



Agenda Item

Planning Commission

Item #: 3.1.

4/19/2021

File #: 21-0190

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Chad Ortlieb, Senior Planner

1. SUBJECT

General Plan Annual Progress Report to the State of California

2. SUMMARY

California Government Code Section 65400 requires that cities submit an annual report on the status of their General Plan and progress in its implementation to the Governor's Office of Planning and Research and the Department of Housing and Community Development by April 1 of each year.

3. RECOMMENDED ACTION

Receive and file 2020 General Plan Annual Progress.

4. AUTHORIZING GUIDELINES

California Government Code Section 65400 requires that cities submit an annual report on the status of their General Plan and progress in its implementation to the Governor's Office of Planning and Research and Department of Housing and Community Development. Prior to submittal to the State, the annual report must be presented to the City Council for review and acceptance. As a procedural matter, staff is bringing this annual report to the Planning Commission for receipt and acceptance prior to the City Council action given the role of the Commission as advisory to the Council in planning matters, including implementation of the General Plan.

5. PROJECT BACKGROUND

The City's 2010 General Plan was adopted on March 9, 2010. State law requires generalized annual reporting on General Plan implementation, with specific reporting requirements and forms related to the Housing Element.

6. PROJECT DESCRIPTION

Over the course of 2020 the City has undertaken a number of activities that implement the goals and policies of the Land Use, Circulation & Mobility, Natural Resources, Cultural Resources & Historic Preservation, Infrastructure, Urban Design, Public Safety, Economic Development, and Housing Elements. These activities also reflect progress made on the programs of the General Plan Implementation Plan.

7. ANALYSIS AND STATEMENT OF THE ISSUES

Issue 1: General Plan Implementation

General Plan implementation supports the quality of life objectives for the community that serve as the foundation for the General Plan (Attachment 1). Activities undertaken by the City through its Capital Improvement Program, project plans and studies, facility maintenance and management, and inter-agency coordination each play a part in General Plan implementation. Annual report and tracking activities enable the City and State to track progress made on General Plan implementation.

Over the course of 2020, the City continued to make measurable progress in implementing important goals, policies, and programs that span a range of General Plan Elements. The General Plan Implementation Report (Attachment 2) details the key implementation actions that the City accomplished or made progress on in 2020. Some highlights of the City's accomplishments in 2020 include:

- Drafted and submitted for legal review a local accessory dwelling unit and junior accessory dwelling unit ordinance update and a small lot subdivision ordinance.
- Secured planning grant funds oriented toward furthering the ability to create housing from the Building Homes and Jobs Act (SB2) and Local Early Action Planning Grant Program (LEAP) resulting in significant progress towards the creation of the North Tustin Street Specific Plan, which is anticipated to conclude in early 2022.
- Secured SB2 grant funding for the preparation of a Transfer of Development Rights Ordinance.
- Opened 1,609 code enforcement cases of all types and closed 1,621 cases.
- Several traffic signalization projects were in design, had pending bids for construction in 2021, were implemented, and were under construction.
- Constructed several intersection improvements.
- Completed annual street and pavement maintenance.
- Purchased Fire Department apparatus and breathing apparatus.
- Substantially completed construction for the apparatus building at Fire Station 2.
- Completed plans and entitlements for the construction of Fire Station No. 1/Fire Headquarters.
- Initiated several Library Services programs, many through collaborations with community partners and updated technology at the Taft and El Modena Branch Libraries. Library service alternatives were initiated to serve the public during COVID-19.
- Refreshed or repaired facilities at the library, police headquarters, various City parks, and the Senior Center.
- Implemented Phase II of The Plaza Historic Preservation Walking Tour.
- Entered into a new franchise agreement with CR&R and implemented organics collection and recycling programs.
- Integrated new trash enclosures within Old Towne Plaza to consolidate solid waste and increase capacity.

- Completed park improvements such as installation of tot lot shade sails at Grijalva Park, design of the Handy Park Maintenance Renovation Project, major asphalt/concrete removal and replacement at Grijalva and Olive Parks, and pool deck replacement at Hart Park.
- Constructed the Cemetery Ridge Trail.
- Obtained, plans, entitlements, and awarded contract for Well 28 with a pocket park.
- Police and Fire staff participated in the longest activation in City history of the Emergency Operations Center (EOC) due to the COVID-19 pandemic.
- Adopted a Vehicle Miles Traveled (VMT) methodology to evaluate projects pursuant to the California Environmental Quality Act (CEQA). The City revised the General Plan Circulation and Mobility Element and Implementation Plan, Municipal Code, and Local CEQA Guidelines to accommodate the VMT metric.
- Near-completed entitlements for the Corp Yard Housing Project.
- Continued work on an amendment to the General Plan Public Safety Element in response to state requirements.

Issue 2: Housing Element

Department of Housing and Community Development (HCD) requires the reporting of Housing Element implementation on specific state reporting forms. The method of reporting of Housing Element implementation is established by HCD with the purpose of tracking overall housing production in a community, as well as a jurisdiction's progress toward meeting its regional housing needs assessment (RHNA) allocation. The City's Housing Element Implementation Progress Report is included in Attachment 2 of this report.

In summary, building permits were issued for 40 new residential units in 2020: 39 units were accessory dwelling units and one unit was a single family residence. No apartments or multi-family units were issued building permits in 2020. The single-family residential unit is assumed to fall into the Above-Moderate income category and the accessory dwelling units are assumed to fall in the Moderate income category. It is possible that the accessory dwelling units would be affordable to low income families as well. The City's progress in meeting its Year 2014-2021 RHNA goals is summarized in the table below.

Building Permit Issuance In Relation to RHNA

Income Level	2014-2021 RHNA (# of units)	2019 Annual Report Remaining RHNA Need	2020 New Units	2020 Remaining RHNA Need
<i>Very Low</i>	83	74	0	74
<i>Low</i>	59	0	0	0
<i>Moderate</i>	66	0	39	0
<i>Above-Moderate</i>	155	0	1	0
Total	363	74	40	74

As further detailed in Attachment 2, the City also continues its efforts to implement the Policy Actions

of its Housing Element. Furthermore, preparation of this annual report constitutes implementation of Policy Action 2: Annual Review of Housing Element.

8. PUBLIC NOTICE

No public notification other than compliance with the Brown Act for agenda items is required for this report to the Planning Commission.

9. ENVIRONMENTAL REVIEW

Since this item is informational in nature and involves no action by the Planning Commission, CEQA does not apply. Notwithstanding, Final Program Environmental Impact Report (EIR) No. 1815-09 for the Comprehensive General Plan Update was certified on March 9, 2010 and prepared in accordance with CEQA. The implementation activities identified in the subject report are addressed in the previously-approved General Plan EIR.

10. ADVISORY BOARD ACTION

The Annual General Plan Report is not reviewed by either the Streamlined, Multi-disciplined, Accelerated Review Team (SMART) Committee or the Design Review Committee because it is an informational report.

11. ATTACHMENTS

- Attachment 1 - 2010 General Plan Vision Statement
- Attachment 2 - 2020 General Plan Progress Report
- Attachment 3 - Annual Housing Element Implementation Progress Report