THE GROVER BEACH MUNICIPAL CODE

CITY OF GROVER BEACH COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF GROVER BEACH
MUNICIPAL CODE

ARTICLE IX
PLANNING AND ZONING REGULATIONS

CHAPTER 1
ZONING REGULATIONS

Adopted by the Grover Beach City Council
Effective Date August 15, 1996
Ordinance No. 96-1

Amended by Ordinance No. 97-2, Effective March 17, 1997

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ARTICLE IX
PLANNING AND ZONING REGULATIONS

CHAPTER 1
ZONING REGULATIONS

PART 1 - ADOPTION OF ZONING PLAN

Sec. 9101.1. Adoption.
There is hereby adopted a precise Zoning Plan for the City of Grover Beach, State of California, said Zoning Plan being a Districting Plan, as provided by law. All properties within the boundaries of the City of Grover Beach shall be subject to the provisions of said Zoning Plan.

Sec. 9101.2. Purpose.
Said Plan is adopted to promote and protect the public health, safety, peace, morals, comfort and general welfare, and to promote the growth of the City of Grover Beach in an orderly manner.

Sec. 9101.3. Title.
The Chapter shall be known by the following short title: "THE CITY OF GROVER BEACH ZONING ORDINANCE."

Sec. 9101.4. Consistency with the General Plan.
The Zoning effectuated by this Chapter implements the General Plan of the City of Grover Beach. The Zoning Plan consists of the establishment of various Districts that regulate the use of land and buildings, the space and design of buildings, and the height and bulk of buildings. Such regulations are compatible with the objectives, policies, general land uses, and programs specified in the General Plan.

PART 2 - ESTABLISHMENT AND DESIGNATION OF DISTRICTS

Sec. 9102.1. Establishment of Districts.
In order to provide a uniform basis for regulating the use of land, buildings, and structures, and to establish minimum site development regulations and performance standards applicable to sites within the City, the City is hereby divided into the following Zoning Districts:

Residential Agricultural District or "R-A" District
Coastal Residential Agricultural District or "C-R-A" District
Coastal Planned Single Family Residential District or "C-P-R-1" District
Single-Family Residential District or "R-1" District
Coastal Single Family Residential District or "C-R-1" District
Duplex Residential District or "R-2" District
Coastal Residential or "C-R-2" District
Multiple Residential District or "R-3" District
Coastal Multiple Residential District or "C-R-3" District
Mobilehome Residential District or "M-H" District
Mixed Use Development District or "M-U" District
Neighborhood Commercial District or "C-N" District
Professional Office District or "C-P" District
Central Business District or "C-B-D" District
Visitor Services District or "C-V" District
Coastal Visitor Service District or "C-C-V" District
Shopping Center District or "C-S" District
Planned Commercial District or "P-C" District
Coastal Planned Commercial District or "C-P-C" District
Light Manufacturing District or "L-M" District
Coastal Industrial District or "C-I" District
Coastal Industrial Commercial District or "C-I-C" District
Planned Manufacturing District or "P-M" District
Public Facilities District or "P-F" District
Open Space District or "O" District
Coastal Open Space District or "C-O" District
Coastal Vehicular Beach District or "C-V-B" District
Coastal Pedestrian Beach District or "C-P-B" District
Coastal Golf Course District or "C-G-C" District

Sec. 9102.2. Combining Districts Established.
In addition to the Districts established in Section 9102.1, there are hereby established Combining Districts which may be combined with any of the Districts set forth in Section 9102.1, said Combining Districts to be designated as follows:

Flood Plain Combining District or "F-P" District
Design Development Combining District or "D" District
Planned Community Development District or "P-D" District
Agriculture Combining District or "AG" District

Sec. 9102.3. Zoning Map.

The boundaries of the Districts designated and established by Section 9102.1 hereof are shown on that certain map entitled "ZONING MAP OF THE CITY OF GROVER BEACH" (hereafter "Zoning Map"), incorporated herein and made a part of this Chapter by reference as if herein fully set forth. Said Zoning Map is on file in the office of the City Clerk and is to be referred to for full particulars as to the location of the areas shown within said Districts.

The Districts shown on the Zoning Map are hereby declared to be subject to the regulations pertaining to such designated Districts as set forth in this Chapter. No person shall use any land, building, or structure, nor shall any building or structure be erected, constructed, enlarged, altered, moved, or used in any District shown on said Zoning Map, except in accordance with the regulations established by this Chapter.

Sec. 9102.4. Determination of Zoning District Boundaries.

Where the exact boundaries of a District cannot be readily or exactly ascertained by reference to the Zoning Map of the City of Grover Beach, the boundary shall be deemed to be along the nearest street or lot line, as the case may be. If a District boundary line divides or splits a lot, the lot shall be deemed to be included within the District which is the more restrictive. The provisions of the Section shall not apply to acreage.

Sec. 9102.5. Amendment of Zoning District Boundaries.

Changes in the boundaries of Districts shall be made by ordinance in the manner provided in Part 46, said ordinance describing the area to be changed either by Assessor's Parcel Number, lot and block number, or by metes and bounds. After adoption of any ordinance changing any boundaries of any District, the City Clerk shall mark the aforementioned map to show the number and date of the adoption of the ordinance making such change.

PART 3 - ADMINISTRATION

Sec. 9103.1. Establishment of Regulations.
The following regulations are hereinafter established for the Districts.

Sec. 9103.2. Applicability.
Except as provided in this Chapter, no structure shall be erected, reconstructed, enlarged, altered or moved; nor shall any building or land be used except as hereinafter specifically provided and allowed in the Districts in which such structure or land is so located.

Sec. 9103.3. Enforcement.
It shall be the duty of the Director of Community Development of the City of Grover Beach to enforce the provisions of this Chapter pertaining to the use of land or buildings and erection, construction, reconstruction, moving, alteration of, or addition to any buildings or structures. Any permit or license of any type issued by any department or officer of the City of Grover Beach, issued in conflict with the provisions of this Chapter, is hereby declared to be null and void.

Sec. 9103.4. Nuisance.
Any building or structure erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this Chapter and any use of land or buildings operated or maintained contrary to the provisions of this Chapter are hereby declared to be public nuisances. The City Attorney, upon order of the City Council, shall commence the necessary action or proceedings for the abatement, removal and enjoinment thereof in the manner prescribed by law in the courts which may have jurisdiction to grant such relief as will accomplish such abatement and restraint. The remedies provided for in this Section shall be in addition to any other remedy or remedies or penalties provided in this Chapter or any other law or ordinance.

Sec. 9103.5. Severability.
If any section, subsection, sentence, clause or phrase of this Chapter is, for any reason, held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this Chapter. The City Council hereby declares that it would have enacted this Chapter and each section, subsection, sentence, clause and phrase hereof irrespective of the fact that any one or more sections, subsection, sentence(s), or phrases be declared invalid.

Sec. 9103.6. Repeal of Conflicting Ordinances.
Chapter 1 of Article IX of the Grover City Municipal Code, adopted the 7th day of July, 1975, and ordinances amendatory thereto are hereby repealed.

PART 4 - RESIDENTIAL AGRICULTURAL DISTRICT OR "R-A" DISTRICT

Sec. 9104.1. Purpose. (R-A)
This District is intended as an area for single-family homes, with not more than one (1) dwelling unit for each twenty thousand (20,000) square feet and a maximum density of two (2) dwelling units per gross acre. The District is intended as an area for development of detached one or two-story dwelling units with substantial yards.

Sec. 9104.2. Uses Permitted. (R-A)

(A) One (1) single-family dwelling per building site, including mobile homes complying with the provisions of Section 9137.16.

(B) Crop and tree farming.

(C) Animal husbandry.

(D) Wholesale plant nurseries.

Sec. 9104.3. Uses Permitted Subject to Obtaining a Use Permit. (R-A)

(A) Churches, public and private schools, child care facilities, parks, play-grounds and public buildings and uses.

(B) Retail plant nurseries.

(C) Electrical substations, including microwave facilities incorporated as a part of a public utility installation not including corporation or service yards.

(D) Condominiums, Planned Unit Developments, and similar type developments when requirements of Part 40 are met.

(E) Guest quarters.

(F) Housing for farm labor and labor camps.

(G) Large family day care homes, residential care facilities serving more than six persons.

(H) Mobilehome parks, subject to the provisions of Part 39 of this Chapter.

Sec. 9104.4. Accessory Buildings and Uses Permitted. (R-A)

(A) Accessory buildings, only if constructed simultaneously with or subsequent to the main building on the same lot.

(B) Accessory uses normally incidental to single-family residences. This is not to be construed as permitting any commercial uses other than set out above.

Sec. 9104.5. Maximum Allowable Height. (R-A)
Two (2) stories and not to exceed thirty (30) feet; accessory buildings, fourteen (14) feet.

Sec. 9104.6. Minimum Building Site and Lot Width Required. (R-A)

(A) Minimum building site: Twenty thousand (20,000) feet of area for residential or agricultural uses, churches and other public uses.

(B) Minimum lot width: One hundred (100) feet for residential uses and agricultural uses, churches and other public uses.

(C) Minimum lot depth: One hundred fifty (150) feet.

Sec. 9104.7. Maximum Building Site Coverage by Buildings or Structures. (R-A)
The maximum coverage of a lot by all structures shall not exceed thirty (30) percent of the parcel area, and that a minimum of forty-five (45) percent landscaping shall be provided. However, upon securing approval of a Use Permit such maximum coverage may be increased to a maximum of forty (40) percent. Any covered patio structure which is used solely for general open use shall not be counted as a structure in ascertaining coverage. Nor shall swimming pools be counted. See Section 9137.24 for location requirements for swimming pools and Section 9137.3 (B) for covered patios.

Sec. 9104.8. Minimum Yards Required. (R-A)

(A) Front Yard: Each lot in the "R-A" District shall have a front yard extending (except for access drives and walks) across the full width of the subject property of a depth of not less than thirty (30) feet.

Except for access driveways, walks, fences and minor ornamental structures, there shall be no structures located in the front yard. There shall be no dismantling or keeping of any disabled vehicles in the front yard or driveway.

(B) Side Yard: There shall be a side yard on each side of the lot extending from the front yard to the rear yard of not less than ten (10) feet from an interior and corner lot line.

Except for access driveways, walks, fences and minor ornamental structures, there shall be no structures located in the required side yards abutting a street. There shall be no dismantling or keeping of any disabled vehicles in the side yard or driveway.

(C) Rear Yard: Each lot shall have a rear yard extending across the full width of the lot of not less than twenty (20) feet, provided that a minimum of two thousand (2,000) square feet of open area is maintained to the side or rear of the main building or in any ell or "U" design; otherwise thirty (30) feet shall be required. Any minimum rear yard covered by accessory structures shall be replaced elsewhere on the lot, exclusive of required yard areas.

Sec. 9104.9. Fences, Hedges and Walls. (R-A)

Fences, hedges and walls are permitted but not required. Such fences, hedges and walls shall not exceed six (6) feet in height, and where the same are located in the required front yard or side yard abutting the street, the same shall not exceed three (3) feet in height unless the conditions outlined in Section 9137.13 (D) are met.

Sec. 9104.10. Minimum Off-Street Parking Required. (R-A)

The provisions of Section 9138.1 shall apply in determining the amount of parking space that must be provided for each use. The parking space shall be improved as set forth in Part 38.

PART 5 - COASTAL RESIDENTIAL AGRICULTURAL DISTRICT OR "C-R-A" DISTRICT

Sec. 9105.1. Purpose. (C-R-A)
This District is intended as a coastal area for single-family homes, with not more than one (1) dwelling unit for each twenty thousand (20,000) square feet and a maximum density of two (2) dwelling units per gross acre. The District is intended as an area for development of detached one or two story dwelling units with substantial yards.

Sec. 9105.2. Uses Permitted. (C-R-A)

(A) One (1) single-family dwelling per building site, including mobile homes complying with the provisions of Section 9137.16 of the Municipal Code.

(B) Crop and tree farming.

(C) Animal husbandry.

(D) Wholesale plant nurseries.

Sec. 9105.3. Uses Permitted Subject to Obtaining a Use Permit. (C-R-A)

(A) Condominiums, Planned Unit Developments, and similar type developments when requirements of Part 40 of the Municipal Code are met.

(B) Guest quarters.

(C) Housing for farm labor and labor camps.

(D) Large family day care homes, residential care facilities serving more than six persons.

(E) Mobilehome parks, subject to the provisions of Part 39 of this Chapter.

Sec. 9105.4. Accessory Buildings and Uses Permitted. (C-R-A)

(A) Accessory buildings, only if constructed simultaneously with or subsequent to the main building on the same lot.

(B) Accessory uses normally incidental to single-family residences. This is not to be construed as permitting any commercial uses other than set out above.

Sec. 9105.5. Maximum Allowable Height. (C-R-A)
Two (2) stories and not to exceed thirty (30) feet; accessory buildings, fourteen (14) feet.

Sec. 9105.6. **Minimum Building Site and Lot Width Required** (C-R-A)

(A) Minimum building site: Twenty thousand (20,000) feet of area for residential or agricultural uses, churches, and other public uses.

(B) Minimum lot width: One hundred (100) feet for residential and agricultural uses, churches, and other public uses.

(C) Minimum lot depth: One hundred fifty (150) feet.

Sec. 9105.7. **Maximum Building Site Coverage by Buildings or Structures**. (C-R-A)
The maximum coverage of a lot by all structures shall not exceed twenty (20) percent of the parcel area, and that a minimum of forty-five (45) percent landscaping shall be provided. However, upon securing approval of a Use Permit such maximum coverage may be increased to a maximum of forty (40) percent. Any covered patio structure which is used solely for general open use shall not be counted as a structure in ascertaining coverage. Nor shall swimming pools be counted. See Section 9137.24 for location requirements for swimming pools and Section 9137.3 (B) for covered patios.

Sec. 9105.8. **Minimum Yards Required**. (C-R-A)

(A) Front Yard: Each lot in the "C-R-A" District shall have a front yard extending (except for access drives and walks) across the full width of the subject property of a depth of not less than thirty (30) feet.

Except for access driveways, walks, fences and minor ornamental structures, there shall be no structures located in the front yard. There shall be no dismantling or keeping of any disabled vehicles in the front yard or driveway.

(B) Side Yard: There shall be a side yard on each side of the lot extending from the front yard to the rear yard of not less than ten (10) feet from an interior and corner lot line.

Except for access driveways, walks, fences and minor ornamental structures, there shall be no structures located in the required side yards abutting a street. There shall be no dismantling or keeping of any disabled vehicles in the side yard or driveway.

(C) Rear Yard: Each lot shall have a rear yard extending across the full width of the lot of not less than twenty (20) feet, provided that a minimum of two thousand (2,000) square feet of open space is maintained to the side or rear of the main building or in any ell or "U" design; otherwise thirty (30) feet shall be required. Any minimum rear yard covered by accessory structures shall be replaced elsewhere on the lot, exclusive of required yard areas.

Sec. 9105.9. **Fences, Hedges and Walls. (C-R-A)**
Fences, hedges and walls are permitted but not required. Such fences, hedges and walls shall not exceed six (6) feet in height, and where same are located in the required front yard or side yard abutting the street, the same shall not exceed three (3) feet in height unless the conditions outlined in Section 9137.13 (D) are met.

Sec. 9105.10. **Minimum Off-Street Parking Required. (C-R-A)**
The provisions of Section 9138.1 shall apply in determining the amount of parking space that must be provided for each use. The parking space shall be improved as set forth in Part 38.

PART 6 - COASTAL PLANNED SINGLE FAMILY RESIDENTIAL DISTRICT OR "C-P-R-1" DISTRICT

Sec. 9106.1. Purpose. (C-P-R-1)
The Coastal Planned Single Family Residential District is intended to provide a low-intensity single family detached clustered residential development in a manner which will maximize protection of environmental, visual and archaeological resources within and adjacent to the boundaries of the District by minimizing removal or disturbance of native vegetation, controlling grading, erosion, and run-off and sensitively siting and designing structures to avoid impacting archaeological deposits and reducing the visual impact on surrounding and adjacent areas.

Sec. 9106.2. Plan Required. (C-P-R-1)
A general development plan and specific development plans shall be required of the developer and approved as required herein before any development shall take place in any area. The required general and specific plans shall implement and be responsive to the policies and concerns of the Local Coastal Program's various components and sections, and the development standards listed in various portions of this Part.

Sec. 9106.3. Elements of the General Development Plan. (C-P-R-1)
Said General Development Plan shall, by means of charts, maps and text material, address the following:

TOPIC	EXISTING	PROPOSED
(A) Land Use	X	X
(B) Streets	X	X
(C) Topography	X	X
(D) Groundcover and vegetation	X	X
(E) Utilities, public services	X	X
(F) Economic impact analysis	X	X
(G) Drainage patterns	X	X
(H) Environmentally Sensitive Areas	X	X
(I) Archaeologically Sensitive Area	X	X

In addition to the subject property, said General Development Plan shall, for purposes of information, also include adjacent areas for a reasonable distance therefrom.

Sec. 9106.4. **Elements of Specific Development Plans**. **(C-P-R-1)**

Upon approval of said general development plan by the City Council, after receipt of recommendations thereon from the Planning Commission, specific development plans in conformity with the general development plan may be presented for approval to the Planning Commission. Said plans may be presented for all parts of the Coastal Planned Single Family Residential area and shall include all of the following items:

(A) Grading plans.
(B) Landscaping plans.
(C) Utilities plans, plans for public improvements.
(D) Erosion control plans.
(E) Sample building elevations and information showing how buildings and roads will be fitted to their respective sites with a minimum of grading and vegetation removal.
(F) Subdivision plans.
(G) Proposals relative to land use, parking, building heights, building site areas in general conformity with, or in excess of minimum requirements set forth in this section with relation to land uses corresponding with land uses proposed.
(H) Mitigation of potential significant environmental impacts.

Sec. 9106.5. **Adoption of Development Plans**. **(C-P-R-1)**

(A) General development plans shall be presented to the Planning Commission for review at a public hearing. The Planning Commission shall indicate by resolution their recommendation to approve, conditionally approve, or disapprove the general development plan. The Planning Commission shall act on said plans within a period not to exceed ninety (90) days from the date the application is accepted as complete. The time period may be extended by mutual consent of the Planning Commission and the developer. The Planning Commission recommendation shall be reported to the City Council and to the developer.

Upon receipt of said report, the City Council shall consider the general development plan at a public hearing. The City Council may approve, conditionally approve, or disapprove the general development plan.

(B) Upon approval of the general development plan by the City Council, specific development plans in conformity with the general development plan may be presented for approval. Specific development plans shall be considered by the Planning Commission at a public hearing in the same manner prescribed in Section 9144.5 for Use Permits. The Planning Commission shall indicate by resolution their decision to approve, conditionally approve, or disapprove specific development plans. The Planning Commission shall act on said plans within a period not to exceed ninety (90) days from the date the application is accepted as complete. The time period may be extended upon mutual consent of the Planning Commission and developer.

(C) General development plans and specific development plans may be amended in the same manner as they are adopted, provided that no specific development plan may be amended which also requires an amendment to the general development plan until the latter has been amended.

Sec. 9106.6. **Effect. (C-P-R-1)**
No construction or grading shall be done until the said plans have been adopted as outlined herein provided, however, that minor grading which is necessary for the safety of the existing use of any developed land in the Coastal Planned Single Family Residential District shall be allowed as a matter of right and subject only to City Ordinances pertaining to grading. Any and all other construction and/or grading shall be consistent with the policies and concerns of the Local Coastal Program's various components.

Sec. 9106.7. **Uses Permitted (C-P-R-1)**
Clustered single-family detached dwelling units and Coastal Open Space District uses shall be allowed in any Coastal Planned Single Family Residential District provided such uses conform to the approved General Development Plan for the said Coastal Planned Single Family Residential District and to the regulations, conditions and restrictions imposed by any Coastal Permit approving a Specific Development Plan as required by Section 9106.4.

Sec. 9106.8. **Maximum Allowable Height. (C-P-R-1)**

(A) Within the Coastal Planned Single Family Residential District, a main structure shall not exceed two (2) stories and at the highest point of the lot at the building's edge the maximum height shall not exceed fifteen (15) feet while at the lowest point of the lot at the building's edge the maximum height shall not exceed twenty-five (25) feet (see Figure 1 at Section 9107.5); provided that upon securing Architectural Approval the height may be increased to an average height of twenty-five (25) feet.

If a site plan review for a building over fifteen (15) feet is initiated under this Section, such review shall include a determination as to whether the views from adjacent properties are substantially or needlessly obstructed by such project. All owners of record within three hundred (300) feet as listed in the latest Assessor's Parcel Book shall be notified of any hearings under this Section by first class mail.

The height of any building shall be measured from the natural grade at the edge of the building to the topmost point of the roof. Natural grade shall be determined by the Community Development Department through the use of the best available information. In addition, the elevations of all structures shall be consistent with policies of the Visual Resource Component of the Local Coastal Program.

(B) Accessory buildings shall not exceed fourteen (14) feet in height.

Sec. 9106.9. **Minimum Building Site. (C-P-R-1)**

(A) In Planned Unit Development subdivisions there shall be a minimum of 6,000 square feet per dwelling unit exclusive of roads or open space dedications; however, the number of units is restricted to a maximum of four (4) units per gross acre.

(B) The maximum number of dwelling units allowed shall be determined by the evaluation of general and specific plans that clearly demonstrate that the proposed development has been sited and designed to prevent impacts which would significantly degrade adjacent environmentally sensitive habitats and that such proposed developments shall be compatible with the continuance of the adjacent environmentally sensitive habitat areas. Reasonable mitigation shall be required to insure the protection and/or enhancement of said areas.

The maximum number of dwelling units are shown on the conceptual cluster plan exhibit found at the end of the Coastal Resource Component of the Local Coastal Program.

Sec. 9106.10. Maximum Building Site Coverage by Buildings, Structures, and Impermeable Surfaces (C-P-R-1)

The maximum coverage by all structures, buildings, and impermeable surfaces in any Planned Unit Development shall not exceed forty (40) percent of the area exclusive of any roads or open space dedications. In a Planned Unit Development the coverage shall be determined on a total project basis, exclusive of any roads or open space area. Of the minimum area per unit of 6,000 square feet only 2,400 square feet may be covered.

Sec. 9106.11. Fences, Hedges and Walls. (C-P-R-1)

Fences, hedges and walls are permitted and may be required. Fences, hedges and walls shall not exceed six (6) feet in height, and where same are located in the required front yard or side yard abutting the street, the same shall not exceed three (3) feet in height unless the conditions outlined in Section 9137.13 (D) are met.

Sec. 9106.12. Access. (C-P-R-1)

Where a lot abuts upon an alley or private drive, garages or accessory buildings having access from the alley or private drive shall be located not less than thirty (30) feet from the opposite side of such abutting alley or private drive. The ingress and egress to any such garage or accessory building housing, or intended to house, any motor vehicles shall be from such abutting alley or private drive only and not from the street unless specifically waived by the Planning Commission.

Sec. 9106.13. Open Area per Family Unit. (C-P-R-1)

A minimum of five hundred (500) square feet of private usable open space shall be provided for each unit in any Planned Unit Development.

Sec. 9106.14. Development Standards. (C-P-R-1)

All development plans and subsequent construction shall implement the following standards:

(A) (1) Lands with a slope of 25% or greater shall not be developed. Lands with a slope between 10% and 25% may be developed if the development incorporates specific measures to minimize grading and drainage systems which limit the rate of runoff, including siltation and erosion, to that which occurs naturally on the undeveloped site.

Applications for development on sites between 10% and 25% shall be accompanied by site specific professional engineering plans.

(2) Prior to the transmittal of a coastal development permit, the permittee shall submit a runoff control plan designed by a licensed engineer qualified in hydrology and hydraulics, which would assure no increase in peak runoff rate from developed site over the greatest discharge expected from the existing undeveloped site as a result of a 100 year frequency storm. Runoff control shall be accomplished by such means as on-site detention/desiltation basins or other devices. Energy dissipating measures at the terminus of outflow drains shall be constructed. The runoff control plan including supporting calculations shall be in accordance with the latest adopted City Standards and shall be submitted to and determined adequate in writing by the Community Development Department.

(3) All permanent erosion control devices shall be developed and installed prior to or concurrent with any on-site grading activities and shall be permanently maintained. Periodic monitoring of said devices shall be carried out by the City and the California Department of Fish and Game.

(4) All grading activities for roads, future building pads, utilities and installation of erosion and sedimentation devices shall be prohibited during September 30 through May 1.

Prior to commencement of any grading activity, the permittee shall submit a grading schedule which indicates that grading will be completed within the permitted time frame designated in this condition and that any variation from the schedule shall be promptly reported to the Community Development Department.

(5) All areas disturbed by grading shall be planted prior to October 15th with temporary or permanent (as in the case of finished slopes) erosion control vegetation. Vegetative cover must be established by November 1 of each year. Said planting shall be accomplished under the supervision of a licensed landscape architect or landscape contractor and shall consist of seeding, mulching, fertilization and irrigation adequate to provide 90% coverage within 90 days. Planting shall be repeated if the required level of coverage is not established. This requirement shall apply to all disturbed soils including stockpiles, and to all building pads.

(6) Prior to transmittal of a coastal development permit, a detailed landscape plan indicating the type, size, extent, and location of plant materials, the proposed irrigation system, and other landscape features shall be submitted, reviewed and determined to be adequate by the Community Development Department. Drought tolerant plant materials shall be utilized to the maximum extent feasible.

(7) Moderate Soil Limitations: Cut and fill slopes on areas under 20% slope shall not be over 4:1 slope and four feet high, compacted (if fill), with straw mulch broadcast and rolled at 3000 pounds per acre, and seeded with a grass and native shrub seed mixture generally having the following basic ratio of components:

Native woody shrubs--6 lbs/acre
Native herbaceous annuals and perennials--15 lbs/acre
Native grasses--60 lbs/acre
Wood fiber mulch with soil binder--1500 lbs/acre
Fertilizer--150 lbs/acre

Low Soil Limitations: Cut and fill slopes on areas under 10% slope shall not exceed 3:1 slope and four feet in height. Disturbed soil shall be hydroseeded (no straw mulch needed) with the seed mixture as recommended above, except additional wood fiber shall be incorporated at a minimum of 2000 lbs/acre.

(8) Temporary dust controls shall be employed during construction. Watering down methods used to control dust shall not erode the soil. Downhill cut or fill areas shall be lined with straw bales to control erosion from runoff. Where exposed soil conditions exist within the landscaped and irrigated portions of the sites near dwellings, slopes shall be planted with ground cover netting to retain soil. Plant materials shall be selected, sized and spaced to achieve total soil surface coverage in one year with irrigation provided. Trees and shrubs having fibrous root systems shall be used. Any of the mulch and seed mitigation measures described in (A)(7) above may be used instead of erosion control netting.

(9) That the City and the State Department of Fish and Game be made "third party" to the project's CC and R's to the extent that the City and/or the Department of Fish and Game may come onto private property to inspect and if necessary perform maintenance on drainage and erosion control devices and place a lien on the subject properties to recover cost of said maintenance.

(B) That multi-level construction designs be used to reduce required grading.

(C) That a combination of slopes and low retaining walls be used to reduce grading.

(D) That pier or post and beam type construction be used for sites in excess of fifteen (15) percent cross slope. Under area to be closed in or made aesthetically acceptable to the Planning Commission.

(E) That areas of significant natural vegetation be protected and enhanced where feasible.

(F) That architectural designs shall generally follow the criteria set forth in the adopted Advisory Architectural Design Guidelines.

(G) That native plant material shall be the major theme in all landscape designs.

(H) That roads, driveways, and structures shall be sited and designed to prevent impacts which would significantly degrade the adjacent environmentally sensitive area.

(I) That public utilities and cable TV shall be placed underground.

(J) That reasonable mitigation to protect Archaeological or Paleontological resources shall be required.

(K) That all roof material shall be of fire resistant material such as tile or heavy asphalt shingles, not wood shakes or shingles.

(L) That there be a minimum of ten (10) feet between any single family detached dwellings.

PART 7 - SINGLE-FAMILY RESIDENTIAL DISTRICT OR "R-1" DISTRICT

Sec. 9107.1. Purpose. (R-1)
This District is intended as an area for single-family homes, with approximately two (2) to five (5) such homes per gross acre and with not more than one (1) dwelling unit and customary accessory building upon any building site. The District is intended as an area for development of detached one or two-story dwelling units with substantial yards.

Sec. 9107.2. Uses Permitted. (R-1)
One (1) single-family dwelling per building site, including mobile homes complying with the provisions of Section 9137.16.

Sec. 9107.3. Uses Permitted Subject to Obtaining a Use Permit. (R-1)

(A) Churches, public and private schools, child care facilities, parks, playgrounds and public buildings and uses.

(B) Electrical substations, including microwave facilities incorporated as a part of a public utility installation not including corporation or service yards.

(C) Condominiums, Planned Unit Developments, and similar type developments when requirements of Part 40 are met.

(D) Guest quarters.

(E) Large family day care homes, residential care facilities serving more than 6 persons.

(F) Mobilehome parks, subject to the provisions of Part 39 of this Chapter.

Sec. 9107.4. Accessory Buildings and Uses Permitted. (R-1)

(A) Accessory buildings, only if constructed simultaneously with or subsequent to the main building on the same lot.

(B) Accessory uses normally incidental to single-family residences. This is not to be construed as permitting any commercial uses.

Sec. 9107.5. Maximum Allowable Height. (R-1)

(A) South of Grand Avenue: Two (2) stories and not to exceed twenty-five (25) feet.

(B) North of Grand Avenue: Two (2) stories and at the highest point of the lot at the building's edge the maximum height shall not exceed fifteen (15) feet while at the lowest point of the lot at the building's edge the maximum height shall not exceed twenty-five (25) feet (see

Figure 1, below); provided, that upon securing architectural approval the height may be increased to an average height of twenty-five (25) feet.

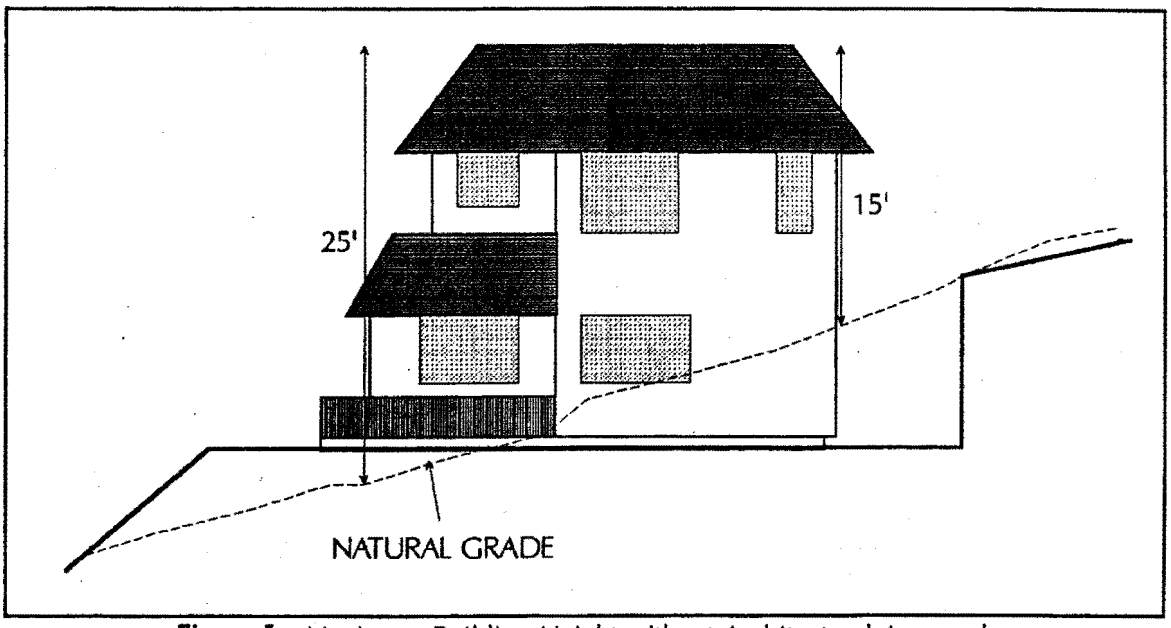

Figure 1: Maximum Building Height without Architectural Approval
(C-P-R-1, R-1, C-R-1 Districts)

If a site plan review for a building over fifteen (15) feet is initiated under this Section, such review shall include a determination as to whether the views from adjacent properties are substantially or needlessly obstructed by such project. All owners of record within three hundred (300) feet as listed in the latest Assessor's Parcel Book shall be notified of any hearings under this Section by first class mail.

The height of any building shall be measured from the natural grade at the edge of the building to the topmost point of the roof. Natural grade shall be determined by the Community Development Department through the use of the best available information.

(C) Accessory buildings shall not exceed fourteen (14) feet in height.

Sec. 9107.6. Minimum Building Site and Lot Width Required. (R-1)

(A) Minimum building site: Six thousand (6,000) square feet of lot for residential uses; churches and other public uses, twenty thousand (20,000) square feet.

(B) Minimum lot width: Sixty (60) feet for residential uses; churches and other public uses, one hundred (100) feet.

(C) Minimum lot depth: Ninety (90) feet.

Sec. 9107.7. Maximum Building Site Coverage by Buildings or Structures. (R-1)
The maximum coverage of a lot by all structures shall not exceed thirty-five (35) percent of the lot area, and a minimum of forty (40) percent landscaping shall be provided. Any covered patio structure which is used solely for general open use shall not be counted as a structure in ascertaining coverage. Nor shall swimming pools be counted. See Section 9137.24 for location requirements for swimming pools and Section 9137.3 (B) for covered patios. Coverage of the rear yard, by covered patio or any accessory structure, shall not exceed thirty (30) percent of the required rear yard.

Sec. 9107.8. Minimum Yards Required. (R-1)

(A) Front Yard: Each lot in the "R-1" District shall have a front yard extending (except for access drives and walks) across the full width of the subject property of a depth of not less than twenty (20) feet, provided, however, that the Planning Commission may require staggering of setbacks with variation of three (3) feet from setback lines. In no case shall a setback less than seventeen (17) feet be allowed, except on cul-de-sacs, where the Planning Commission may approve a setback of fifteen (15) feet as part of a total development plan except for garages (Refer to Section 9137.3 (D)(2)).

Except for access driveways, walks, fences and minor ornamental structures, there shall be no structures located in the front yards; nor shall it be permitted to dismantle or keep any disabled vehicles in this front yard or driveway; nor shall storage of any material be permitted.

If a boat, recreation vehicle or trailer is kept in said required front yard a maintained all weather surface, including a grassy area, shall be provided for each such unit and said boat, recreation vehicle or trailer shall not be less than ten (10) feet from the lot line for a corner lot and five (5) feet from the lot line for an interior lot.

(B) Side Yard:

(1) Interior Lots: There shall be a side yard on each side of the lot, extending from the front yard to the rear yard, of not less than five (5) feet from an interior lot line. Accessory buildings must adhere to the location requirements of Section 9137.3.

(2) Corner Lots: A corner lot shall have a side yard of not less than five (5) feet from an interior lot line and a side yard abutting the street of not less than ten (10) feet.

Except for access driveways, walks, fences and minor ornamental structures, there shall be no structures located in the required side yards abutting a street; nor shall it be permitted to dismantle or keep any disabled vehicles in this side yard or driveway; nor shall storage of any material be permitted.

If a boat, recreation vehicle or trailer is kept in said required side yard abutting a street a maintained all weather surface, including a grassy area, shall be provided for each such unit and said boat, recreation vehicle or trailer shall not be less than ten (10) feet from the lot line.

(C) Rear Yard: Each lot shall have a rear yard extending across the full width of the lot of not less than ten (10) feet, provided that a minimum of fifteen hundred (1500) square feet of open area is maintained to the side or rear of the main building or in any ell or "U" design; otherwise twenty (20) feet shall be required. (See Figure 2.) Accessory buildings are permitted in the rear yard. Any minimum rear yard covered by structures shall be replaced elsewhere on the lot, exclusive of required yard areas.

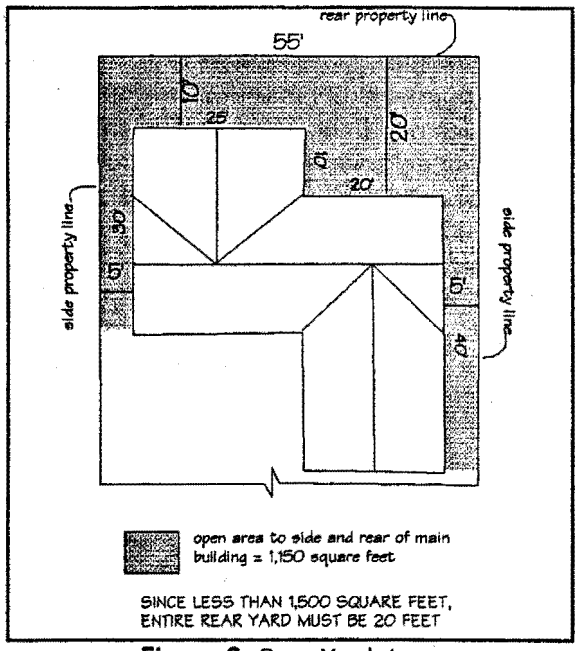

Figure 2: Rear Yard Area

Sec. 9107.9. Fences, Hedges and Walls. (R-1)

Fences, hedges and walls are permitted but not required. Such fences, hedges and walls shall not exceed six (6) feet in height, and where the same are located in the required front yard or side yard abutting the street, the same shall not exceed three (3) feet in height unless the conditions outlined in Section 9137.13(D) are met.

Sec. 9107.10. Minimum Off-Street Parking Required. (R-1)

The provisions of Section 9138.1 shall apply in determining the amount of parking space that must be provided for each use. The parking space shall be improved as set forth in Part 38.

PART 8 - COASTAL SINGLE FAMILY RESIDENTIAL DISTRICT OR "C-R-1" DISTRICT

Sec. 9108.1. Purpose. (C-R-1)
This District is intended as a coastal area for single-family homes, with approximately two (2) to five (5) such homes per gross acre and with not more than one (1) dwelling unit and customary accessory building upon any building site. The District is intended as an area for development of detached one or two-story dwelling units with substantial yards.

Sec. 9108.2. Uses Permitted. (C-R-1)
One (1) single-family dwelling per building site, including mobile homes complying with the provisions of Section 9137.16.

Sec. 9108.3. Uses Permitted Subject to Obtaining a Use Permit. (C-R-1)

(A) Churches, public and private schools, child care facilities, parks, playgrounds and public buildings and uses.

(B) Electrical substations, including microwave facilities incorporated as a part of a public utility installation not including corporation or service yards.

(C) Condominiums, Planned Unit Developments, and similar type development when requirements of Part 40 are met.

(D) Guest quarters.

(E) Large family day care homes, residential care facilities serving more than six persons.

(F) Mobilehome parks, subject to the provisions of Part 39 of this Chapter.

Sec. 9108.4. Accessory Buildings and Uses Permitted. (C-R-1)

(A) Accessory buildings, only if constructed simultaneously with or subsequent to the main building on the same lot.

(B) Accessory uses normally incidental to single-family residences. This is not to be construed as permitting any commercial uses.

Sec. 9108.5. Maximum Allowable Height. (C-R-1)

(A) South of Grand Avenue: Two (2) stories and not to exceed twenty-five (25) feet.

(B) North of Grand Avenue: Two (2) stories and at the highest point of the lot at the building's edge the maximum height shall not exceed fifteen (15) feet while at the lowest point of the lot at the building's edge the maximum height shall not exceed twenty-five (25) feet (see Figure 1 at Section 9107.5); provided that upon securing Architectural Approval the height may be increased to an average height of twenty-five (25) feet.

If a site plan review for a building over fifteen (15) feet is initiated under this Section, such review shall include a determination as to whether the views from adjacent properties are substantially or needlessly obstructed by such project. All owners of record within three hundred (300) feet as listed in the latest Assessor's Parcel Book shall be notified of any hearings under this Section by first class mail.

The height of any building shall be measured from the natural grade at the edge of the building to the topmost point of the roof. Natural grade shall be determined by the Community Development Department through the use of the best available information.

(C) Accessory buildings shall not exceed fourteen (14) feet in height.

Sec. 9108.6. Minimum Building Site and Lot Width Required (C-R-1)

(A) Minimum building site: Six thousand (6,000) square feet of lot for residential uses; churches and other public uses, twenty thousand (20,000) square feet.

(B) Minimum lot width: sixty (60) feet for residential uses; churches and other public uses, one hundred (100) feet.

(C) Minimum lot depth: Ninety (90) feet.

Sec. 9108.7. Maximum Building Site Coverage by Buildings or Structures. (C-R-1)

The maximum coverage of a lot by all structures shall not exceed forty (40) percent of the lot area, and that a minimum of thirty-five (35) percent landscaping shall be provided. Any covered patio structure which is used solely for general open use shall not be counted as a structure in ascertaining coverage. Nor shall swimming pools be counted. See Section 9137.24 for location requirements for swimming pools and Section 9137.3 (B) for covered patios. Coverage of the minimum rear yard, by covered patio or any accessory structure, shall not exceed thirty (30) percent of the required rear yard.

Sec. 9108.8. **Minimum Yard Required** **(C-R-1)**

(A) Front Yard: Each lot in the R-1 District shall have a front yard extending (except for access drives and walks) across the full width of the subject property of a depth of not less than twenty (20) feet, provided, however, that the Planning Commission may require staggering of setbacks with variation of three (3) feet from setback lines. In no case shall a setback less than seventeen (17) feet be allowed, except on cul-de-sacs, where the Planning Commission may approve a setback of fifteen (15) feet as a part of a total development plan except for garages (Refer to Section 9137.3 (D)(2)).

Except for access driveways, walks, fences and minor ornamental structures, there shall be no structures located in the front yards; nor shall it be permitted to dismantle or keep any disabled vehicles in this front yard or driveway; nor shall storage of any material be permitted.

If a boat, recreational vehicle or trailer is kept in said required front yard, a maintained all weather surface, including a grassy area, shall be provided for each such unit; and said boat, recreation vehicle or trailer shall not be less than ten (10) feet from the lot line for corner lot and five (5) feet from the lot line for an interior lot.

(B) Side Yard:

(1) Interior Lots: There shall be a side yard on each side of the lot, extending from the front yard to the rear yard, of not less than five (5) feet from an interior lot line. Accessory buildings must adhere to the location requirements of Section 9137.3.

(2) Corner Lots: A corner lot shall have a side yard of not less than five (5) feet from an interior lot line and a side yard abutting the street of not less than ten (10) feet.

Except for access driveways, walks, fences and minor ornamental structures, there shall be no structures located in the required side yards abutting a street; nor shall it be permitted to dismantle or keep any disabled vehicles in this side yard or driveway; nor shall storage of any material be permitted.

If a boat, recreational vehicle or trailer is kept in said required side yard abutting a street, a maintained all weather surface, including a grassy area, shall be provided for each such unit; and said boat, recreation vehicle or trailer shall not be less than ten (10) feet from the lot line.

(C) Rear Yard: Each lot shall have a rear yard extending across the full width of the lot of not less than ten (10) feet, provided that a minimum of fifteen hundred (1500) square feet of open area is maintained to the side or rear of the main building or in any ell or "U" design; otherwise twenty (20) feet shall be required (see Figure 2 at Section 9107.8 (C)). Accessory buildings are permitted in the rear yard. Any minimum rear yard covered by structures shall be replaced elsewhere on the lot, exclusive of required yard areas.

Sec. 9108.9. **Fences, Hedges and Walls. (C-R-1)**
Fences, hedges and walls are permitted but not required. Such fences, hedges and walls shall not exceed six (6) feet in height, and where the same are located in the required front yard or side yard abutting the street, the same shall not exceed three (3) feet in height unless the conditions outlined in Section 9137.13 (D) are met.

Sec. 9108.10. **Minimum Off-Street Parking Required. (C-R-1)**
The provisions of Section 9138.1 shall apply in determining the amount of parking space that must be provided for each use. The parking space shall be improved as set forth in Part 38.

PART 9 - DUPLEX RESIDENTIAL DISTRICT OR "R-2" DISTRICT

Sec. 9109.1. Purpose. (R-2)
The Duplex Residential District is intended as an area that permits a suitable environment for family living on a smaller scale by permitting a density ranging from six (6) to nine (9) dwelling units per gross acre, while maintaining individual privacy, open space and other facilities necessary for good living. This District is intended to provide a transition from low-density residential to other Districts. The District serves as an area for development of detached or attached one or two-story dwelling units with a private yard for each unit.

Sec. 9109.2. Uses Permitted. (R-2)

(A) Single-family dwellings, including mobile homes complying with the provisions of Section 9137.16.

(B) Two (2) single-family structures, provided the density requirements specified in Section 9109.1 and 9109.11 are met.

(C) One (1) duplex (single structure) per parcel, provided the density requirements specified in Section 9109.1 and 9109.11 are met.

Sec. 9109.3. Uses Permitted Subject to Obtaining a Use Permit. (R-2)

(A) One (1) triplex (single structure), provided the density requirements specified in Section 9109.1 and 9109.11 are met.

(B) Three (3) single-family structures, provided the density requirements specified in Section 9109.1 and 9109.11 are met.

(C) One (1) duplex and one (1) single family structure, provided the density requirements specified in Section 9109.1 and 9109.11 are met.

(D) Churches, public and private schools, child care facilities, parks, playgrounds and public buildings and uses.

(E) Electrical substations, including microwave facilities incorporated as part of a public utility installation not including corporation or service yards.

(F) Condominiums, Planned Unit Developments, and similar type developments when requirements of Part 40 are met.

(G) Public or private parking lots for automobiles when contiguous to any commercial or industrial District and when fenced, landscaped and maintained to the approval of the Planning Commission.

(H) Large family day care homes, residential care facilities serving more than six persons.

(I) Mobilehome parks, subject to the provisions of Part 39 of this Chapter.

(J) Boarding or rooming houses.

Sec. 9109.4. Accessory Buildings and Uses Permitted. (R-2)

(A) Accessory buildings, only if constructed simultaneously with or subsequent to the main building on the same lot.

(B) Accessory uses normally incidental to uses allowed in this District. This is not to be construed as permitting any commercial uses.

Sec. 9109.5. Maximum Allowable Height. (R-2)

(A) Main building: Two (2) stories and not to exceed twenty-five (25) feet provided that upon obtaining approval of a Use Permit such height may be increased to a maximum of thirty-five (35) feet.

(B) Accessory buildings: Fourteen (14) feet.

Sec. 9109.6. Minimum Building Site and Lot Width Required. (R-2)

(A) Minimum building site:

(1) Six thousand (6,000) square feet of lot for residential uses.
(2) Churches and other public uses, twenty thousand (20,000) square feet.

(B) Minimum lot width: Sixty (60) feet for residential uses; churches and other public uses, one hundred (100) feet.

(C) Minimum lot depth: Ninety (90) feet.

Sec. 9109.7. Maximum Building Site Coverage by Buildings or Structures. (R-2)
The maximum coverage of a lot by all structures shall not exceed forty (40) percent of the lot area, and a minimum of thirty-five (35) percent landscaping shall be provided. However, such coverage may be increased to a maximum of sixty (60) percent upon approval of a Use Permit. Any covered patio structure which is used solely for general open use shall not be counted as a structure in ascertaining coverage. Nor shall swimming pools be counted. See Section 9137.24 for location requirements for swimming pools and Section 9137.3 (B) for covered patios. Coverage of the rear yard, by covered patio or any accessory structure, shall not exceed thirty (30) percent of the required rear yard.

Sec. 9109.8. **Minimum Yards Required. (R-2)**

(A) Front Yard: Each lot in the "R-2" District shall have a front yard extending (except for access drives and walks) across the full width of the subject property of a depth of not less than fifteen (15) feet, provided, however, that the Planning Commission may require staggering of setbacks with variation of three (3) feet between houses. In no case shall a setback less than twelve (12) feet be allowed, except on cul-de-sacs, where the Planning Commission may approve a setback of ten (10) feet as part of a total development plan except for garages (Refer to Section 9137.3 (D)(2)).

Except for access driveways, walks, fences and minor ornamental structures, there shall be no structures located in the front yards; nor shall it be permitted to dismantle or keep any disabled vehicles in this front yard or driveway; nor shall storage of any material be permitted.

If a boat, recreation vehicle or trailer is kept in said required front yard a maintained all weather surface, including a grassy area, shall be provided for each such unit and said boat, recreation vehicle or trailer shall not be less than ten (10) feet from the lot line for a corner lot and five (5) feet from the lot line for an interior lot.

(B) Side Yard:

(1) Interior Lots: There shall be a side yard on each side of the lot, extending from the front yard to the rear yard, of not less than five (5) feet from an interior lot line. Accessory buildings must adhere to the location requirements of Section 9137.3.

(2) Corner Lots: A corner lot shall have a side yard of not less than five (5) feet from an interior lot line and a side yard abutting the street of not less than ten (10) feet.

Except for access driveways, walks, fences and minor ornamental structures, there shall be no structures located in the required side yards abutting a street; nor shall it be permitted to dismantle or keep any disabled vehicles in this side yard or driveway; nor shall storage of any material be permitted.

If a boat, recreation vehicle or trailer is kept in said required side yard abutting a street a maintained all weather surface, including a grassy area, shall be provided for each such unit and said boat, recreation vehicle or trailer shall not be less than ten (10) feet from the lot line.

(C) Rear Yard: Each lot shall have a rear yard extending across the full width of the lot of not less than ten (10) feet, provided that a minimum of one thousand (1,000) square feet of open area is maintained to the side or rear of the main building or in any ell or "U" design; otherwise fifteen (15) feet shall be required. Accessory buildings are permitted in the rear yard. Any minimum rear yard covered by structures shall be replaced elsewhere on the lot, exclusive of required yard areas.

Sec. 9109.9. Fences, Hedges and Walls. (R-2)
Fences, hedges and walls are permitted but not required. Such fences, hedges and walls shall not exceed six (6) feet in height, and where the same are located in the required front yard or side yard abutting the street, the same shall not exceed three (3) feet in height unless the conditions outlined in Section 9137.13 (D) are met.

Sec. 9109.10. Minimum Off-Street Parking Required. (R-2)
The provisions of Section 9138.1 shall apply in determining the amount of parking space that must be provided for each use. The parking space shall be improved as set forth in Part 38.

Sec. 9109.11. Density Per Dwelling Unit. (R-2)
There shall be a minimum lot area of thirty-four hundred (3,400) square feet per dwelling unit provided in each building site for single family dwellings and duplexes, and a minimum lot area of four thousand (4,000) square feet per dwelling unit provided in each building site for triplexes.

Sec. 9109.12. Development Plan. (R-2)
Development of property in the "R-2" District, except single-family dwellings, shall require Architectural Approval, as set forth in Section 9144.3 of this Chapter, prior to building permit application submittal. The application shall be accompanied by detailed architectural drawings and site plans, all to a workable scale, showing the elevation and location of proposed buildings and the following additional information:

(A) Location and type of landscaping.

(B) Use and treatment of grounds around buildings or structures.

(C) Off-street parking.

(D) Physical features; such as, trees, utility poles, hydrants, floodlights, driveways, fences, signs and proposed drainage facilities.

All development shall be in accordance with the approved plans prior to final inspection by the Building Department.

Sec. 9109.13. Development Standards. (R-2)
All development in this District, except single-family dwellings, shall comply with the following standards:

(A) All required open areas shall be landscaped and maintained in accordance with the approved detailed landscaping plan.

(B) All trash and garbage storage areas used by more than three (3) residences shall be surrounded and adequately screened on at least three (3) sides by a five (5) foot wall and shall have adequate access for collection vehicles. (Refer to Section 5401 and 5417 of Article V and the adopted City Standards and Specifications).

(C) All points of vehicular access to and from off-street parking areas and driveways onto public rights-of-way shall be approved by the Community Development Department.

(D) A maximum of three (3) units per structure is permitted.

(E) Outdoor Private Use Area: Outdoor living space for duplexes, triplexes, and other multiple units shall be provided as follows:

(1) A private yard located at ground level shall be provided for each dwelling unit as follows:

Studio Unit:	100 square feet
1 Bedroom Unit:	120 square feet
≥2 Bedroom Unit:	140 square feet

(2) Private yards shall have a minimum dimension in any direction of ten (10) feet.

(3) Second floor or above decks and balconies may be included in project design in addition to the above ground floor private yard requirements.

PART 10 - COASTAL RESIDENTIAL DISTRICT OR "C-R-2" DISTRICT

Sec. 9110.1. Purpose. (C-R-2)

The intent of the Coastal Residential District is to provide areas in which the low-profile, small scale character of existing single-family neighborhoods may be protected while, at the same time, providing a degree of flexibility which will facilitate the development of moderate-cost new multiple housing. It is further the purpose of the C-R-2 District to provide reasonable protection to the existing low and/or moderate cost housing while encouraging the development of new low and/or moderate cost housing where feasible. The density permitted ranges from six (6) to nine (9) dwelling units per gross acre. The District serves as an area for development of detached or attached one or two-story dwellings units with a private yard for each unit.

Sec. 9110.2. Uses Permitted. (C-R-2)

(A) Single-family dwellings, including mobile homes complying with the provisions of Section 9137.16.

(B) Duplexes, triplexes, multiple-family residential uses, ten (10) or less apartments, townhouses, provided the density requirements specified in Section 9110.1 are met.

Sec. 9110.3. Uses Permitted Subject to Obtaining a Use Permit. (C-R-2)

(A) Condominiums, Planned Unit Developments, or similar types of development when the requirements of Part 40 are met.

(B) Churches, public and private schools, child care facilities, parks, playgrounds and public buildings and uses.

(C) Large family day care homes, residential care facilities serving more than six persons.

(D) Mobilehome parks, subject to the provisions of Part 39 of this Chapter.

(E) Boarding or rooming houses.

Sec. 9110.4. Accessory Buildings and Uses Permitted. (C-R-2)

(A) Accessory buildings, only if constructed simultaneously with or subsequent to the main building on the same lot.

(B) Accessory uses normally incidental to uses permitted. This is not to be construed as permitting any commercial uses.

Sec. 9110.5. Maximum Allowable Height. (C-R-2)
The maximum building or structural height of the main building shall be two (2) stories, not to exceed twenty-five (25) feet; fourteen (14) feet for accessory buildings; garages for storage of vehicles of one-half (1) story or less shall not be considered a story or calculated in maximum height.

Sec. 9110.6. Minimum Building Site and Lot Width Required. (C-R-2)

(A) Minimum Building Site:

(1) Six thousand (6,000) square feet of lot for residential uses.
(2) Churches and other public uses, twenty thousand (20,000) square feet.

(B) Minimum Lot Width: Sixty (60) feet for residential uses; churches and other public uses, one hundred (100) feet.

Sec. 9110.7. Maximum Building Site Coverage by Buildings or Structures. (C-R-2)
The maximum coverage of a lot by all structures shall not exceed forty (40) percent of the lot area, and that a minimum of thirty-five (35) percent landscaping shall be provided. However, such coverage may be increased to a maximum of sixty (60) percent upon approval of a Use Permit. Any covered patio structure which is used solely for general open use shall not be counted as a structure in ascertaining coverage. Nor shall swimming pools be counted. See Section 9137.24 for location requirements for swimming pools and Section 9137.3 (B) for covered patios. Coverage of the rear yard, by covered patio or any accessory structure, shall not exceed thirty (30) percent of the required rear yard.

Sec. 9110.8. Minimum Yards Required. (C-R-2)

(A) Front Yard: Each lot in the Coastal Residential District shall have a front yard extending (except for access drives and walks) across the full width of the subject property of a depth of not less than twenty (20) feet, provided, however, that the Planning Commission may require staggering of setbacks with variation of three (3) feet from setback lines. In no case shall a setback less than seventeen (17) feet be allowed, except on cul-de-sacs, where the Planning Commission may approve a setback of fifteen (15) feet as a part of a total development plan except for garages (Refer to Section 9138.3 (C)(2)).

Except for access driveways, walks, fences and minor ornamental structures, there shall be no structures located in the front yards; nor shall it be permitted to dismantle or keep any disabled vehicles in this front yard or driveway; nor shall storage of any material be permitted.

If a boat, recreational vehicle or trailer is kept in said required front yard, a maintained all-weather surface, including a grassy area, shall be provided for each such unit; and said boat, recreation vehicle or trailer shall not be less than ten (10) feet from the lot line for a corner lot and five (5) feet from the lot line for an interior lot.

(B) Side Yard:

(1) Interior Lots: There shall be side yard on each side of the lot, extending from the front yard to the rear yard, of not less than five (5) feet from an interior lot line. Accessory buildings must adhere to the location requirements of Section 9137.3.

(2) Corner Lots: A corner lot shall have a side yard of not less than five (5) feet from an interior lot line and a side yard abutting the street of not less than ten (10) feet.

Except for access driveways, walks, fences and minor ornamental structures, there shall be no structures located in the required side yards abutting a street; nor shall it be permitted to dismantle or keep any disabled vehicles in this side yard or driveway; nor shall storage of any material be permitted.

If a boat, recreational vehicle or trailer is kept in said required side yard abutting a street, a maintained all-weather surface, including a grassy area, shall be provided for each such unit; and said boat, recreation vehicle or trailer shall not be less than ten (10) feet from the lot line.

(C) Rear Yard: Each lot shall have a rear yard extending across the full width of the lot of not less than ten (10) feet, provided that a minimum of fifteen hundred (1500) square feet of open area is maintained to the side or rear of the main building or in any ell or "U" design; otherwise, twenty (20) feet shall be required. Accessory buildings are permitted in the rear yard. Any minimum rear yard covered by structures shall be replaced elsewhere on the lot, exclusive of required yard areas.

Sec. 9110.9. Fences, Hedges and Walls. (C-R-2)
Fences, hedges and walls are permitted but not required. Such fences, hedges and walls shall not exceed six (6) feet in height, except in the front yard setback area and then not to exceed three (3) feet in height unless the conditions outlined in Section 9137.13 (D) are met.

Sec. 9110.10. Minimum Off-Street Parking Required. (C-R-2)
The provision of Section 9138.1 shall apply in determining the amount of parking space that must be provided for each use. The parking space shall be improved as set forth in Part 38.

Sec. 9110.11. Development Plan. (C-R-2)
Development of property in the "C-R-2" District, except single-family dwellings, shall require Architectural Approval, as set forth in Section 9144.3 of this Chapter, prior to building permit application submittal. The application shall be accompanied by detailed architectural drawings and site plans, all to a workable scale, showing the elevation and location of proposed buildings and the following additional information:

(A) Location and type of landscaping.

(B) Use and treatment of grounds around buildings or structures.

(C) Off-street parking.

(D) Physical features; such as, trees, utility poles, hydrants, floodlights, driveways, fences, signs and proposed drainage facilities.

All development shall be in accordance with the approved plans prior to final inspection by the Building Department.

Sec. 9110.12. Development Standards. (C-R-2)

All development in this District, except single-family dwellings, shall comply with the following standards:

(A) All required open areas shall be landscaped and maintained in accordance with the approved detailed landscaping plan.

(B) All trash and garbage storage areas used by more than three (3) residences shall be surrounded and adequately screened on at least three (3) sides by a five (5) foot wall and shall have adequate access for collection vehicles. (Refer to Section 5401 and 5417 of Article V and the adopted City Standards and Specifications).

(C) All points of vehicular access to and from off-street parking areas and driveways onto public rights-of-way shall be approved by the Community Development Department.

(D) A maximum of six (6) units per structure is permitted.

(E) Outdoor Private Use Area: Outdoor living space for duplexes, triplexes, and other multiple units shall be provided as follows:

(1) A private yard located at ground level shall be provided for each dwelling unit as follows:

Studio Unit:	100 square feet
1 Bedroom Unit:	120 square feet
≥2 Bedroom Unit:	140 square feet

(2) Private yards shall have a minimum dimension in any direction of ten (10) feet.

(3) Second floor or above decks and balconies may be included in project design in addition to the above ground floor private yard requirements.

PART 11 - MULTIPLE RESIDENTIAL DISTRICT OR "R-3" DISTRICT

Sec. 9111.1. Purpose. (R-3)
The Multiple Residential District is intended to provide areas that permit small family and individual living with small private outdoor open space for each unit and a larger common outdoor use area for the entire development. This District is intended as an area for development of attached dwelling units in one or two-story buildings at an allowable density of ten (10) to twenty (20) dwelling units per gross acre.

Sec. 9111.2. Uses Permitted. (R-3)

(A) Single family dwellings, including mobile homes complying with the provisions of Section 9137.167;

(B) Two (2) or more single-family structures, provided the density requirements of Sections 9111.1 and 9111.12 are met;

(C) Duplexes, triplexes, multiple family uses, ten (10) or less apartments, provided the density requirements of Sections 9111.1 and 9111.12 are met;

(D) Construction of conforming addition onto conforming use.

Sec. 9111.3. Uses Permitted Subject to Obtaining a Use Permit. (R-3)

(A) Apartment developments of eleven (11) or more units, provided density requirements of Section 9111.1 and 9111.12 are met.

(B) Mobilehome parks, subject to the provisions of Part 39 of this Chapter.

(C) Churches, public and private schools, child care facilities, parks, playgrounds and public buildings and uses.

(D) Electrical substations, including microwave facilities incorporated as part of a public utility installation not including corporation or service yards.

(E) Condominiums, Planned Unit Developments, and similar type developments when requirements of Part 40 are met.

(F) Homeless shelters.

(G) Private non-profit community centers.

(H) Public or private parking lots for automobiles when contiguous to any commercial or industrial District and when fenced, landscaped and maintained to the approval of the Planning Commission.

(I) Large family day care homes, residential care facilities serving more than six persons.

Sec. 9111.4. Uses Permitted Subject to Obtaining an Administrative Use Permit. (R-3)

Boarding or rooming houses.

Sec. 9111.5. Accessory Buildings and Uses Permitted. (R-3)

(A) Accessory buildings, only if constructed simultaneously with or subsequent to the main building on the same lot.

(B) Accessory uses normally incidental to uses allowed in this District. This is not to be construed as permitting any commercial uses.

Sec. 9111.6. Maximum Allowable Height. (R-3)
The maximum building or structural height of the main building shall be three (3) stories, not to exceed forty (40) feet; fourteen (14) feet for accessory buildings; garages for storage of vehicles of one-half (½) story or less shall not be considered a story or calculated in maximum height.

Sec. 9111.7. Minimum Building Site and Lot Width Required. (R-3)

(A) Minimum building site:

(1) Six thousand (6,000) square feet of lot for residential uses
(2) Churches and other public uses, twenty thousand (20,000) square feet.

(B) Minimum lot width: Corner and interior lots, sixty (60) feet.

(C) Minimum lot depth: One hundred (100) feet.

Sec. 9111.8. Maximum Building Site Coverage by Buildings or Structures. (R-3)
The maximum coverage of a lot by all structures shall not exceed fifty-five (55) percent of the total lot area, and a minimum of twenty (20) percent landscaping shall be provided. Any covered patio structure used solely for general open use shall not be counted as a structure in ascertaining coverage. Nor shall swimming pools be counted. See Section 9137.24 for location requirements for swimming pools and Section 9137.3 (B) for covered patios. Coverage of the rear yard, by covered patio or any structure, shall not exceed thirty (30) percent of the required rear yard.

Sec. 9111.9. Minimum Yards Required. (R-3)

(A) Front Yard: Each lot in the "R-3" District shall have a front yard extending (except for access drives and walks) across the full width of the subject property of a depth of not less than fifteen (15) feet.

Except for access driveways, walks, fences and minor ornamental structures, there shall be no structures located in the front yards abutting a street; nor shall it be permitted to dismantle or keep any disabled vehicles in this front yard or driveway; nor shall storage of any material be permitted.

If a boat, recreation vehicle or trailer is kept in said required front yard a maintained all weather surface, including a grassy area, shall be provided for each such unit and said boat, recreation vehicle or trailer shall not be less than ten (10) feet from the lot line for a corner lot and five (5) feet from the lot line for an interior lot from the lot line.

(B) Side Yard:

(1) Interior Lots: There shall be a side yard on each side of the lot, extending from the front yard to the rear yard, of not less than five (5) feet on an interior lot line. Accessory buildings must adhere to the location requirements of Section 9137.3.

(2) Corner Lots: A corner lot shall have a side yard of not less than five (5) feet from an interior lot line and a side yard abutting the street of not less than ten (10) feet.

Except for access driveways, walks, fences and minor ornamental structures, there shall be no structures located in the required side yards abutting a street; nor shall it be permitted to dismantle or keep any disabled vehicles in this side yard or driveway; nor shall storage of any material be permitted.

If a boat, recreation vehicle or trailer is kept in said required side yard abutting a street a maintained all weather surface, including a grassy area, shall be provided for each such unit and said boat, recreation vehicle or trailer shall not be less than ten (10) feet from the lot line.

(C) Rear Yard: Each lot shall have a rear yard extending across the full width of the lot of not less than ten (10) feet.

Sec. 9111.10. Fences, Hedges and Walls. (R-3)

Fences, hedges and walls are permitted but not required unless abutting an "R-A," "R-1," or "R-2" District, then they shall be required to the maximum height set out. Such fences, hedges and walls shall not exceed six (6) feet in height, and where the same are located in the required front yard or side yard abutting the street, the same shall not exceed three (3) feet in height unless the conditions outlined in Section 9137.13 (D) are met.

Sec. 9111.11. Minimum Off-Street Parking Required. (R-3)
The provisions of Section 9138.1 shall apply in determining the amount of parking space that must be provided for each use. The parking space shall be improved as set forth in Part 38.

Sec. 9111.12. Open Area and Density Per Dwelling Unit. (R-3)
A minimum of three hundred (300) square feet per unit shall be provided on the building site of landscaped areas, walkways, recreation areas, but not including structures, driveways or parking areas. There shall be a minimum lot area of two thousand (2,000) square feet per dwelling unit for the first unit and fifteen hundred (1,500) square feet for each additional unit provided on each building site.

Sec. 9111.13. Development Plan. (R-3)
Development of property in the "R-3" District, except single-family dwellings on individual lots, shall require Architectural Approval, as set forth in Section 9144.3 of this Chapter, prior to building permit application submittal. The application shall be accompanied by detailed architectural drawings and site plans, all to a workable scale, showing the elevation and location of proposed buildings and the following additional information:

(A) Location and type of landscaping.

(B) Use and treatment of grounds around buildings or structures.

(C) Off-street parking.

(D) Physical features; such as, trees, utility poles, hydrants, floodlights, driveways, fences, signs and proposed drainage facilities.

All development shall be in accordance with the approved plans prior to final inspection by the Building Department.

Sec. 9111.14. Development Standards. (R-3)
All development in this District, except single-family dwellings on individual lots, shall comply with the following standards:

(A) All required open areas shall be landscaped and maintained in accordance with the approved detailed landscaping plan.

(B) All trash and garbage storage areas used by more than three (3) residences shall be surrounded and adequately screened on at least three (3) sides by a five (5) foot wall and shall have adequate access for collection vehicles. (Refer to Sections 5402 and 5417 of Article V and the adopted City Standards and Specifications).

(C) All points of vehicular access to and from off-street parking areas and driveways onto public rights-of-way shall be approved by the Community Development Director.

(D) Apartment units shall be subject to the following minimum gross floor areas, exclusive of parking areas, open porches and patios:

Bachelor apartment	400 square feet
One-bedroom apartment	600 square feet
Two-bedroom apartment	750 square feet
For each additional bedroom in excess of two	100 square feet

(E) A maximum of six (6) units per structure is permitted.

(F) Multi-family developments of four or more units shall provide a common outdoor use area for the entire development.

(G) Outdoor Private Use Areas: Outdoor living space for multiple family residential units shall be provided as follows:

(1) Private outdoor living space shall be provided for each dwelling unit as follows:

Studio Unit:	Ground floor units = 100 square feet Second floor units & above = 60 square feet
1 Bedroom Unit:	Ground floor units = 120 square feet Second floor units & above = 72 square feet
≥2 Bedroom Unit:	Ground floor units = 140 square feet Second floor units & above = 84 square feet

(2) Private outdoor living space areas shall have a minimum dimension in any direction as follows: Ground floor units = 10 feet; second floor units and above = 6 feet.

(3) Private outdoor living space may include patio areas, balconies, and decks, but shall not include stairs, entrance decks, and/or landings.

(4) Private outdoor living space on the ground floor may be within required yards.

PART 12 - COASTAL MULTIPLE RESIDENTIAL DISTRICT OR "C-R-3" DISTRICT

Sec. 9112.1. Purpose. (C-R-3)

The Coastal Multiple Residential District is intended to provide areas that permit small family and individual living with small private outdoor open space for each unit and a larger common outdoor use area for the entire development. This District is intended as an area for development of attached dwelling units in one or two-story buildings at an allowable density of ten (10) to twenty (20) dwelling units per gross acre.

Sec. 9112.2. Uses Permitted. (C-R-3)

(A) Single-family dwellings, including mobile homes complying with the provisions of Section 9137.16.

(B) Duplexes, triplexes, multiple family uses, ten (10) or less apartments; townhouses, provided the density requirements of Section 9112.1 and 9112.12 are met.

Sec. 9112.3. Uses Permitted Subject to Obtaining a Use Permit. (C-R-3)

(A) Apartment developments of eleven (11) or more units, provided density requirements of Section 9112.1 and 9112.12 are met.

(B) Mobile home parks, subject to the provisions of Part 39 of this Chapter.

(C) Churches, public and private schools, child care facilities, parks, playgrounds and public buildings and uses.

(D) Electrical substations, including microwave facilities incorporated as a part of a public utility installation not including corporation or service yards.

(E) Condominium, Planned Unit Developments, or similar type developments when requirements of Part 40 are met.

(F) Public or private parking lot for automobiles when contiguous to any commercial or industrial Districts and when fenced, landscaped and maintained to the approval of the Planning Commission.

(G) Large family day care homes, residential care facilities serving more than six persons.

Sec. 9112.4. Uses Permitted Subject to Obtaining an Administrative Use Permit. (C-R-3)

Boarding or rooming houses.

Sec. 9112.5. Accessory Buildings and Uses Permitted. (C-R-3)

(A) Accessory buildings, only if constructed simultaneously with or subsequent to the main building on the same lot.

(B) Accessory uses normally incidental to uses permitted. This is not to be construed as permitting any commercial uses.

Sec. 9112.6. Maximum Allowable Height. (C-R-3)
The maximum building or structural height of the main building shall be three (3) stories, not to exceed forty (40) feet; fourteen (14) feet for accessory buildings; garages for storage of vehicles of one-half (1) story or less shall not be considered a story or calculated in maximum height.

Sec. 9112.7. Minimum Building Site and Lot Width Required. (C-R-3)

(A) Minimum building site:

(1) Six thousand (6,000) square feet for corner or interior lots for residential uses
(2) Churches and other public uses, twenty thousand (20,000) square feet.

(B) Minimum lot width: Corner and interior lots, sixty (60) feet.

(C) Minimum lot depth: One hundred (100) feet.

Sec. 9112.8. Maximum Building Site Coverage by Buildings or Structures. (C-R-3)
The maximum coverage of a lot by all structures shall not exceed seventy-five (75) percent of the total lot area, which will include main and accessory buildings, parking areas, driveways and covered patios. The remaining twenty-five (25) percent of the total lot area shall be devoted to landscaping, lawn outdoor recreation facilities incidental to residential developments such as swimming pools, tennis courts, putting greens, uncovered patios, walkways and fences. See Section 9137.24 for location requirements for swimming pools and Section 9137.3 (B) for covered patios.

Sec. 9112.9. Minimum Yards Required. (C-R-3)

(A) Front Yard: Each lot in the "C-R-3" District shall have a front yard extending (except for access drives and walks) across the full width of the subject property of a depth of not less than fifteen (15) feet.

Except for access driveways, walks, fences, and minor ornamental structures, there shall be no structures located in the required front yards; nor shall it be permitted to dismantle or keep any disabled vehicles in this front yard or driveway; nor shall storage of any material be permitted.

If a boat, recreation vehicle or trailer is kept in said required front yard, a maintained all weather surface, including a grassy area, shall be provided for each such unit; and said boat, recreation vehicle or trailer shall not be less than ten (10) feet from the lot line for a corner lot and five (5) feet from the lot line for an interior lot.

(B) Side Yard:

(1) Interior Lots: There shall be a side yard on each side of the lot, extending from the front yard to the rear yard, of not less than five (5) feet on an interior lot line. Accessory buildings must adhere to the location requirements of Section 9137.3.

(2) Corner Lots: A corner lot shall have a side yard of not less than five (5) feet from an interior lot line and a side yard abutting the street of not less than ten (10) feet.

Except for access driveways, walks, fences, and minor ornamental structures, there shall be no structures located in the required side yards abutting the street; nor shall it be permitted to dismantle or keep any disabled vehicles in this side yard or driveway; nor shall storage of any material be permitted.

If a boat, recreation vehicle or trailer is kept in said required side yard abutting a street, a maintained all weather surface, including a grassy area, shall be provided for each such unit; and said boat, recreation vehicle or trailer shall not be less than ten (10) feet from the lot line.

(C) Rear Yard: Each lot shall have a rear yard extending across the full width of the lot of not less than ten (10) feet.

Sec. 9112.10. Fences, Hedges and Walls. (C-R-3)
Fences, hedges and walls are permitted but not required unless abutting an "R-A", "R-1", or "R-2" District, then they shall be required to the maximum height set out. Such fences, hedges and walls shall not exceed six (6) feet in height, and where the same are located in the required front yard or side yard abutting the street, the same shall not exceed three (3) feet in height unless the conditions outlined in Section.13 (D) are met.

Sec. 9112.11. Minimum Off-Street Parking Required. (C-R-3)
The provisions of Section 9138.1 shall apply in determining the amount of parking space that must be provided for each use. The parking space shall be improved as set forth in Part 38.

Sec. 9112.12. Open Area and Density Per Dwelling Unit. (C-R-3)
A minimum of three hundred (300) square feet per unit shall be provided on the building site of landscaped areas, walkways, recreation areas, but not including structures, driveways or parking areas. There shall be a minimum lot area of two thousand (2,000) square feet per dwelling unit for the first unit and fifteen hundred (1,500) square feet for each additional unit provided on each building site.

Sec. 9112.13. Development Plan. (C-R-3)
Development of property in the "C-R-3" District, except single family dwellings on individual lots, shall require Architectural Approval, as set forth in Section 9144.3 of this Chapter, prior to building permit application submittal. The application shall be accompanied by detailed architectural drawings and site plans, all to a workable scale, showing the elevation and location of proposed buildings and the following additional information:

(A) Location and type of landscaping.

(B) Use and treatment of grounds around buildings or structures.

(C) Off-street parking.

(D) Physical features; such as trees, utility poles, hydrants, floodlights, driveways, fences, signs and proposed drainage facilities.

All development shall be in accordance with the approved plans prior to final inspection by the Building Department.

Sec. 9112.14. Development Standards. (C-R-3)
All development in this District, except single family dwellings, shall comply with the following standards:

(A) All required open areas shall be landscaped and maintained in accordance with the approved detailed landscaped plan.

(B) All trash and garbage storage areas used by more than three (3) residences shall be surrounded and adequately screened on at least three (3) sides by a five (5) foot wall and shall have adequate access for collection vehicles. (Refer to Section 5402 and 5417 of Article V and the adopted City Standards and Specifications).

(C) All points of vehicular access to and from off-street parking areas and driveways onto public right-of-way shall be approved by the Community Development Director.

(D) Apartment units shall be subject to the following minimum gross floor areas, exclusive of parking areas, open porches and patios:

Bachelor apartment	400 square feet
One-bedroom apartment	600 square feet
Two-bedroom apartment	750 square feet
For each additional bedroom in excess of two	100 square feet

(E) A maximum of six (6) units per structure is permitted.

(F) Multi-family developments of four or more units shall provide a common outdoor use area for the entire development.

(G) Outdoor Private Use Areas: Outdoor living space for multiple family residential units shall be provided as follows:

(1) Private outdoor living space shall be provided for each dwelling unit as follows:

Studio Unit:	Ground floor units = 100 square feet Second floor units & above = 60 square. ft.
1 Bedroom Unit:	Ground floor units = 120 square feet Second floor units & above = 72 square feet
≥2 Bedroom Unit:	Ground floor units = 140 square feet Second floor units & above = 84 square feet

(2) Private outdoor living space areas shall have a minimum dimension in any direction as follows: Ground floor units = 10 feet; second floor units and above = 6 feet.

(3) Private outdoor living space may include patio areas, balconies, and decks, but shall not include stairs, entrance decks, and/or landings.

(4) Private outdoor living space on the ground floor may be within required yards.

PART 13 - MOBILEHOME DISTRICT OR "M-H" DISTRICT

Sec. 9113.1. Purpose. (M-H)

The Mobilehome District is intended to provide areas that permit a suitable environment for mobilehome units, one (1) to each parcel, while maintaining individual privacy, open space and other facilities. This District may be used as a Combining District with the "R-A," "R-1," and "R-2" Districts or an independent District. As an independent District a density of two (2) to (5) dwelling units per gross acre is permitted. Ten (10) acre minimum area is required for development.

Sec. 9113.2. Uses Permitted. (M-H)

(A) Mobilehomes of not less than four hundred (400) square feet of living area and bearing the seal of the Department of Housing and Community Development of the State of California.

(B) Prefabricated modular homes of not less than four hundred (400) square feet of living area.

(C) Public or private schools; child care facilities.

(D) Any use allowed in the District with which the "M-H" District is combined subject to the restrictions set out in the respective Districts.

Sec. 9113.3. Uses Permitted Subject to Obtaining a Use Permit. (M-H)

(A) Electric substations, water pumping stations and gas pressure stations, but not including warehouse or service yards.

(B) Corporate or community recreational, utility or sanitary facilities not operated by a public agency. Marinas, when for use of the occupants of the development.

(C) Public uses such as parks, playgrounds, public buildings, and churches.

Sec. 9113.4. Accessory Buildings and Uses Permitted. (M-H)

(A) Accessory buildings only when constructed simultaneously with or subsequent to the location of the mobilehome unit on the same lot; these to include utility room, recreation room, storage room, cabana, or a nursery or greenhouse for a hobby and/or domestic use only; docks and boathouses.

(B) Accessory uses normally incidental to single-family uses.

Sec. 9113.5. **Maximum Allowable Height. (M-H)**

Maximum allowable height of buildings and structures shall not exceed twenty-five (25) feet provided that additional height may be permitted upon securing approval of a Use Permit to a maximum of thirty-five (35) feet.

Sec. 9113.6. **Minimum Building Site and Lot Width Required. (M-H)**

(A) Minimum building site:

(1) Churches, schools, twenty thousand (20,000) square feet.
(2) Other public buildings and quasi-public buildings, twenty thousand (20,000) square feet.
(3) Mobilehome units and prefabricated units, six thousand (6,000) square feet.

(B) Minimum lot width:

(1) Schools, churches, public and quasi-public buildings, one hundred (100) feet.
(2) Mobilehome and prefabricated units, sixty (60) feet.

Sec. 9113.7. **Minimum Yards Required. (M-H)**

(A) Front Yard: Each lot in the "M-H" District shall have a front yard extending (except for access drives and walks) across the full width of the subject property of a depth of not less than twenty (20) feet provided, however, that the Planning Commission may require staggering of setbacks with variation of three (3) feet from setback lines. In no case shall a setback less than seventeen (17) feet be allowed, except on cul-de-sacs, where the Planning Commission may approve a setback of fifteen (15) feet as a part of a total development plan, except for garages (Refer to Section 9137.3 (D)(2)).

Except for access driveways, walks, fences and minor ornamental structures, there shall be no structures located in the required front yards; nor shall it be permitted to dismantle or keep any disabled vehicles in this front yard or driveway; nor shall storage of any material be permitted.

If a boat, recreation vehicle or trailer is kept in said required front yard a maintained all weather surface, including a grassy area, shall be provided for each such unit and said boat, recreation vehicle or trailer shall not be less than ten (10) feet from the lot line for a corner lot and five (5) feet from the lot line for an interior lot from the lot line.

(B) Side Yard:

(1) Interior Lots: There shall be a side yard on each side of the lot, extending from the front yard to the rear yard, of not less than five (5) feet on an interior lot line. Accessory buildings must adhere to the location requirements of Section 9137.3.

(2) Corner Lots: A corner lot shall have a side yard of not less than five (5) feet from an interior lot line and a side yard abutting the street of not less than ten (10) feet.

Except for access driveways, walks, fences and minor ornamental structures, there shall be no structures located in the required side yards abutting a street; nor shall it be permitted to dismantle or keep any disabled vehicles in this side yard or driveway; nor shall storage of any material be permitted.

If a boat, recreation vehicle or trailer is kept in said required side yard abutting a street, a maintained all weather surface, including a grassy area, shall be provided for each such unit and said boat, recreation vehicle or trailer shall not be less than ten (10) feet from the lot line.

(C) Rear Yard: Each lot shall have a rear yard extending across the full width of the lot of not less than ten (10) feet provided that not less than fifteen hundred (1,500) square feet of open area is left unobstructed on a building site to the rear of the main building or in any ell or "U" design in addition to any required front and side yards.

Sec. 9113.8. Fences, Hedges and Walls. (M-H)

Fences, hedges and walls are permitted but not required. Such fences, hedges and walls shall not exceed six (6) feet in height, and where the same are located in the required front yard or side yard abutting the street, the same shall not exceed three (3) feet in height unless the conditions outlined in Section 9137.13 (D) are met.

Sec. 9113.9. Development Standards. (M-H)

(A) Maximum lot coverage, forty (40) percent by all structures; all recreational type development shall meet the requirements of Section 919107.7.

(B) Minimum land area per mobile home or prefabricated unit, six thousand (6,000) square feet.

(C) Access to any panhandle or "keyhole" lots shall be not less than twenty-five (25) feet in width and not more than one hundred fifty (150) feet in length measured from the street line.

(D) Minimum Construction Requirements:

(1) Skirting shall conform to the standards of the State Department of Housing and Community Development around the entire perimeter of the mobilehome or comparable structural screening.

(2) The foregoing required construction must be completed prior to occupancy.

Sec. 9113.10. Minimum Off-Street Parking Required. (M-H)

The provisions of Section 9138.1 shall apply in determining the amount of parking space that must be provided for each use. The parking space shall be improved as set forth in Part 38.

PART 14 - MIXED USE DEVELOPMENT DISTRICT OR "M-U" DISTRICT

Sec. 9114.1. Purpose. (M-U)
The M-U District allows a combination of commercial, office, residential, recreational, and institutional uses. Allowing non-residential uses along with residences can reduce the cost of the housing development. The District is intended to implement the affordable mixed use designations B, D and E in the Land Use Element of General Plan along Grand Avenue, however, it may be applied to other areas as designated by the City Council. Residential density is not to exceed twenty (20) dwelling units per gross acre, unless otherwise restricted in the General Plan.

Sec. 9114.2. Development Plans Required. (M-U)
The compatibility and interaction between mixed uses is to be insured through adoption of a general development plan and specific development plans, which indicate proper orientation, desirable design character and compatible land use to provide for:

(A) A more pedestrian-oriented non-automotive environment and flexibility in the design of land uses and structures than are provided by single-purpose zoning districts, included but not limited to shared parking;

(B) Recreation areas that are most accessible to the M-U district's inhabitants;

(C) Environments that are more conductive to mutual interdependence in terms of living, working, shopping, entertainment and recreation.

Sec. 9114.3. Elements of the General Development Plan. (M-U)
The general development plan shall, by means of charts, maps, and text material, address the following items:

TOPIC	EXISTING	PROPOSED
(A) Land Uses and Compatibility	X	X
(B) Streets and Public Parking Lots	X	X
(C) Pedestrian and Bicycle Paths	X	X
(D) Water System	X	X
(E) Sewer System	X	X
(F) Drainage System	X	X
(G) Other Utilities	X	X
(H) Public Services	X	X
(I) Phasing		X
(J) Conversion of Mobilehome parks		X

TOPIC	EXISTING	PROPOSED
(K) Subdivision Configuration		X
(L) Economic Analysis	X	X

In addition to the subject property, the general development plan shall, for purposes of information, also include adjacent areas for a reasonable distance therefrom.

Sec. 9114.4. Elements of Specific Development Plans. (M-U)
Specific development plans shall include all of the following items:

(A) Preliminary grading plans.
(B) Landscaping plans.
(C) Utilities and public improvement plans.
(D) Sample building elevations showing general architectural style and height.
(E) Subdivision plans.
(F) Access points for loading.
(G) Buffer zones and setbacks.
(H) How the proposal is in general conformity with, or in excess of, minimum requirements set forth for the M-U District.
(I) A list of the permitted and conditionally permitted uses proposed for the development.

Sec. 9114.5. Adoption and Amendment of Development Plans. (M-U)

(A) General development plans shall be presented to the Planning Commission for review at a public hearing. The Planning Commission shall indicate by resolution their recommendation to approve, conditionally approve, or disapprove the general development plan. The Planning Commission shall act on said plans within a period not to exceed ninety (90) days from the date the application is accepted as complete. The time period may be extended upon mutual consent of the Planning Commission and developer. The Planning Commission recommendation shall be reported to the City Council and the developer. Upon receipt of said report, the City Council shall consider the general development plan at a public hearing. The City Council may approve, conditionally approve, or disapprove the general development plan

(B) Upon approval of the general development plan by the City Council, specific development plans in conformity with the general development plan may be presented for approval. Specific development plans shall be considered by the Planning Commission at a public hearing in the same manner prescribed in Section 9144.5 for Use Permits. The Planning Commission shall indicate by resolution their decision to approve, conditionally approve, or disapprove specific development plans. The Planning Commission shall act on said plans within a period not to exceed ninety (90) days from the date the application is accepted as complete. The time period may be extended upon mutual consent of the Planning Commission and developer.

(C) General development plans and specific development plans may be amended in the same manner as they are adopted, provided that no specific development plan may be amended that also requires an amendment to the general development plan until the latter has been amended.

Sec. 9114.6. Uses Permitted. (M-U)
The types of permitted uses shall be determined at the time the general development plan is reviewed by the Planning Commission.

Sec. 9114.7. Uses Permitted Subject to Obtaining a Use Permit. (M-U)
The types of uses requiring approval of a Use Permit shall be determined at the time the general development plan is reviewed by the Planning Commission.

Sec. 9114.8. Pre-existing Uses. (M-U)
The following regulations shall remain in effect until a general and specific development plan are approved for a project site:

(A) Residential:

(1) All residential units in existence in the month of July, 1996, shall be permitted uses. Additions to such residences not creating new units and not exceeding fifty percent of the existing floor area or 1,500 square feet, whichever is greater, shall be permitted.

(2) Additions to existing residential developments greater than fifty percent of the existing floor area may be permitted subject to obtaining a Use Permit in accordance with Section 9144.5.

(B) Mobilehome Parks: All mobilehome parks in existence in the month of July, 1996, shall be permitted uses. Repair and maintenance of units within mobilehome parks shall be permitted. An increase in the number of mobilehome units within the park is not permitted.

(C) Commercial Uses:

(1) All commercial businesses holding valid City Business Tax Certificates in the month of July, 1996, shall be permitted uses. Transfer of ownership, name changes, or establishment of a new business within the same general use classification shall be permitted.

(2) Uses permitted in the commercial district closest to the boundary of the M-U District shall be permitted uses. Uses requiring approval of a Use Permit in the commercial district closest to the boundary of the M-U District shall be uses permitted subject to obtaining a Use Permit.

Sec. 9114.9. Maximum Allowable Height. (M-U)

(A) The maximum building or structural height of all buildings shall be three (3) stories and not exceed thirty-five (35) feet, including roof equipment screens.

(B) Accessory buildings may not exceed fourteen (14) feet in height.

Sec. 9114.10. Maximum Building Site Coverage by Buildings or Structures. (M-U)
The maximum coverage of a lot by all structures shall not exceed fifty (50) percent of the lot area and, provided further, that a minimum of ten (10) percent of the land area shall be landscaped with suitable plants, trees, or shrubs; such landscaping to be maintained to the approval of the Planning Commission as a condition of the use.

Sec. 9114.11. Minimum Yards Required. (M-U)

The following minimum yard requirements refer to the perimeter of the planned site.

(A) Front Yard: None along Grand Avenue. For lots fronting on other streets, there is no minimum front yard, unless adjacent to a residential district, then ten (10) feet.

(B) Side and Rear Yard: None, unless adjacent to a residential zone, then five (5) feet.

Sec. 9114.12. Elevations, Site Plans and Landscaping Approval. (M-U)

(A) Approvals: Development of property in the "M-U" District shall require Architectural Approval, as set forth in Section 9144.3 of this Chapter, prior to building permit application submittal. The application shall be accompanied by detailed architectural drawings and site plans, all to a workable scale, showing the elevation and location of proposed buildings and the following additional information:

(1) Location and type of landscaping. Landscape plans shall be prepared by qualified professionals.
(2) Use and treatment of grounds around buildings and structures.
(3) Off-street parking.
(4) Physical features; such as trees, utility poles, hydrants, floodlights, driveways, fences, signs, and proposed drainage facilities.

All development shall be in accordance with the approved plans prior to final inspection by the Building Department.

(B) Landscape/Open Space: Landscaping and open spaces should be designed as an integral part of the overall site plan design. Landscaping and open spaces should enhance the building design, enhance public views and spaces, provide buffers and transitions, provide for a balance of solar uses, and provide screening. Additionally, the landscape design should accent the overall design theme through the use of structures such as arbors or trellises, hardscape, and special paving.

(C) Outdoor Living Space: Outdoor living space for residential units shall be provided as follows:

(1) Private outdoor living space shall be provided for each dwelling unit as follows:

Studio Unit:	Ground floor units = 100 square feet Second floor units & above = 60 square feet
1 Bedroom Unit:	Ground floor units = 120 square feet Second floor units & above = 72 square feet
≥2 Bedroom Unit:	Ground floor units = 140 square feet Second floor units & above = 84 square feet

(2) Private outdoor living space areas shall have a minimum dimension in any direction as follows: Ground floor units = 10 feet; second floor units and above = 6 feet.

(3) Private outdoor living space may include planter areas of less than 50 square feet, patio areas, balconies, and decks, but shall not include stairs, entrance decks, and/or landings.

(4) Private outdoor living space on the ground floor may be within required yards.

Sec. 9114.13. Architectural Design. (M-U)

(A) Design Theme: The overall project design shall be consistent with the adopted General Plan, Neighborhood Plan, and design plans for the area. A recognizable design theme shall be established for each building. That theme shall be one which creates a harmonious building style, form, size, color, material and roof line, as it relates to surrounding planned or existing developments. Subtle variations are encouraged which provide visual interest but do not create abrupt changes causing discord in the overall design of the immediate area. Emphasis shall be placed on pedestrian pathways, plazas and common areas to connect the various uses and structures on the site.

(B) Scale: The mass and scale of the buildings need to be proportionate to the site, open spaces, street locations, and surrounding developments. No matter what the scale of a building, setbacks and overall heights should provide an element of openness and human scale. Multi-story buildings shall be setback toward the center of the site or be designed in a stepped style. Adequate spacing shall be maintained between residential and nonresidential uses to insure visual and acoustical privacy for dwelling units.

(C) Materials and Colors: Colors, textures, and materials shall be coordinated to achieve total compatibility of design. They should blend well with the environment and not cause abrupt changes.

(D) Equipment Screening: Any equipment, whether on the roof, side of building, or ground, shall be screened. The method of screening shall be architecturally integrated in terms of material, color, shape, and size. The screening design shall blend with the building design. Where individual equipment is provided, a continuous screen is desirable.

Sec. 9114.14. Site Design. (M-U)

(A) Building Spacing: Adequate spacing shall be maintained between residential and nonresidential uses to insure visual and acoustical privacy for dwelling units. Fences, insulation, walks, landscaping, and sound reducing construction techniques shall be used as appropriate for the aesthetic enhancement of the development and the privacy of its occupants, the screening of objectionable views or uses, and the reduction of noise.

(B) Access/Circulation: The access and circulation of a development should be designed to provide a safe and efficient system, both on and off the site. Points of access shall be designed in conformance with City regulations. The circulation system shall be designed to reduce conflicts between vehicular and pedestrian traffic, minimize impacts on adjacent properties, combine circulation and access areas where possible, and provide adequate maneuvering areas. Points of access shall not conflict with other planned or existing access points. Where appropriate, the internal circulation system shall provide pedestrian and bicycle paths that are physically separated from vehicular traffic.

Sec. 9114.15. Parking Areas. (M-U)

(A) The provisions of Sections 9138.1 and 9138.8 shall apply in determining the amount of required parking space that must be provided for each use and if a reduction can be made for shared parking. The parking spaces and loading areas shall be improved as set forth in Part 38.

(B) Parking should not be the dominant element in the overall design of a project and should be designed to minimize visual disruption.

(C). Parking areas should be screened from streets through combinations of mounding, landscaping, low profile walls and grade separations.

(D) The design of parking areas should minimize auto noise, light and glare, and ambient air temperature. This can be accomplished through the use of sound walls, general location, use of well designed lights, and landscaping throughout the parking lot.

Sec. 9114.16. Fencing and Screening. (M-U)

The use of any fencing or walls should be consistent with the overall design theme. Fences and walls are discouraged unless needed for a specific screening, noise mitigation, or safety purposes. Where they are needed, color, material and variation of the vertical/horizontal plane are needed to blend with the site and building design.

Sec. 9114.17. Exterior Design. (M-U)

(A) Lighting: On-site lights shall provide a safe, functional, and aesthetic design. Enough lighting should be provided to ensure a safe environment while at the same time not cause areas of intense light or glare. Fixtures and poles shall be designed and placed in a manner consistent and compatible with the overall site and building design.

(B) Utilities and Ancillary Equipment: On-site utilities and equipment shall be located in inconspicuous areas, away from public view. Where they are located in public view, they shall be screened with a combination of material that best suits the overall design theme.

(C) Signs: Signage shall comply with the requirements of the City's sign ordinance (Chapter 4 of Article IX of the Municipal Code) for the C-B-D zone. A sign program shall be required for the entire development. Such program shall include design criteria to establish an integrated and harmonious use of signs with respect to letter style, materials, color, size, shape and other design characteristics.

(D) Street Furniture: Benches, trash receptacles, information kiosks, and other street furniture shall be incorporated into the public areas of the project. Such furniture shall be designed and placed in a manner consistent and compatible with the overall site and building design.

PART 15 - NEIGHBORHOOD COMMERCIAL DISTRICT OR "C-N" DISTRICT

Sec. 9115.1. Purpose. (C-N)
This District is intended to provide centers for convenience shopping in residential neighborhoods. Development should be planned and controlled to the extent that any such center will perform a vital service to the neighborhood in which it is located and become an integral part of the neighborhood.

Sec. 9115.2. Uses Permitted. (C-N)

See Table 1 (following Part 22) for a list of permitted uses. Permitted uses are identified with a "P" in the column headed "C-N." These uses are permitted within a building that does not exceed five thousand (5,000) square feet in single use.

Sec. 9115.3. Uses Permitted Subject to Obtaining a Use Permit. (C-N)

See Table 1 (following Part 22) for a list of uses permitted subject to issuance of a Use Permit. Conditionally permitted uses are identified with a "UP" in the column headed "C-N." Any use that is listed as permitted in Table 1 and exceeds five thousand (5,000) square feet of floor area requires a Use Permit. All business shall be conducted within a building.

Sec. 9115.4. Accessory Buildings and Uses Permitted. (C-N)

(A) Accessory buildings only if constructed simultaneously with or subsequent to the main building on the same lot.

(B) Accessory uses normally incidental to the uses permitted.

Sec. 9115.5. Maximum Allowable Height. (C-N)
The maximum building or structural height of all main buildings shall be thirty (30) feet; accessory buildings, fourteen (14) feet.

Sec. 9115.6. Minimum Building Site and Lot Width Required. (C-N)

(A) Minimum building site: Five thousand (5,000) square feet.

(B) Minimum lot width: Fifty (50) feet.

Sec. 9115.7. Maximum Building Site Coverage by Buildings or Structures. (C-N)
One hundred (100) percent less required parking, landscaping, and required minimum yards.

Sec. 9115.8. **Minimum Yards Required** **(C-N)**

(A) Front Yard: Each lot in the "C-N" District shall have a front yard extending across the full width of the subject property of a depth of not less than twenty (20) feet, which may be used for landscaping and parking.

(B) Side Yard: None required unless bordering on a residential District, then ten (10) feet.

(C) Rear Yard: None required unless bordering on a residential District, then ten (10) feet.

Sec. 9115.9. **Fences and Walls. (C-N)**

Fences and walls are permitted but not required except when contiguous to any residential District; then such fences shall be required to the maximum height set out in this Section. Fences and walls shall not exceed six (6) feet in height, and where the same are located in the required front or side yard abutting the street, the same shall not exceed three (3) feet in height unless the conditions outlined in Section 9137.13 (D) are met.

Sec. 9115.10. **Minimum Off-Street Parking Required. (C-N)**

The provision of Section 9138.1 shall apply in determining the amount of parking space that must be provided for each use. The parking space shall be improved as set forth in Part 38.

Sec. 9115.11. **Elevations, Site Plans and Landscaping Approval. (C-N)**

(A) Approvals: Development of property in the "C-N" District shall require Architectural Approval, as set forth in Section 9144.3 of this Chapter, prior to building permit application submittal. The application shall be accompanied by detailed architectural drawings and site plans, all to a workable scale, showing the elevation and location of proposed buildings and the following additional information:

(1) Location and type of landscaping. Landscape plans shall be prepared by qualified professionals.
(2) Use and treatment of grounds around buildings and structures.
(3) Off-street parking.
(4) Physical features; such as trees, utility poles, hydrants, floodlights, driveways, fences, signs, trash enclosures, and proposed drainage facilities.

All development shall be in accordance with the approved plans prior to final inspection by the Building Department.

(B) Landscaping: Minimum landscaping required shall be ten (10) percent of the gross area of the building site. Such landscaping shall be maintained to the approval of the Planning Commission as a condition of the use.

Sec. 9115.12. Standards for Residential Uses. (C-N)

Residential dwelling units within the "C-N" District are subject to the following standards in addition to those set forth above:

(A) A Use Permit is required for the establishment of a mixed residential and commercial development.

(B) Only one (1) dwelling unit is permitted per lot.

(C) The dwelling unit shall be located on either the second floor or rear of the building/site.

(D) The dwelling unit shall not comprise more than fifty (50) percent of the total floor area of all buildings on the site.

(E) Parking for the dwelling unit shall be provided as set forth in Part 38 in addition to the required parking for the commercial use on the site. Residential parking shall be located on the rear half of the lot unless a garage is provided.

(F) Perimeter fencing shall be required to the maximum height allowed in Section 9115.9.

(G) A minimum of 200 square feet of ground-level private open space shall be provided on the site.

PART 16 - PROFESSIONAL OFFICE DISTRICT OR "C-P" DISTRICT

Sec. 9116.1. Purpose. (C-P)
The Professional Office District is intended as an area that provides for professional and general offices with yard, open space and architectural requirements similar to those in residential Districts, to ensure compatibility between office and residential uses in close proximity to one another.

Sec. 9116.2. Uses Permitted. (C-P)
See Table 1 (following Part 22) for a list of permitted uses. Permitted uses are identified with a "P" in the column headed "C-P."

Sec. 9116.3. Uses Permitted Subject to Obtaining a Use Permit. (C-P)
See Table 1 (following Part 22) for a list of uses permitted subject to issuance of a Use Permit. Conditionally permitted uses are identified with a "UP" in the column headed "C-P."

Sec. 9116.4. Accessory Buildings and Uses Permitted. (C-P)

(A) Accessory buildings only if constructed simultaneously with or subsequent to the main building on the same lot.

(B) Accessory uses normally incidental to the uses permitted.

Sec. 9116.5. Signs Appurtenant to Uses Permitted. (C-P)
No flashing, running, scintillating or similar lights or lighting is permitted. There shall be no excessive light, glare or reflection into pedestrian or traffic ways; nor shall there be any animation or motion.

Sec. 9116.6. Architectural Features. (C-P)

(A) Architectural features such as cornices, eaves, canopies, awnings, marquees, or similar projections may encroach a maximum of thirty-six (36) inches into any public right-of-way, providing a minimum of eight (8) feet clearance is maintained to grade of sidewalk.

(B) Flower boxes, planters and architectural features placed on grade shall not exceed thirty-six (36) inches above the grade or sidewalk and shall not exceed twelve (12) inch encroachment.

(C) No encroachment shall be permitted into a vehicle traffic way.

Sec. 9116.7. Maximum Allowable Height. (C-P)
The maximum building or structural height of all buildings shall be two (2) stories and shall not exceed thirty (30) feet, provided that upon securing approval of a Use Permit such height may be increased to three (3) stories and forty (40) feet.

Sec. 9116.8. Minimum Building Site and Lot Width Required. (C-P)

(A) Minimum building site: Five thousand (5,000) square feet.

(B) Minimum lot width: Fifty (50) feet.

Sec. 9116.9. Maximum Building Site Coverage by Buildings or Structures. (C-P)
The maximum coverage of a lot by all structures may be one hundred (100) percent less required parking, landscaping, and required minimum yards.

Sec. 9116.10. Minimum Yards Required. (C-P)
Front, side and rear yards: None specified except when lot abuts a lot in a residential District, then ten (10) feet. In the case of combined apartment-retail commercial office uses, minimum requirements shall be the same as required in the "C-N" District, Section 9115.8.

Sec. 9116.11. Fences and Walls. (C-P)
Fences and walls are permitted but not required except when contiguous to any residential District; then such fences shall be required to the maximum height set out in this section. Fences and walls shall not exceed six (6) feet in height, and where the same are located adjacent to any access into a public street the same shall not exceed three (3) feet in height unless the conditions outlined in Section 9137.13 (D) are met.

Sec. 9116.12. Minimum Off-Street Parking Required. (C-P)
The provisions of Section 9138.1 shall apply in determining the amount of parking space that must be provided for each use. The parking space and loading areas shall be improved as set forth in Part 38.

Sec. 9116.13. Elevations, Site Plans and Landscaping Approval. (C-P)

(A) Approvals: Development of property in the "C-P" District shall require Architectural Approval, as set forth in Section 9144.3 of this Chapter, prior to building permit application submittal. The application shall be accompanied by detailed architectural drawings and site plans, all to a workable scale, showing the elevation and location of proposed buildings and the following additional information:

(1) Location and type of landscaping. Landscape plans shall be prepared by qualified professionals.
(2) Use and treatment of grounds around buildings and structures.

(3) Off-street parking.
(4) Physical features; such as trees, utility poles, hydrants, floodlights, driveways, fences, signs, trash enclosures, and proposed drainage facilities.

All development shall be in accordance with the approved plans prior to final inspection by the Building Department.

(B) Landscaping: Minimum landscaping required is ten (10) percent of the gross area of the building site. Such landscaping shall be maintained to the approval of the Planning Commission as a condition of the use.

Sec. 9116.14. Standards for Residential Uses. (C-P)
Residential dwelling units within the "C-P" District are subject to the following standards in addition to those set forth above:

(A) A Use Permit is required for the establishment of a mixed residential and commercial development.

(B) The maximum density is twenty (20) dwelling units per gross acre.

(C) The dwelling units shall be located on either the second floor or rear of the building/site.

(D) The dwelling unit shall not comprise more than sixty (60) percent of the total floor area of all buildings on the site.

(E) Parking for the dwelling unit shall be provided as set forth in Part 38 in addition to the required parking for the commercial use on the site.

(F) Perimeter fencing shall be required to the maximum height allowed in Section 9116.11.

(G) The private open space requirements described in Section 9114.12 (C) for the "M-U" District shall apply to mixed use developments in the "C-P" District.

PART 17 - CENTRAL BUSINESS DISTRICT OR "C-B-D" DISTRICT

Sec. 9117.1. Purpose. (C-B-D)
The Central Business District is intended as a pedestrian-oriented commercial district that provides for a balance of retail, civic, office, and residential uses. Active evening uses and street life are encouraged.

Sec. 9117.2. Uses Permitted. (C-B-D)
See Table 1 (following Part 22) for a list of permitted uses. Permitted uses are identified with a "P" in the column headed "C-B-D."

Sec. 9117.3. Uses Permitted Subject to Obtaining a Use Permit. (C-B-D)
See Table 1 (following Part 22) for a list of uses permitted subject to issuance of a Use Permit. Conditionally permitted uses are identified with a "UP" in the column headed "C-B-D."

Sec. 9117.4. Accessory Buildings and Uses Permitted. (C-B-D)

(A) Accessory buildings only if constructed simultaneously with or subsequent to the main building on the same lot.

(B) Accessory uses normally incidental to uses permitted.

(C) Sidewalk cafes as an accessory use to a legally established restaurant or other eating and drinking establishment provided the standards and requirements set forth in Section 9137.22 of this Chapter are met.

Sec. 9117.5. Architectural Features. (C-B-D)

(A) Architectural features such as cornices eaves, canopies, awnings, marquees or similar projections may encroach a maximum of thirty-six (36) inches into any public right-of-way, providing a minimum of eight (8) feet clearance is maintained to grade of sidewalk.

(B) Flower boxes, planters and architectural features placed on grade shall not exceed thirty-six (36) inches above the grade or sidewalk and shall not exceed a twelve (12) inch encroachment.

(C) No encroachment shall be permitted into a vehicle traffic way.

Sec. 9117.6. Maximum Allowable Height. (C-B-D)
The maximum building or structural height of all buildings shall be three (3) stories and shall not exceed forty (40) feet.

Sec. 9117.7. **Minimum Building Site and Lot Width Required. (C-B-D)**

(A) Minimum building site:

(1) Mixed residential-commercial developments: Five thousand (5,000) square feet.
(2) All other uses: Twenty-five hundred (2,500) square feet.

(B) Minimum lot width:

(1) Mixed residential-commercial developments: Fifty (50) feet.
(2) All other uses: Twenty-five (25) feet.

Sec. 9117.8. **Maximum Building Site Coverage by Buildings or Structures. (C-B-D)**
The maximum coverage of a lot by all structures may be one hundred (100) percent less required parking, landscaping, and minimum yards.

Sec. 9117.9. **Minimum Yards Required. (C-B-D)**
Front, side and rear yards: None specified except when lot abuts a lot in a residential District, then ten (10) feet.

Sec. 9117.10. **Fences and Walls. (C-B-D)**
Fences and walls are permitted but not required except when contiguous to any residential District; then such fences and walls shall be required to the maximum height set out in this Section. Fences and walls shall not exceed six (6) feet in height, and where the same are located adjacent to any access into a public street the same shall not exceed three (3) feet in height unless the conditions outlined in Section 9137.13 (D) are met.

Sec. 9117.11. **Minimum Off-Street Parking Required. (C-B-D)**
The provisions of Section 9138.1 and 9138.9 shall apply in determining the amount of parking space that must be provided for each use. The parking space and loading areas shall be improved as set forth in Part 38.

Sec. 9117.12. **Elevations, Site Plans and Landscaping Approval. (C-B-D)**

(A) Development of property in the "C-B-D" District shall require Architectural Approval, as set forth in Section 9144.3 of this Chapter, prior to building permit application submittal. The application shall be accompanied by detailed architectural drawings and site plans, all to a workable scale, showing the elevation and location of proposed buildings and the following additional information:

(1) Location and type of landscaping. Landscape plans shall be prepared by qualified professionals.
(2) Use and treatment of grounds around buildings and structures.
(3) Off-street parking.

(4) Physical features; such as trees, utility poles, hydrants, floodlights, driveways, fences, signs, trash enclosures, and proposed drainage facilities.

All development shall be in accordance with the approved plans prior to final inspection by the Building Department.

(B) Landscaping: Minimum landscaping required is five (5) percent of the gross area of the building site. Such landscaping shall be maintained to the approval of the Planning Commission as a condition of the use.

Sec. 9117.13. Adult-Oriented Recreational Businesses. (C-B-D)

(A) The following described businesses are deemed to be adult-oriented recreational businesses, and shall only be permitted in the Central Business District (C-B-D):

(1) Adult bookstores.
(2) Adult motion picture theaters.
(3) Adult mini-motion picture theaters.
(4) Cabarets.
(5) Coin-operated adult entertainment facilities.
(6) Massage parlors (see Section 3900 et. seq. of the Grover Beach Municipal Code).
(7) Body painting studios.
(8) Dance halls.
(9) Model studios.
(10) Sexual encounter studios and rap parlors.
(11) Narcotic or drug paraphernalia shops (see Section 3220 et. seq. of the Grover Beach Municipal Code).

(B) Location Requirements: An adult-oriented recreational business shall only be located in the "C-B-D" District, and no such business shall be located within one hundred (100) feet of residentially zoned areas, which is measured radially from any proposed location to the boundary line of said residentially zoned or used properties; or is located within five hundred (500) feet measured radially of any building site containing a school, park, church, or playground. Furthermore, no adult-oriented recreational business shall be located within one thousand (1,000) feet of another adult-oriented recreational business measured radially.

(C) Specific Standards: All building openings, entries and windows from adult entertainment establishments shall be located, covered or screened in such a manner as to prevent a view into the interior from any public or semi-public area, including public sidewalks, streets, arcades, hallways, or passageways, of any material which has as its primary or dominant theme matter depicting, illustrating, describing, or relating to specified anatomical areas, or of drug paraphernalia, as defined in the Municipal Code.

Further, such businesses may not have signs, graphics, or window displays which in any way present, depict, illustrate, or describe any such material.

Sec. 9117.14. Standards for Residential Uses. (C-B-D)

Residential dwelling units within the "C-B-D" District are subject to the following standards in addition to those set forth above:

(A) A Use Permit is required for the establishment of a mixed residential and commercial development.

(B) The maximum density is twenty (20) dwelling units per gross acre.

(C) The dwelling units shall be located on the second floor or above of the building.

(D) The dwelling unit shall not comprise more than fifty (50) percent of the total floor area of all buildings on the site.

(E) Parking for the dwelling unit shall be provided as set forth in Part 38 in addition to the required parking for the commercial use on the site.

(F) Perimeter fencing shall be required to the maximum height allowed in Section 9117.10.

(G) The private open space requirements described in Section 9114.12 (C) for the "M-U" District shall apply to mixed use developments in the "C-B-D" District.

PART 18 - VISITOR SERVICES DISTRICT or "C-V" DISTRICT

Sec. 9118.1. Purpose. (C-V)
The Visitor Services District is intended as an area for tourist-dependent and oriented retail and service businesses.

Sec. 9118.2. Uses Permitted. (C-V)
See Table 1 (following Part 22) for a list of permitted uses. Permitted uses are identified with a "P" in the column headed "C-V."

Sec. 9118.3. Uses Permitted Subject to Obtaining a Use Permit. (C-V)
See Table 1 (following Part 22) for a list of uses permitted subject to obtaining a Use Permit. Conditional uses are identified with a "UP" in the column headed "C-V."

Sec. 9118.4. Accessory Buildings and Uses Permitted. (C-V)

(A) Accessory building maximum height, fourteen (14) feet, only if constructed simultaneously with or subsequent to the main building on the same lot.

(B) Accessory uses normally incidental to uses permitted.

Sec. 9118.5. Architectural Features. (C-V)

(A) Architectural features such as cornices, eaves, canopies, awnings, marquees, or similar projections may encroach a maximum of thirty-six (36) inches into any public right-of-way, providing a minimum of eight (8) feet clearance is maintained to grade of sidewalk.

(B) Flower boxes, planters and architectural features placed on grade shall not exceed thirty-six (36) inches above the grade or sidewalk and shall not exceed twelve (12) inch encroachment.

(C) No encroachment shall be permitted into a vehicle traffic way.

Sec. 9118.6. Maximum Allowable Height. (C-V)
The maximum building or structural height of all buildings shall be two (2) stories and shall not exceed thirty (30) feet, provided that upon securing approval of a Use Permit such height may be increased to three (3) stories and forty (40) feet.

Sec. 9118.7. Minimum Building Site and Lot Width Required. (C-V)

(A) Minimum Building Site:

(1) Public and private recreation uses: Twenty thousand (20,000) square feet.
(2) Travel trailer and recreation vehicle parks: Three (3) acres.
(3) All other uses: Ten thousand (10,000) square feet.

(B) Minimum Lot Width:

(1) Travel trailer and recreation vehicle parks: Two hundred (200) feet.
(2) All other uses: Sixty (60) feet except when site requirement is twenty thousand (20,000) square feet or more, then one hundred (100) feet in width.

Sec. 9118.8. Maximum Building Site Coverage by Buildings or Structures. (C-V)
The maximum coverage of a lot by all structures shall not exceed fifty (50) percent of the lot area.

Sec. 9118.9. Minimum Yards Required. (C-V)

(A) Front Yard: None specified.

(B) Side and Rear Yard: None specified unless contiguous to a residential District, then ten (10) feet.

Sec. 9118.10. Fences and Walls. (C-V)
Fences and walls are permitted but not required except when contiguous to any residential District, then such fences and walls shall be required to the maximum height set out in this Section. Fences and walls shall not exceed six (6) feet in height, and where the same are located adjacent to any access into a public street the same shall not exceed three (3) feet in height unless the conditions outlined in Section 9137.13 (D) are met.

Sec. 9118.11. Minimum Off-Street Parking Required. (C-V)
The provisions of Section 9138.1 shall apply in determining the amount of required parking space that must be provided for each use. Parking space shall be improved as set forth in Part 38.

Sec. 9118.12. Elevations, Site Plans and Landscaping Approval. (C-V)

(A) Approvals: Development of property in the "C-V" District shall require Architectural Approval, as set forth in Section 9144.3 of this Chapter, prior to building permit application submittal. The application shall be accompanied by detailed architectural drawings and site plans, all to a workable scale, showing the elevation and location of proposed buildings and the following additional information:

(1) Location and type of landscaping. Landscape plans shall be prepared by qualified professionals.
(2) Use and treatment of grounds around buildings and structures.
(3) Off-street parking.
(4) Physical features; such as trees, utility poles, hydrants, floodlights, driveways, fences, signs, trash enclosures, and proposed drainage facilities.

All development shall be in accordance with the approved plans prior to final inspection by the Building Department.

(B) Landscaping: Minimum landscaping required is ten (10) percent of the gross area of the building site. Such landscaping shall be maintained to the approval by the Planning Commission as a condition of the use.

Sec. 9118.13. Standards for Residential Uses. (C-V)
Residential dwelling units within the C-V District are subject to the following standards in addition to those set forth above:

(A) A Use Permit is required for the establishment of a mixed residential and commercial development.

(B) The maximum density is twenty (20) dwelling units per gross acre.

(C) The dwelling units shall be located on the second floor of the building.

(D) The dwelling unit shall not comprise more than fifty (50) percent of the total floor area of all buildings on the site.

(E) Parking for the dwelling unit shall be provided as set forth in Part 38 in addition to the required parking for the commercial use on the site.

(F) Perimeter fencing shall be required to the maximum height allowed in Section 9118.10.

(G) The private open space requirements described in Section 9114.12 (C) for the "M-U" District shall apply to mixed use developments in the "C-V" District.

PART 19 - COASTAL VISITOR SERVICES DISTRICT OR "C-C-V DISTRICT

Sec. 9119.1. Purpose. (C-C-V)
The Coastal Visitor Services District is intended as a coastal area for tourist-dependent and oriented retail and service businesses.

Sec. 9119.2. Uses Permitted. (C-C-V)
See Table 1 (following Part 22) for a list of permitted uses. Permitted uses are identified with a "P" in the column headed "C-C-V."

Sec. 9119.3. Uses Permitted Subject to Obtaining a Use Permit. (C-C-V)
See Table 1 (following Part 22) for a list of uses permitted subject to issuance of a Use Permit. Conditionally permitted uses are identified with a "UP" in the column headed "C-C-V."

Sec. 9119.4. Accessory Buildings and Uses Permitted. (C-C-V)

(A) Accessory building maximum height, fourteen (14) feet, only if constructed simultaneously with or subsequent to the main building on the same lot.

(B) Accessory uses normally incidental to uses permitted.

Sec. 9119.5. Architectural Features. (C-C-V)

(A) Architectural features such as cornices, eaves, canopies, awnings, marquees, or similar projections may encroach a maximum of thirty-six (36) inches into any public right-of-way, providing a minimum of eight (8) feet clearance is maintained to grade of sidewalk.

(B) Flower boxes, planters and architectural features placed on grade shall not exceed thirty-six (36) inches above the grade or sidewalk and shall not exceed twelve (12) inch encroachment.

(C) No encroachment shall be permitted into a vehicle traffic way.

Sec. 9119.6. Maximum Allowable Height. (C-C-V)
The maximum building or structural height of all buildings shall be two (2) stories and shall not exceed thirty (30) feet, provided that upon securing approval of a Use Permit such height may be increased to three (3) stories and forty (40) feet.

Sec. 9119.7. **Minimum Building Site and Lot Width Required. (C-C-V)**

(A) Minimum Building Site:

(1) Travel trailer and recreation vehicle parks: Three (3) acres.
(2) Public and private recreation uses: Twenty thousand (20,000) square feet.
(3) All other uses: Ten thousand (10,000) square feet.

(B) Minimum Lot Width:

(1) Travel trailer and recreation vehicle parks: Two hundred (200) feet.
(2) All other uses: Sixty (60) feet except when site requirement is twenty thousand (20,000) square feet or more, then one hundred (100) feet in width.

Sec. 9119.8. **Maximum Building Site Coverage by Buildings or Structures. (C-C-V)**
The maximum coverage of a lot by all structures shall not exceed fifty (50) percent of the lot area.

Sec. 9119.9. **Minimum Yards Required. (C-C-V)**

(A) Front Yard: None specified.

(B) Side and Rear Yard: None specified unless contiguous to a residential District, then ten (10) feet.

Sec. 9119.10. **Fences and Walls. (C-C-V)**
Fences and walls are permitted but not required except when contiguous to any residential District, then such fences and walls shall be required to the maximum height set out in the Section. Fences and walls shall not exceed six (6) feet in height, and where the same are located adjacent to any access into a public street the same shall not exceed three (3) feet in height unless the conditions outlined in Section 9137.13 (D) are met.

Sec. 9119.11. **Minimum Off-Street Parking Required. (C-C-V)**
The provision of Section 9138.1 shall apply in determining the amount of required parking space that must be provided for each use. Parking space shall be improved as set forth in Part 38.

Sec. 9119.12. **Elevations, Site Plans and Landscaping Approval. (C-C-V)**

(A) Approvals: Development of property in the "C-C-V" District shall require Architectural Approval, as set forth in Section 9144.3 of this Chapter, prior to building permit application submittal. The application shall be accompanied by detailed architectural drawings and site plans, all to a workable scale, showing the elevation and location of proposed buildings and the following additional information:

(1) Location and type of landscaping. Landscape plans shall be prepared by qualified professionals.
(2) Use and treatment of grounds around buildings and structures.
(3) Off-street parking.
(4) Physical features; such as trees, utility poles, hydrants, floodlights, driveways, fences, signs, trash enclosures, and proposed drainage facilities.

All development shall be in accordance with the approved plans prior to final inspection by the Building Department.

(B) Landscaping: Minimum landscaping required is ten (10) percent of the gross area of the building site. Such landscaping shall be maintained to the approval of the Planning Commission as a condition of the use.

Sec. 9119.13. Standards for Residential Uses. (C-C-V)
Residential dwelling units within the "C-C-V" District are subject to the following standards in addition to those set forth above:

(A) A Use Permit is required for the establishment of a mixed residential and commercial development.

(B) The maximum density is twenty (20) dwelling units per gross acre.

(C) The dwelling units shall be located on the second floor of the building.

(D) The dwelling unit shall not comprise more than fifty (50) percent of the total floor area of all buildings on the site.

(E) Parking for the dwelling unit shall be provided as set forth in Part 38 in addition to the required parking for the commercial use on the site.

(F) Perimeter fencing shall be required to the maximum height allowed in Section 9119.10.

(G) The private open space requirements described in Section 9114.12 (C) for the "M-U" District shall apply to mixed use developments in the "C-C-V" District.

PART 20 - SHOPPING CENTER DISTRICT OR "C-S" DISTRICT

Sec. 9120.1. Purpose. (C-S)
The Shopping Center District provides for the retail needs of the community and area residents with sufficient architectural and landscaping controls to protect the amenities of the area.

Sec. 9120.2. Uses Permitted. (C-S)
See Table 1 (following Part 22) for a list of permitted uses. Permitted uses are identified with a "P" in the column headed "C-S."

Sec. 9120.3. Uses Permitted Subject to Obtaining a Use Permit. (C-S)
See Table 1 (following Part 22) for a list of uses permitted subject to obtaining a Use Permit. Conditional uses are identified with a "UP" in the column headed "C-S."

Sec. 9120.4. Accessory Buildings and Uses Permitted. (C-S)

(A) Accessory building maximum height, fourteen (14) feet, only if constructed simultaneously with or subsequent to the main building on the same lot.

(B) Accessory uses normally incidental to uses permitted.

Sec. 9120.5. Maximum Allowable Height. (C-S)
The maximum building or structural height of all buildings shall be three (3) stories and not exceed forty (40) feet, provided that upon securing approval of a Use Permit such height may be increased to fifty (50) feet.

Sec. 9120.6. Minimum Building Site and Lot Width Required. (C-S)

(A) Minimum Building Site:

(1) Public and private recreation uses: Twenty thousand (20,000) square feet.
(2) All other uses: Ten thousand (10,000) square feet.

(B) Minimum Lot Width: Sixty (60) feet except when site requirement is twenty thousand (20,000) square feet or more, then one hundred (100) feet in width.

Sec. 9120.7. Maximum Building Site Coverage by Buildings or Structures. (C-S)
The maximum coverage of a lot by all structures shall not exceed fifty (50) percent of the lot area.

Sec. 9120.8. **Minimum Yards Required. (C-S)**

(A) Front Yard: None specified.

(B) Side and Rear Yard: None specified unless contiguous to a residential District, then ten (10) feet.

Sec. 9120.9. **Fences and Walls. (C-S)**

Fences and walls are permitted but not required except when contiguous to any residential District, then such fences and walls shall be required to the maximum height set out in the Section. Fences and walls shall not exceed six (6) feet in height, and where the same are located adjacent to any access into a public street the same shall not exceed three (3) feet in height unless the conditions in Section 9137.13 (D) are met.

Sec. 9120.10. **Minimum Off-Street Parking Required. (C-S)**

The provisions of Section 9138.1 shall apply in determining the amount of required parking space that must be provided for each use. Parking space shall be improved as set forth in Part 38.

Sec. 9120.11. **Elevations, Site Plans and Landscaping Approval. (C-S)**

(A) Approvals: Development of property in the "C-S" District shall require Architectural Approval, as set forth in Section 9144.3 of this Chapter, prior to building permit application submittal. The application shall be accompanied by detailed architectural drawings and site plans, all to a workable scale, showing the elevation and location of proposed buildings and the following additional information:

(1) Location and type of landscaping. Landscape plans shall be prepared by qualified professionals.
(2) Use and treatment of grounds around buildings and structures.
(3) Off-street parking.
(4) Physical features; such as trees, utility poles, hydrants, floodlights, driveways, fences, signs, trash enclosures, and proposed drainage facilities.

(B) Landscaping: Minimum landscaping required is ten (10) percent of the gross area of the building site. Such landscaping shall be maintained to the approval by the Planning Commission as a condition of the use.

Sec. 9120.12. **Standards for Residential Uses. (C-S)**

Residential dwelling units within the "C-S" District are subject to the following standards in addition to those set forth above:

(A) A Use Permit is required for the establishment of a mixed residential and commercial development.

(B) The maximum density is twenty (20) dwelling units per gross acre.

(C) The dwelling units shall be located on the second floor of the building.

(D) The dwelling unit shall not comprise more than fifty (50) percent of the total floor area of all buildings on the site.

(E) Parking for the dwelling unit shall be provided as set forth in Part 38 in addition to the required parking for the commercial use on the site.

(F) Perimeter fencing shall be required to the maximum height allowed in Section 9120.9.

(G) The private open space requirements described in Section 9114.12 (C) for the "M-U" District shall apply to mixed use developments in the "C-S" District.

PART 21 - PLANNED COMMERCIAL OR "P-C" DISTRICT

Sec. 9121.1. Purpose. (P-C)
The Planned Commercial District is intended to provide for visitor-serving needs in a manner that is sensitive to the environmental, visual and archaeological resources within and adjacent to the boundaries of the District by sensitively siting and designing structures.

Sec. 9121.2. Plans Required. (P-C)
A general development plan and specific development plans shall be required of the developer and approved as required herein before any development shall take place in any area.

Sec. 9121.3. Uses Permitted. (P-C)
See Table 1 (following Part 22) for a list of permitted uses. Permitted uses are identified with a "P" in the column headed "P-C."

Sec. 9121.4. Elements of the General Development Plan. (P-C)
Said general development plan shall, by means of charts, maps, and text materials, address the following:

TOPIC	EXISTING	PROPOSED
(A) Land Use	X	X
(B) Streets	X	X
(C) Topography	X	X
(D) Groundcover and vegetation	X	X
(E) Utilities, public services	X	X
(F) Economic impact analysis	X	X
(G) Drainage patterns	X	X

Sec. 9121.5. Elements of Specific Development Plans. (P-C)
Upon approval of said general development plan by the City Council, after receipt of recommendations thereon from the Planning Commission, specific development plans in conformity with the General Plan may be presented for approval to the Planning Commission. Specific development plans shall be presented, considered, and approved in the same manner prescribed in Section 9144.5 for Use Permits. Said plans may be presented for all parts of the Planned Commercial area and shall include all of the following items:

(A) Grading plans.
(B) Landscaping plans.

(C) Utilities plans; plans for public improvements.
(D) Erosion control plans.
(E) Sample building elevations and information showing how buildings and roads will be fitted to their respective sites with a minimum of grading and vegetation removed.
(F) Subdivision plans.
(G) Proposals relative to land use, parking, building heights, building site areas in general conformity with, or in excess of, minimum requirements set forth in this Part with relation to land uses corresponding with land uses proposed.

Said specific development plans shall demonstrate their conformance to the appropriate parts of this Article that delineate development standards.

Sec. 9121.6. Adoption of Plans. (P-C)

(A) General development plans shall be presented to the Planning Commission for review at a public hearing. The Planning Commission shall indicate by resolution their recommendation to approve, conditionally approve, or disapprove the general development plan. The Planning Commission shall act on said plans within a period not to exceed ninety (90) days from the date the application is accepted as complete. The time period may be extended by mutual consent of the Planning Commission and the developer. The Commission recommendation shall be reported to the City Council and to the developer. Upon receipt of said report, the City Council shall consider the general development plan at a public hearing. The City Council may approve, conditionally approve, or disapprove the general development plan.

(B) Specific development plans shall be considered by the Planning Commission at a public hearing in the same manner prescribed in Section 9144.5 for Use Permits. The Planning Commission shall indicate by resolution their decision to approve, conditionally approve, or disapprove specific development plans. The Planning Commission shall act on said plans within a period not to exceed ninety (90) days from the date the application is accepted as complete. The time period may be extended upon mutual consent of the Planning Commission and developer.

(C) General development plans and specific development plans may be amended in the same manner as they are adopted, provided that no specific development plan may be amended which also requires an amendment to the general development plan until the latter has been amended.

Sec. 9121.7. Effect. (P-C)
No construction or grading shall be done until the said plans have been adopted as outlined herein provided, however, that minor grading which is necessary for the safety of the existing use of any land in the Planned Commercial District shall be allowed as a matter of right and subject only to City Ordinances pertaining to grading.

Sec. 9121.8. Maximum Allowable Height. (P-C)
The maximum allowable height in the "P-C" District shall be three (3) stories but not to exceed forty (40) feet.

Sec. 9121.9. Minimum Building Site and Lot Width Required. (P-C)

(A) Minimum Building Site: Ten thousand (10,000) square feet.

(B) Minimum Lot Width: Sixty (60) feet.

Sec. 9121.10. Minimum Yards Required. (P-C)

(A) Front Yard: Each lot in the "P-C" District shall have a front yard extending across the full width of the subject property of not less than ten (10) feet.

(B) Side and Rear Yards: None specified unless contiguous to a residential District; then ten (10) feet.

Sec. 9121.11. Fences and Walls. (P-C)
Fences and walls are permitted but not required except when contiguous to any residential District, then such fences shall be required to the maximum height set out in this Section. Fences and walls shall not exceed six (6) feet in height, and where the same are located adjacent to access to, or visible from any public street, the same shall not exceed three (3) feet in height unless the conditions outlined in Section 9137.13 (D) are met.

Sec. 9121.12. Minimum Off-Street Parking Required. (P-C)
The provision of Section 9138.1 shall apply in determining the amount of required parking space that must be provided for each use. Parking areas shall be improved as set forth in Part 38.

Sec. 9121.13. Elevations, Site Plans and Landscaping Approval. (P-C)

(A) Approvals: Development of property in the "P-C" District shall require Architectural Approval, as set forth in Section 9144.3 of this Chapter, prior to building permit application submittal. The application shall be accompanied by detailed architectural drawings and site plans, all to a workable scale, showing the elevation and location of proposed buildings and the following additional information:

(1) Location and type of landscaping. Landscape plans shall be prepared by qualified professionals.
(2) Use and treatment of grounds around buildings and structures.
(3) Off-street parking.
(4) Physical features; such as trees, utility poles, hydrants, floodlights, driveways, fences, signs, trash enclosures, and proposed drainage facilities.

(B) Landscaping: Minimum landscaping required is ten (10) percent of the gross area of the building site. Such landscaping shall be maintained to the approval of the Planning Commission as a condition of the use.

PART 22 - COASTAL PLANNED COMMERCIAL DISTRICT OR "C-P-C" DISTRICT

Sec. 9122.1. Purpose. (C-P-C)
The Coastal Planned Commercial District is intended to provide for visitor-serving needs in a manner that is sensitive to the environmental, visual and archaeological resources within and adjacent to the boundaries of the District by sensitively siting and designing structures.

Sec. 9122.2. Plans Required. (C-P-C)
A general development plan and specific development plans shall be required of the developer and approved as required herein before any development shall take place in any area.

Said specific plans shall demonstrate their conformance to the policies and concerns of the various sections of the Local Coastal Program, and appropriate sections of this Article that delineate development standards.

Sec. 9122.3. Uses Permitted. (C-P-C)
See Table 1 (following Part 22) for a list of permitted uses. Permitted uses are identified with a "P" in the column headed "C-P-C."

Sec. 9122.4. Elements of the General Development Plan. (C-P-C)
Said general development plan shall, by means of charts, maps, and text materials, address the following:

TOPIC	EXISTING	PROPOSED
(A) Land Use	X	X
(B) Streets	X	X
(C) Topography	X	X
(D) Groundcover and vegetation	X	X
(E) Utilities, public services	X	X
(F) Economic impact analysis	X	X
(G) Drainage patterns	X	X

Sec. 9122.5. Elements of Specific Development Plans. (C-P-C)

Upon approval of said general development plan by the City Council, after receipt of recommendations thereon from the Planning Commission, specific development plans in conformity with the General Plan may be presented for approval to the Planning Commission. Specific plans shall be presented, considered, and approved in the same manner prescribed in Section 9144.5 for Use Permits. Said plans may be presented for all parts of the Coastal Planned Commercial area and shall include all of the following items:

(A) Grading plans.
(B) Landscaping plans.
(C) Utilities plans; plans for public improvements.
(D) Erosion control plans.
(E) Sample building elevations and information showing how buildings and roads will be fitted to their respective sites with a minimum of grading and vegetation removed.
(F) Subdivision plans.
(G) Proposals relative to land use, parking, building heights, building site areas in general conformity with, or in excess of, minimum requirements set forth in this section with relation to land uses corresponding with land uses proposed.

Said specific development plans shall demonstrate their conformance to the appropriate parts of this Article that delineate development standards.

Sec. 9122.6. Adoption of Plans. (C-P-C)

(A) General development plans shall be presented to the Planning Commission for review at a public hearing. The Planning Commission shall indicate by resolution their recommendation to approve, conditionally approve, or disapprove the general development plan. The Planning Commission shall act on said plans within a period not to exceed ninety (90) days from the date the application is accepted as complete. The time period may be extended by mutual consent of the Planning Commission and the developer. The Planning Commission recommendation shall be immediately reported to the City Council and to the developer. Upon receipt of said report, the City Council shall consider the general development plan at a public hearing. The City Council may approve, conditionally approve, or disapprove the general development plan.

(B) Specific development plans shall be considered by the Planning Commission at a public hearing in the same manner prescribed in Section 9144.5 for Use Permits. The Planning Commission shall indicate by resolution their decision to approve, conditionally approve, or disapprove specific development plans. The Planning Commission shall act on said plans within a period not to exceed ninety (90) days from the date the application is accepted as complete. The time period may be extended upon mutual consent of the Planning Commission and developer.

(C) General development plans and specific development plans may be amended in the same manner as they are adopted provided, however, that no specific development plan may be amended which also requires an amendment to the general development plan until the latter has been amended.

Sec. 9122.7. Effect. (C-P-C)
No construction or grading shall be done until the said plans have been adopted as outlined herein provided, however, that minor grading which is necessary for the safety of the existing use of any land in the "C-P-C" District shall be allowed as a matter of right and subject only to the policies of the Local Coastal Plan and City Ordinances pertaining to grading.

Sec. 9122.8. Maximum Allowable Height. (C-P-C)
The maximum allowable height in the "C-P-C" District shall be three (3) stories but not to exceed forty (40) feet for sixty (60) percent of any project and shall be two (2) stories but not to exceed twenty-eight (28) feet for the remaining forty (40) percent of any project. In each case the protection of existing view corridors shall be required.

Sec. 9122.9. Minimum Building Site and Lot Width Required. (C-P-C)

(A) Minimum Building Site: Ten thousand (10,000) square feet.

(B) Minimum Lot Width: Sixty (60) feet.

Sec. 9122.10. Minimum Yards Required. (C-P-C)

(A) Front Yard: Each lot in the "C-P-C" District shall have a front yard extending across the full width of the subject property of not less than ten (10) feet.

(B) Side and Rear Yards: None specified unless contiguous to a residential District; then ten (10) feet.

Sec. 9122.11. Fences and Walls. (C-P-C)
Fences and walls are permitted but not required except when contiguous to any residential District, then such fences shall be required to the maximum height set out in this Section. Fences and walls shall not exceed six (6) feet in height, and where the same are located adjacent to access to, or visible from any public street, the same shall not exceed three (3) feet in height unless the conditions outlined in Section 9137. 13 (D) are met.

Sec. 9122.12. Minimum Off-Street Parking Required. (C-P-C)
The provision of Section 9138.1 shall apply in determining the amount of required parking space that must be provided for each use. Parking areas shall be improved as set forth in Part 38.

Sec. 9122.13. Elevations, Site Plans and Landscaping Approval. (C-P-C)

(A) Approvals: Development of property in the "C-P-C" District shall require Architectural Approval, as set forth in Section 9144.3 of this Chapter, prior to building permit application submittal. The application shall be accompanied by detailed architectural drawings and site plans, all to a workable scale, showing the elevation and location of proposed buildings and the following additional information:

(1) Location and type of landscaping. Landscape plans shall be prepared by qualified professionals.

(2) Use and treatment of grounds around buildings and structures.

(3) Off-street parking.

(4) Physical features; such as trees, utility poles, hydrants, floodlights, driveways, fences, signs, trash enclosures, and proposed drainage facilities.

(B) Minimum landscaping required is ten (10) percent of the gross area of the building site. Such landscaping shall be maintained to the approval of the Planning Commission as a condition of the use.

Sec. 9122.14. Development Standards. (C-P-C)

All development plans and subsequent construction shall implement the following standards:

(A) That all development in this area be sited and designed to protect existing view slots or corridors from Highway 1 and upland areas to the dunes and shoreline.

(B) That all development in this area be sited and designed to enhance or create new view slots from Highway 1 to the dunes and shoreline.

(C) That all development be sited and designed to protect and enhance where feasible the filtration capabilities of Meadow Creek.

(D) That reasonable mitigation measures shall be required to protect archaeological or paleontological resources.

(E) That native plant material shall be the major theme in all landscape designs.

(F) That all roads, parking lots, and structures shall be sited and designed to prevent impacts which would significantly degrade the adjacent environmentally sensitive area.

(G) That the architectural theme of development in this area shall generally follow the criteria set forth in the adopted Advisory Architectural Design Guidelines and additionally said architectural theme shall be compatible and complimentary to the existing natural vegetation and land forms.

(H) That drainage systems be designed to insure that all silts and oils are removed prior to the water entering a natural drainage channel.

(I) That areas of significant natural vegetation be protected and enhanced where feasible.

(J) That the existing habitat value of Meadow Creek be protected and enhanced by the use of buffer zones, additional native landscaping, sediment/oil control devises and controlled and limited pedestrian access to buffer zone areas.

(K) That the maximum allowable coverage for any project in this District shall be sixty (60) percent. The remaining forty (40) percent shall be in landscaped open areas.

(L) That for hotel/motel/lodge type developments the maximum rooms/acre density south of Le Sage Drive is twenty (20) rooms/acre while north of Le Sage Drive is a maximum of thirty (30) rooms/acre.

EXHIBIT "A"

TABLE 1
USES PERMITTED WITHIN COMMERCIAL DISTRICTS

LEGEND

P = PERMITTED
UP = PERMITTED SUBJECT TO OBTAINING APPROVAL OF A USE PERMIT
AUP = PERMITTED SUBJECT TO OBTAINING APPROVAL OF AN ADMINISTRATIVE USE PERMIT
TUP = PERMITTED SUBJECT OBTAINING APPROVAL OF A TEMPORARY USE PERMIT
NP = NOT PERMITTED

USES	C-B-D	C-N	C-P	C-V and C-C-V	C-S	P-C	C-P-C
OFFICE AND RELATED USES							
accountant office	AUP/P[1]	P	P	P/NP[2]	P	NP	NP
architect's office	AUP/P[1]	P	P	P/NP[2]	P	NP	NP
attorney	AUP/P[1]	P	P	P/NP[2]	P	NP	NP
bookkeeping offices	AUP/P[1]	P	P	P/NP[2]	P	NP	NP
business consultant	AUP/P[1]	P	P	P/NP[2]	P	NP	NP
counseling centers	UP	UP	P	NP	P	NP	NP
employment agency	AUP/P[1]	P	P	P/NP[2]	P	NP	NP
engineer or surveyor	AUP/P[1]	P	P	P/NP[2]	P	NP	NP
general office	AUP/P[1]	UP	P	P/NP[2]	P	NP	NP
hospitals	NP	NP	UP	NP	NP	NP	NP
mailing services and telegram offices	P	NP	P	P	P	NP	NP
massage therapists[3]	P	NP	P	P	P	NP	NP
medical/dental laboratories[4]	NP	NP	AUP	NP	AUP	NP	NP
medical/dental offices and clinics	AUP/P[1]	UP	P	P/NP[2]	P	NP	NP
mental health/alcohol or chemical dependency treatment offices	UP	P	UP	NP	UP	NP	NP
optician	AUP/P[1]	P	P	P/NP[2]	P	NP	NP
pharmacies	P	P	P	AUP	P	NP	NP
private detective or security service	AUP	P	P	NP	P	NP	NP
professional offices	AUP/P[1]	P	P	P/NP[2]	P	NP	NP
real estate office	AUP/P[1]	P	P	P	P	NP	NP
taxicab service offices	UP	NP	NP	UP/NP[5]	P	NP	NP
travel agencies	P	P	P	P	P	NP	NP
veterinary offices and hospitals	NP	NP	AUP	AUP	AUP	NP	NP

USES	C-B-D	C-N	C-P	C-V and C-C-V	C-S	P-C	C-P-C
FINANCIAL SERVICES							
banks	P	NP	NP	AUP	P	NP	NP
credit institutions	P	NP	NP	P/NP[2]	P	NP	NP
financial institutions	P	NP	NP	UP	P	NP	NP
insurance offices	P	P	P	P/NP[2]	P	NP	NP
mortgage bankers, brokers, and services	AUP/P[1]	NP	P	P/NP[2]	P	NP	NP
savings and loan offices	P	NP	NP	AUP	P	NP	NP
stock brokerages	AUP/P[1]	NP	P	NP	P	NP	NP
FOOD/BEVERAGE SERVICE USES							
cafes	P	AUP	AUP	P	P	P	P
cocktail lounges/bars/microbreweries - access. to restaurant	P	UP	UP	P	P	P	P
cocktail lounges/bars	UP	NP	NP	UP	UP	NP	NP
delicatessens	P	P	AUP	P	P	P	P
donut shops	P	P	AUP	P	P	P	P
ice cream/frozen yogurt shops	P	P	AUP	P	P	P	P
refreshment stands	AUP	NP	NP	AUP	AUP	P	P
restaurants	P	AUP	AUP	P	P	P	P
GENERAL COMMERCIAL USES							
adult-oriented recreational businesses	P[6]	NP	NP	NP	NP	NP	NP
ambulance services	NP	UP	UP	NP	UP	NP	NP
animal grooming salons	AUP/P[1]	UP	NP	AUP/P[7]	P	NP	NP
antenna sales and service	P	NP	NP	NP	PP	NP	NP
antique stores	AUP	NP	NP	AUP/P[7]	P	NP	NP
apparel shops	P	P	NP	P	P	P	P
appliance repair and service - access. to retail	P	P	NP	NP	P	NP	NP
appliance repair and service	AUP	UP	NP	NP	AUP	NP	NP
appliance sales	P	UP	NP	NP	P	NP	NP
art galleries	P	NP	AUP	P	P	P	P
art studios	AUP	UP	AUP	P	P	NP	NP
bakeries - retail	P	P	NP	P	P	P	P
barber and beauty shops	AUP/P[1]	P	AUP	P	P	P	P
beach equipment rental (excluding vehicles)	P	NP	NP	P	P	NP	P
bicycle sales, rental, service	P	UP	NP	P	P	P	P
billiard and pool establishments	UP	NP	NP	AUP	UP	UP	UP
bookstores	P	P	NP	P	P	P	P

USES	C-B-D	C-N	C-P	C-V and C-C-V	C-S	P-C	C-P-C
building materials sales entirely w/in building	NP	NP	NP	NP	AUP	NP	NP
camera shops	P	P	NP	P	P	P	P
candy stores	P	P	NP	P	P	P	P
carpet and flooring stores	P	NP	NP	NP	P	NP	NP
catering shops	P	AUP	AUP	P	P	NP	NP
computer software sales	P	NP	P	AUP/P[7]	P	NP	NP
convenience food stores	UP	P	NP	UP	P	NP	NP
copying and duplicating services	P	P	P	P/NP[2]	P	NP	NP
craft shops making articles for retail sale on premises	P	NP	NP	P	P	P	NP
craft studios	NP	NP	AUP	AUP/P[7]	AUP	NP	NP
dance studios	UP	NP	NP	NP	AUP	NP	NP
department stores	P	NP	NP	NP	P	NP	NP
drapery stores	P	NP	NP	NP	P	NP	NP
dressmaking shops	P	P	NP	NP	P	NP	NP
drug stores	P	AUP	AUP	P	P	P	P
electronic equipment parts and supplies	P	NP	NP	UP	P	NP	NP
electronic equipment repair and service - access. to retail	P	NP	NP	NP	P	NP	NP
electronic equipment repair and service	UP	UP	NP	NP	UP	NP	NP
electronic equipment sales	P	NP	NP	NP	P	NP	NP
fabric, yardage, yarn and sewing stores	P	P	NP	P	P	P	P
florists/flower shops	P	P	AUP	P	P	P	P
food or grocery stores	P	P	NP	P	P	NP	NP
fur shops	P	NP	NP	P	P	NP	NP
furniture stores - new	P	NP	NP	NP	P	NP	NP
furniture stores - used	UP	NP	NP	NP	UP	NP	NP
general retail, not classified in table	P	UP	NP	UP	P	NP	NP
gift shops	P	NP	NP	P	P	P	P
gun shops	UP	NP	NP	NP	UP	NP	NP
hardware stores w/no outside storage	AUP	P	NP	NP	AUP	NP	NP
hobby stores	P	NP	NP	P	P	NP	NP
home improvement stores w/no outdoor storage	AUP	NP	NP	NP	AUP	NP	NP
homeware stores	P	NP	NP	P	P	NP	NP
interior decorating shops	AUP/P[1]	NP	AUP	NP	P	NP	NP

USES	C-B-D	C-N	C-P	C-V and C-C-V	C-S	P-C	C-P-C
janitorial services and supplies	P	NP	AUP	NP	P	NP	NP
jewelry stores	P	NP	NP	P	P	P	P
laundry and cleaning/pressing agencies	AUP	P	AUP	UP/P[8]	P	NP	NP
laundry - coin operated	UP	P	NP	AUP	P	NP	NP
liquor sales	UP	UP	NP	UP	UP	NP	NP
locksmith shops	P	NP	NP	P	P	NP	NP
meat markets[9]	P	AUP	NP	P	P	NP	NP
millinery shops	P	NP	NP	P	P	NP	NP
music and record stores	P	NP	NP	P	P	NP	NP
music studios	UP	NP	NP	NP	UP	NP	NP
nurseries (plant)	NP	UP	NP	UP	UP	NP	NP
office equipment repair	NP	NP	NP	NP	P	NP	NP
office supplies	P	NP	NP	NP	P	NP	NP
paint and wallpaper shops	P	NP	NP	P/NP[2]	P	NP	NP
pet shops	UP	NP	NP	NP	AUP	NP	NP
photographic studios	P	AUP	NP	P	P	P	P
photographic supplies and film processing	P	P	NP	P	P	P	P
produce markets	P	AUP	NP	P	P	NP	NP
radio SEE electronic equipment							
second-hand sales	UP	NP	NP	NP	UP	NP	NP
shoe stores	P	NP	NP	P	P	NP	NP
shoe repair - access. to retail	P	NP	NP	P	P	NP	NP
shoe repair	P	P	NP	AUP/P[7]	P	NP	NP
shopping centers	UP	UP	NP	UP	UP	NP	NP
sickroom supplies sales/rental	NP	NP	NP	NP	P	NP	NP
smoke shops	P	P	NP	P	P	NP	NP
souvenir shops	P	P	NP	P	P	P	P
specialized food stores	P	AUP	NP	P	P	P	P
specialty stores	P	P	NP	P	P	P	P
sporting goods	P	P	NP	P	P	P	P
stamp and coin shops	P	NP	NP	P	P	NP	NP
stationery supplies	P	P	NP	P	P	NP	NP
supermarket	NP	NP	NP	NP	P	NP	NP
swimming pool and spas sales and service	P	NP	NP	UP	AUP	NP	NP
tailor shops	P	P	NP	NP	P	NP	NP
tanning salons	AUP/P[1]	P	NP	P	P	P	P

USES	C-B-D	C-N	C-P	C-V and C-C-V	C-S	P-C	C-P-C
television SEE electronic equipment							
toy stores	P	NP	NP	P	P	NP	NP
upholstery repair	NP	NP	NP	NP	AUP	NP	NP
upholstery repair w/retail fabric store	AUP	NP	NP	NP	AUP	NP	NP
video rental and sales	P	P	NP	P	P	NP	NP
visitor-serving retail uses	P	NP	NP	P	P	P	P
VEHICLE RELATED USES							
car wash	NP	NP	NP	NP	UP	NP	NP
car wash - access. to service station	NP	NP	NP	UP	UP	NP	NP
gasoline service stations[10]	NP	NP	NP	UP	UP	UP	NP
tire sales and service	NP	NP	NP	NP	UP	NP	NP
vehicle parts sales (auto, light truck, boat, camper, motorcycle)	NP	NP	NP	AUP	P	NP	NP
vehicle rental (auto, light truck, boat, camper, motorcycle)	NP	NP	NP	UP	UP	NP	NP
vehicle rental - beach related	NP	NP	NP	UP	NP	NP	UP
vehicle sales (auto, light truck, boat, camper, motorcycle)	NP	NP	NP	UP	UP	NP	NP
vehicle service and repair (auto, light truck, boat, camper, motorcycle	NP	NP	NP	NP	UP	NP	NP
RESIDENTIAL/LODGING USES							
bed and breakfast inns	NP	NP	NP	P	NP	P	P
convalescent hospitals and congregate care homes	NP	NP	UP	NP	NP	NP	NP
homeless shelters	NP	UP	UP	NP	UP	NP	NP
hotels and motels	NP	NP	NP	P	NP	P	P
mixed-use developments (dwelling units + commercial use)[11]	UP	UP	UP	UP	UP	NP	NP
recreation vehicle/travel trailer parks[12]	NP	NP	NP	UP	NP	NP	NP
rest homes and sanitariums not including mental institutions	NP	NP	P	NP	NP	NP	NP
PUBLIC/QUASI-PUBLIC USES							
aquariums	NP	NP	NP	UP	NP	NP	P
child care facilities	UP	UP	UP	UP	UP	NP	NP
churches	UP	UP	UP	UP	UP	NP	NP
clubs	NP	NP	UP	UP	UP	NP	NP
community centers	UP	UP	UP	NP	UP	NP	NP
golf courses (miniature)	NP	NP	NP	UP	NP	P	P
lodges	NP	NP	UP	NP	UP	NP	NP
museums	UP	NP	NP	UP	UP	P	P

USES	C-B-D	C-N	C-P	C-V and C-C-V	C-S	P-C	C-P-C
parking garages	UP	NP	UP	UP	UP	P	P
parking lots - private or public	UP	UP	UP	UP	UP	P	P
parks and playgrounds	UP	UP	UP	UP	UP	P	P
philanthropic and social service assistance centers (non-profit)	UP	UP	UP	NP	UP	NP	NP
public utility offices/uses not including yards	P	UP	UP	UP	UP	P	P
quasi-public buildings and uses	UP	UP	UP	UP	UP	NP	NP
schools - commercial/vocational	UP	NP	UP	NP	UP	NP	NP
schools - K - 12	NP	NP	UP	NP	NP	NP	NP
schools - nursery	UP	UP	UP	NP	UP	NP	NP
OTHER UNCLASSIFIED USES							
architectural feature exceeding maximum	UP	UP	UP	UP	UP	UP	UP
arts and crafts shows	TUP	NP	TUP	TUP	TUP	TUP	TUP
athletic, health or fitness clubs	UP	UP	NP	UP/NP[13]	UP	NP	NP
auctions within a building	NP	NP	NP	UP	UP	NP	NP
farmers' markets	UP	NP	UP	UP	UP	P	P
mortuaries	NP	NP	UP	NP	NP	NP	NP
open air markets	UP	NP	NP	UP	UP	P	P
outdoor sales w/permitted use	UP	NP	NP	UP	UP	P	P
radio and television broadcasting stations	UP	NP	UP	NP	UP	NP	NP
recreational centers, private	UP	UP	NP	UP	UP	UP	P
theaters	UP	NP	NP	UP	UP	UP	P
transportation facilities	UP	NP	UP	P	UP	P	P
uses similar to, and no more objectionable to permitted or conditional uses identified above, as determined by the Planning Commission	UP	UP	UP	UP	UP	UP	UP

1. This use requires approval of an Administrative Use Permit if located on the first floor of a commercial building, but is a permitted use on the second floor.

2. Use is not permitted in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line.

3. Subject to Section 3900 et. al. of the Municipal Code.

4. Must not include product manufacture for general sale or distribution.

5. Use is not permitted in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted subject to obtaining approval of a Use Permit on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line.

6. Subject to Section 9117.12 of the Municipal Code.

7. Use requires approval of an Administrative Use Permit in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line.

8. Use requires approval of a Use Permit in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line.

9. Butchering is prohibited.

10. Subject to Section 3112 of the Municipal Code.

11. See development standards for applicable Zoning District for regulations on location and size of dwelling unit.

12. Storage of vehicles is prohibited.

13. Use is not permitted in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted subject to obtaining approval of a Use Permit on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line..

PART 23 - LIGHT MANUFACTURING DISTRICT or "L-M" DISTRICT

Sec. 9123.1. Purpose. (L-M)
The Light Manufacturing District provides an area for sound industrial development wherein small-scale manufacturing, commercial service, and other industries can locate and operate away from the restricting influences of non-industrial uses while maintaining an environment free from offensive or objectionable noise, dust, odor or other nuisances.

Sec. 9123.2. Uses Permitted. (L-M)
Permitted uses in the "L-M" District are listed in Table 2 (following Part 26). Permitted uses are identified with a "P" in the column headed "L-M."

Sec. 9123.3. Uses Permitted Subject to Obtaining a Use Permit. (L-M)
Uses permitted subject to issuance of a Use Permit are listed in Table 2 (following Part 26). Conditionally permitted uses are identified with a "UP" in the column headed "L-M."

Sec. 9123.4. Accessory Buildings and Uses Permitted. (L-M)

(A) Accessory buildings only if constructed simultaneously with or subsequent to the main building on the same lot.

(B) Accessory uses normally incidental to uses permitted.

Sec. 9123.5. Maximum Building or Structural Height of the Main Building. (L-M)

(A) The maximum building or structural height of the main building shall be two (2) stories and not exceed twenty-five (25) feet, including roof equipment screens, providing, however, that height may be increased to a maximum of forty (40) feet upon obtaining approval of a Use Permit.

(B) A Use Permit is required for any building or structure that exceeds one (1) story or 18 feet in height if located 100 feet or less from a residential district boundary.

Sec. 9123.6. Minimum Building Site and Lot Width Required. (L-M)

(A) Minimum building site: Twenty thousand (20,000) square feet for corner and interior lots. Condominium developments may establish smaller unit sizes, provided that overall parking and site amenities are consistent with City standards.

(B) Minimum lot width: Corner and interior lots, one hundred (100) feet.

(C) Minimum lot depth: One hundred (100) feet.

Sec. 9123.7. **Maximum Building Site Coverage and Floor Area by Buildings or Structures. (L-M)**

(A) The maximum coverage of a lot by all structures shall not exceed fifty (50) percent.

(B) Floor Area Design Incentive: An additional 1,000 square feet of floor area per net acre may be granted on the finding of the Planning Commission that the project provides excellent, innovative architectural design and siting and exceeds the minimums for landscaping coverage and design.

Sec. 9123.8. **Minimum Yards Required. (L-M)**

(A) Front yard: Fifteen (15) feet, except that when the character of an existing block has been established through the application of earlier setback requirements, as determined by the Planning Commission, the required front yard may be reduced or increased by taking the average of the required 15-foot setback and the different setbacks applied to each of the businesses on that block. No outdoor storage shall be permitted within the front yard setback or front yard area.

(B) Side yard: None except when abutting on any residential District, then ten (10) feet. A minimum buffer of ten (10) feet in width adjoining the residential district shall be heavily landscaped with large-scale trees and vegetation to separate and protect residential uses. Properties separated by alleys are considered to be adjacent.

(C) Rear yard: None except when abutting on any residential District; then ten (10) feet. A minimum buffer of ten (10) feet in width adjoining the residential district shall be heavily landscaped with large-scale trees and vegetation to separate and protect residential uses. Properties separated by alleys are considered to be adjacent.

Sec. 9123.9. **Fences, Walls and Screening. (L-M)**

(A) Residential Zone Protection: When a lot abuts a residential zone, a solid masonry wall of not less than six feet in height shall be erected on the property line. Such walls shall not exceed eight (8) feet in height, and where the same are located adjacent to any access into a public street the same shall not exceed three (3) feet in height unless the conditions outlined in Section 9137.13 (D) are met.

(B) Equipment Screens: With the exception of solar collectors, all roof and all ground-mounted equipment, including utility facilities, shall be screened on all sides with an opaque screen or fence, architecturally integrated with the building design.

(C) Loading Areas: Outdoor loading and sales areas need not be screened unless specifically required by the Planning Commission or this Chapter.

(D) Trash Collection Areas: All trash and garbage storage areas shall be surrounded by an enclosure in accordance with Sections 5401 and 5417 of Article V of the Municipal Code and City Standards and Specifications.