

Planning Commission Agenda Item

February 22, 2012

TO: Chair Steiner and

Members of the Planning Commission

THRU: Leslie Roseberry

Planning Manager

FROM: Anna Pehoushek, AICP, Principal Planner

SUBJECT

General Plan Annual Progress Report to the State of California

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 Department of Housing and Community Development by April 1st of each year.

RECOMMENDED ACTION

Receive and file 2011 General Plan Annual Progress Report for final acceptance by the City Council.

AUTHORIZATION/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 Council given the role of the Commission as one of the "keepers" of the General Plan.

PUBLIC NOTICE

No public notification is required for this report to the Planning Commission.

ENVIRONMENTAL REVIEW

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 the California Environmental Quality Act. The implementation activities identified in the subject report are addressed in the General Plan EIR.

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 specifically to the Housing Element.

PROJECT DESCRIPTION

During the 2011 calendar year notable General Plan implementation activities have occurred including:

• **Mixed Use Zoning** (*Implementation Programs I-1*): The Orange City Council adopted new mixed use zoning standards for the City in July 2011. In conjunction with adoption of the zoning standards, the City Council adopted a Zone Change that put the new mixed use zoning in place in four of the five geographic areas of the City with mixed use General Plan designations. The City continues to work through City Council issues regarding the fifth area, with a goal of establishing consistency between the mixed use General Plan designation and zoning in 2012.

This activity implements Goal 1.0, Policies 1.1 and 1.3, Goal 2.0, Policies 2.1, 2.4, and 2.9, Goal 5.0, Policies 5.1, and 5.2, Goal 6.0, Policy 6.6, and the Land Use Policy Map of the Land Use Element. It also implements Goal 3.0, and Policy Actions 1, 12 and 17 of the Housing Element.

• Old Towne Residential Quadrants Zoning Consistency (*Implementation Program I-2*): In 2011 the City undertook the first phase of re-zoning the residential quadrants of the Old Towne Orange Historic District to bring the zoning into consistency with General Plan land use designations for the area. The Planning Commission conducted a public hearing on the re-zoning effort in September 2011, followed by initiation of public hearings by the City Council in October. The public hearing process was continued to February 2012 in order to allow for vetting of issues raised during public hearings.

This action represents part of a multi-phase review of General Plan/Zoning consistency across the City which will continue over the months of 2012 and 2013.

This activity implements Goal 5.0 and the Land Use Policy Map contained in the Land Use Element.

• Green Building Code (*Implementation Program I-9*): In January 2011 the City began implementing the state Green Building Code.

This activity implements Goal 2.0, Policy 2.6 of the Natural Resources Element.

• Quiet Zones (*Implementation Program I-28*): Quiet Zones were established in February 2011, dramatically decreasing the routine train-horn noise within City limits.

This activity implements Goal 3.0, Policy 3.2 of the Noise Element. Additionally, the Quiet Zones provide a more suitable noise environment for implementation of mixed use land use policies in place along the railroad corridor in the City's historic downtown core.

• **Urban Water Management Plan Update** (*Implementation Program I-4*): During 2011 the City completed preparation of its Urban Water Management Plan. The document was adopted by the Orange City Council in May 2011 followed by submittal to the State Department of Water Resources.

This activity implements Goal 1.0, Policies 1.1, 1.2, and 1.4 of the Infrastructure Element.

• NPDES Local Implementation Plan and Drainage Area Management Plan (*Implementation Program I-4*): The City adopted a revised Local Implementation Plan in September 2011 to address the requirements of the May 2009 Orange County Municipal Stormwater NPDES Permit.

This activity implements Goal 2.0, Policies 2.11, 2.13, 2.14, and 2.15 of the Natural Resources Element.

• Santiago Creek Bike Trail Projects (*Implementation Program II-3*): Over 2011 the City nearly completed two new segments of the Santiago Creek Bike Trail. The trail segments officially open to the public in February 2012. These projects complete the portion of the trail that involves public right-of-way areas, and the majority of the Santiago Creek Bike Trail as it traverses the City from east to west.

This activity implements Goal 1.0, Policy 1.1, Goal 2.0, Policies 2.4 and 2.6, and Goal 4.0, Policies 4.1 and 4.4 of the Circulation and Mobility Element. It also implements Goal 4.0, Policies 4.1 and 4.2, Goal 5.0, Policy 5.2 and Goal 6.0, Policies 6.1, 6.5, and 6.6 of the Natural Resources Element.

• Santa Fe Depot Specific Plan Update (*Implementation Program I-3*): In December 2011 the City released the Draft Santa Fe Depot Specific Plan Update and associated EIR for public review. The project will go before the Planning Commission and City Council for public hearings and adoption in spring 2012.

This activity implements Goal 1.0, Policies 1.2 through 1.4, Goal 2.0 Policies 2.1, 2.4, 2.6 and 2.9, Goal 3.0, Policy 3.3, Goal 5.0, Policies 5.1, 5.2, 5.5, 5.6, and 5.9 of the Land Use Element. It also implements Goal 1.0, Policy 1.5, Goal 2.0, Goal 3.0, Policy 3.4, and Goal 5.0, Policy 5.3 of the Economic Development Element.

• Chapman University Specific Plan Update (*Implementation Program I-3*): In late 2011 the City's Planning Commission conducted a public hearing on the Sixth Amendment to the Chapman University Specific Plan. The Orange City Council approved the Specific Plan Amendment in January 2012. The Specific Plan Update was initiated by Chapman University for purposes of addressing planned development and recent property acquisitions.

This activity implements Goal 2.0, Goal 5.0, and Policies 5.3 and 5.8 of the Land Use Element.

• Emergency Shelters Ordinance (*Implementation Program I-1*): During 2011 the City drafted an Emergency Shelters Ordinance in response to SB2, including outreach efforts to stakeholders involved with providing shelter and other support services to homeless persons. The Ordinance is scheduled for public hearings and adoption in March 2012.

This activity implements Policy Action 30 of the Housing Element. The Ordinance also implements Goal 8.0 and Policies 8.1 and 8.3 of the Land Use Element.

- Sewer Master Plan (*Implementation Program I-4*): During 2011 the City undertook an update to its Sewer Master Plan. During 2011 substantial work was performed on preparation of the document. The draft document is expected to be complete in spring 2012 and the City's Public Works Department intends to bring the final Plan to the City Council for adoption in June 2012.
- Capital Improvement Program Projects (*Implementation Program Section II*): A number of Capital Improvement Program projects have been initiated or completed during 2011 that addressed Section II of the General Plan Implementation Plan. Section II addresses physical improvements and capital projects. These include routine maintenance of City-owned and operated facilities, traffic signal synchronization, emergency vehicle signal preemption, fire station and equipment upgrades, intersection widenings, water and sewer infrastructure maintenance and upgrades, roadway and infrastructure maintenance and upgrades, and bike trail construction (see Santiago Creek Bike Trail discussion above).
- **Private Development Projects** (*Implementation Program Section III*): In addition to the specific projects identified above, the City has reviewed private development projects in accordance with Section III of the Implementation Plan where the specific programs are applicable.

- Coordination with Other Agencies and Organizations (*Implementation Program Section V*): The City participated in extensive inter-agency coordination during 2011. Representative outside agency coordination involved:
 - o Southern California Edison for power pole relocation for bike trail, intersection widening, and roadway widening projects.
 - City of Anaheim for proposed recreation, transportation, and sports arena planning in Anaheim immediately adjacent to the jurisdictional boundary shared with the City of Orange.
 - Orange County Water District (OCWD) for maintenance and improvement of OCWD recharge facilities in the City of Orange.
 - o Irvine Ranch Water District (IRWD) for coordination and review of IRWD well and pump improvements in the City of Orange.
 - Orange County Transportation Authority (OCTA) and Southern California Regional Rail Authority (SCRRA) for coordination on the siting and design of expanded Metrolink parking facilities in the City of Orange.
 - Caltrans for the Santiago Creek Bike Trail projects and preliminary planning of design and environmental work related to the SR-55/Meats Interchange project.
 - o Santa Ana Regional Water Quality Control Board for the update to the City's LIP.
 - Army Corps of Engineers and California Department of Fish and Game for permit close-out and protection of biological resources associated with the Santiago Creek Bike Trail projects.
 - State Office of Historic Preservation (OHP) for purposes of refining the City's 2010 submittal to OHP of its 2010 Historic Resources Survey materials.
 - Orange County Assessor's Office for activities and information related to the City's Mill's Act Program.
 - o Eichler Home Tracts residents for support and collaboration on potential future designation of the tracts as a historic district.
- Annual Review of General Plan and Land Use Policy Map (*Implementation Program IV-1*): The City has performed an inter-departmental review of General Plan content and the Land Use Policy Map for purposes of preparing the subject annual report to the state. This review has also been performed to ensure that all text, tables, and graphics remain accurate. The review has resulted in the identification of technical corrections to the

content such as representation of planned trails and parks as having been completed. No policy changes have been made as a result of the annual review.

Housing Element: The method of reporting of Housing Element implementation is established by the state's Housing and Community Development Department (HCD) with the purpose of tracking overall housing production in a community, as well as a City's progress toward meeting its regional housing needs allocation (RHNA). Tracking of the RHNA involves maintaining information about the household income levels targeted by new housing products. The City's 2011 Housing Element Implementation Progress Report is included in Attachment 1 to this report. In summary, 18 new housing units were constructed in Orange in 2011. Of these units, one (1) is affordable to above-moderate income households, 13 are affordable to moderate-income households, three (3) are affordable to low-income households, and one (1) is affordable to very low-income households. The City's progress thus far in meeting our Year 2006-2014 RHNA goals is summarized in the table below.

Housing Unit Construction in Relation to RHNA

Income Level	2006-2014 RHNA (# units)	New Units 2006-2010	New Units 2011	Total New Units 2006-2011	Remaining RHNA Need
Very Low	1,086	44	1	45	1,041
Low	887	112	3	115	772
Moderate	1,004	585	13	598	406
Above-Moderate	2,102	671	1	672	1,430
Total	5,079	1,412	18	1,430	3,649

As further detailed in Attachment 1, the City is also making substantial progress on seven of the Housing Element's Policy Action Items including the following:

- Policy Action 4: Promotion of Affordable Housing
- Policy Action 5: Promotion of New Rental Housing
- Policy Action 6: Provision of Second Unit Development
- Policy Action 7: Development of Housing for Large Families
- Policy Action 12: Adaptive Reuse of Historic Structures
- Policy Action 17: Provide for Adequate Sites for Housing Development

Furthermore, preparation of this annual report constitutes implementation of Policy Action 3: Annual Review of Housing Element.

APPLICATION(S) REQUESTED/ REQUIRED FINDINGS

None.

ANALYSIS/STATEMENT OF THE ISSUES

Over the course of 2011, the City has continued to make measurable progress in implementing important Goals, Policies and programs that span a range of General Plan Elements.

ADVISORY BOARD RECOMMENDATION

The annual General Plan Report was not reviewed by either the Staff Review Committee or the Design Review Committee due to the fact that it is simply a report on implementation progress.

ATTACHMENTS/EXHIBITS

Attachments to Report:

1. 2011 General Plan Progress Report including Annual Housing Element Implementation Progress Report

 $N: \c DD\c DNG\c General\c Plan\c GP\c Annual\c Report\c 2011\c Report\c Submitted\c 4_2012\c Annual\c Report\c 2011\c PC\c Staff\c Rpt 2_22_2012.doc$