



CITY OF BRAWLEY

PLANNING DEPARTMENT
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OK

Housing Policy Department
Received on:

May 4th, 2016

Department of Housing and Community Development
Division of Housing Policy Development
2020 W. El Camino Ave.
Sacramento, CA 95833

Re: City of Brawley Housing Element 2015 Annual Progress Report

To whom it may concern:

Please find enclosed the Housing Element Annual Progress Report for the City of Brawley, California. On May 3rd, 2016, the City Council reviewed and authorized submission of the attached Housing Element Annual Progress Report. We appreciate your acceptance of this report and look forward to working with you in the future.

Cordially,

Rosanna Bayon Moore, City Manager

CITY OF BRAWLEY ANNUAL PLANNING REPORT AND STATUS OF THE GENERAL PLAN 2015

Submitted To: City of Brawley City Council
383 Main Street
Brawley, California 92227

City of Brawley Planning Commission
383 Main Street
Brawley, California 92227

Governor's Office of Planning and Research
State Clearinghouse and Planning Unit
P.O. Box 3044
Sacramento, California 95812-3044

Department of Housing and Community Development
Housing Policy Division
1800 Third Street, Room 430
Sacramento, California 95814

Prepared By: City of Brawley Planning Department
400 Main Street
Suite 2
Brawley, California 92227

Date Submitted: May 3, 2016

2015 Annual Planning Report and Status of the General Plan

- I. Executive Summary
- II. City of Brawley Overview
- III. City Council Role and Responsibility
- IV. Planning Commission Role and Responsibility
- V. Development Review Committee
- VI. Planning Department Role and Responsibility
- VII. Land Use Permits
- VIII. General Plan Update
- IX. Housing Element Progress

I. EXECUTIVE SUMMARY

The annual planning report and status of the General Plan for the calendar year 2015 is hereby submitted to the City of Brawley City Council, Planning Commission, and State Office of Planning and Research (OPR).

During the 2015 Calendar Year, the staff, the Planning Commission, and the City Council addressed a variety of challenging and progressive land-use related projects and/or issues. Applications are up 11 percent from last year's levels with primarily commercial developments, but an uptick in residential projects has been noted, some that are already entitled and require no further land use applications.

As Director of the Planning Department, I sincerely thank the City Council and the Planning Commission for their assistance and support in my thirteenth full years with the City of Brawley. A sincere thank you is also given to the staff of the Planning Department, Community Development Services, and Public Works Department for their coordination and assistance in carrying out the year's projects. A particular thank you is also given to the members of the Development Review Committee (DRC) for working with the Planning Department on all the projects listed herein.

A handwritten signature in black ink, appearing to read 'G. R. Gaste', is written over a solid horizontal line.

Gordon R. Gaste, AICP CEP

Planning Director

II. CITY OF BRAWLEY OVERVIEW

The City of Brawley, incorporated April 6, 1908, is located in the southeast corner of the state of California, in the agriculturally rich Imperial Valley.

Brawley is located 210 miles southeast of Los Angeles, 290 miles southwest of Las Vegas, Nevada, 120 miles east of San Diego, 60 miles west of Yuma, Arizona, and 23 miles north of Mexicali, Baja California, Mexico.

Brawley's climate is characterized as arid with hot summers and mild winters. The City lies 113 feet below sea level and receives approximately 3 inches of rain per year. The average annual temperature is 73.2 degrees. Brawley also has more days of sunshine per year than San Diego making the area ideal for outdoor recreation.

Brawley's 2015 California Department of Finance population figures estimate 26,273 residents. The City encompasses 7.55 square miles giving the city a population density of 3,480 persons per square mile.

III. CITY COUNCIL ROLE AND RESPONSIBILITY

The City of Brawley is a General Law City operating under the laws of the State of California. There are five (5) Council members elected at large who serve four-year terms. This Council is the community legislative body. It sets policies, approves the budget, and determines tax rates.

2015 Brawley City Council

Donald L. Wharton (Mayor)

Sam A. Couchman (Mayor Pro-Tempore)

Norma Kastner-Jauregui

George A. Nava

Helen Noriega

IV. PLANNING COMMISSION ROLE AND RESPONSIBILITY

California Government Code, Section 65101, authorizes the creation of a Planning Commission by the City Council. The Planning Commission consists of seven (7) members, appointed by City Council for a term of four years.

One of the Planning Commission's primary roles is to prepare and recommend to the City Council, a comprehensive, long-term general plan for the physical development of the City. The Planning Commission also rules on matters from individual citizens pertaining to the enforcement of zoning.

2015 Brawley Planning Commission

Darren Smith (Chairman)

Robert Palacio (Vice Chairman)

Eugene Bumbera

Ramon Castro

Jay Goyal

Kevan Hutchinson

George A. Marquez

V. DEVELOPMENT REVIEW COMMITTEE ROLE AND RESPONSIBILITY

The Development Review Committee (DRC) is an internal decision-making body that consists of six (6) voting members representing the following departments:

- Planning
- Community Development Services
- Public Works
- Police
- Fire
- Parks and Recreation

The Committee also consists of advisory members to include the following:

- Administrative Services
- Library
- Brawley Airport Advisory Commission
- Utilities (Imperial Irrigation District, Southern California Gas Company, Time/Warner Communications, AT&T, Union Pacific Railroad, Imperial Valley Telecommunications Authority)
- School Districts (Brawley Union High School District and Brawley Elementary School District)
- California Department of Transportation (CALTRANS) District 11
- California Fish & Game Region 6
- County of Imperial (LAFCO/ALUC/Planning & Development Service, Air Pollution Control District)
- Naval Air Facility – El Centro

The Department Heads serve on the committee or may choose alternates to represent their departments.

The role of the DRC is to make recommendations and decisions on projects subject to the California Environmental Quality Act (CEQA) and projects requiring close coordination with other agencies. It also approves site plans and adjustment plats not requiring a zone change, general plan amendment, conditional use permit, variance, or subdivision.

VI. PLANNING DEPARTMENT ROLE AND RESPONSIBILITY

Planning is an approach to problem solving, a process to formulate future plans and ordinances, ensuring full public participation, and providing all advisory bodies (e.g., Planning Commission) and the legislative body (City Council) with the necessary information to make intelligent and informed decisions.

Through the California Constitution, the State has delegated the responsibility of implementing local policies and development to each City through the City General Plan.

Some of the specific functions of the Planning Department are to revise the General Plan, made up of seven (7) mandatory elements and one (1) optional element, review of specific plans, amending the General Plan, keeping the Zoning and Subdivision Ordinances current through amendments thereto, handling Conditional Use Permits, Specific Plans, Zone Changes, Variances, Major/Minor Subdivisions (Tract Maps/Parcel Maps), Site Plans, Adjustment Plats (Lot Line Adjustments, Lot Mergers) and Certificates of Compliance among others. The Planning Department also works with other city departments providing administrative and technical assistance with their projects.

One of the necessary functions of the review for any project submitted to the Planning Department is the California Environmental Quality Act (CEQA) application. Through the preparation of an "Initial Study", the City determines whether or not a particular project may create a significant impact on the environment.

Policies of the General Plan and city ordinances must be consistently applied across the board without regard as to who the applicant is and what the project may be.

Planning Department Staff

Gordon R. Gaste, AICP CEP, Planning Director

Lisa Tylenda, Planning Technician

VII. LAND USE PERMITS

The City of Brawley processed a significant amount of land use applications. The applications have remained stable for the last three years.

Below are brief definitions of the various permits, standard procedures, and the number of permits processed during the 2015 Calendar Year. The definitions are not comprehensive; therefore, they should only be used as a reference.

Subdivision: Generally, a subdivision is any division of land for the purpose of sale, lease, or financing and is governed by the State Subdivision Map Act (Government Code, Section 66410).

Major Subdivision: With a few exceptions, a major subdivision is the division of five or more lots. During the 2015 Calendar Year, the Planning Department processed 0 Major Subdivision applications.

Minor Subdivision: A minor subdivision consisting of four or fewer parcels that requires a parcel map. During the 2015 Calendar Year, the Planning Department processed 3 Minor Subdivision applications.

Zone Change: Zoning is a state-mandated requirement and all properties within the City are classified into various zones or "zoning districts." Zoning regulations establish groups of permitted uses that vary from district to district. If a property owner desires to conduct a land use upon his property that is not permitted in the existing zoning district, he or she may apply for a Zone Change. During the 2015 Calendar Year, the Planning Department processed 1 Zone Change application.

Conditional Use Permit: A procedure established whereby an applicant can request a certain land use to be permitted in an area in which it is not usually permitted by the Zoning Ordinance, and where such uses are deemed essential or desirable to the public convenience and welfare, and are compatible with the various elements or objectives of the General Plan. During the 2015 Calendar Year, the Planning Department processed 2 Conditional Use Permit applications.

Variance: A procedure established by state law and the ordinances of the City of Brawley whereby an applicant can request a deviation from the provisions of the minimum property development standards established relating to building height, lot area, structural coverage, building setbacks, or accessory structures (e.g., carports, signs). During the 2015 Calendar Year, the Planning Department processed 3 Variance applications.

Adjustment Plat: Lot Line Adjustment and Lot Merger. These are required to adjust property lines between adjacent parcels when no new parcels are created. During the 2015 Calendar Year, the Planning Department processed 5 Adjustment Plat applications.

General Plan Amendment: During the 2015 Calendar Year, the Planning Department processed 2 General Plan Amendment applications.

Site Plan Review: A procedure for review of site-specific requirements for a project. A site plan review may be an ordained requirement or mandated by a condition of approval. During the 2015 Calendar Year, the Planning Department processed 4 Site Plan Review applications.

Cumulatively, the Planning Department processed 20 land use permit applications for the 2015 Calendar Year. This is approximately 11 percent more than last year's numbers.

VIII. THE GENERAL PLAN UPDATE

The City of Brawley, in 2008, prepared a revised General Plan that serves to guide future development. The Housing Element was last updated in 2013 and is being implemented to achieve the regional housing needs.

The objective of the General Plan is to promote orderly growth and development and to maintain and improve the kind of environment that makes Brawley an excellent place to live, work, and enjoy leisure time. The General Plan contains information on the physical, economic, and social environment of Brawley.

The California Government Code requires that the plan be long-term, clearly written, comprehensive, and the policies of the plan must be internally consistent.

The City of Brawley General Plan is an official statement by the City Council. It can be viewed as the constitution for the City's physical development, for the protection of the environment, and for the enhancement of the quality of life in Brawley. It is used by the Planning Commission and City Council to support their decisions on major land use, zoning, and future public/private projects. The General Plan policies and programs shall also provide information and guidance to the general public. In context, the General Plan addresses the following mandatory plans and other optional elements:

- Land Use Element
- Infrastructure Element
- Resource Management Element
- Open Space/Recreation Element
- Public Safety/Noise Element
- Economic Development Element
- Housing Element
- Implementation Element

The City adopted a Non-Motorized Transportation Plan in May 2013.

The Water Master Plan was adopted in September 2012

The Wastewater Master Plan was adopted in May 2013.

A Climate Action Plan has been completed to the State's requirements and is ready for adoption by the City at any time the City Council deems appropriate.

IX. HOUSING ELEMENT PROGRESS

This report contains the data from the new 2014-2021 Housing Element.

Tables A, B, and C are attached.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Brawley
Reporting Period 1/1/2015 - 12/31/2015

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

1	2	3	4				5	5a	6		7	8	
			Affordability by Household Incomes						Housing with Financial Assistance and/or Deed Restrictions				Housing without Financial Assistance or Deed Restrictions
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development		Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
									See Instructions				See Instructions
APN 049-123-005	SF	O		1			1		USDA loans				
APN 049-123-006	SF	O	1				1		USDA loans				
APN 049-123-015	SF	O	1				1		USDA loans				
APN 049-161-006	SF	O		1			1		USDA loans				
APN 047-180-170	SF	O		1			1		USDA loans				
APN 047-180-160	SF	O		1			1		USDA loans				
APN 047-153-011	SF	O		1			1		USDA loans				
APN 047-295-008	SF	O		1			1		USDA loans				
APN 048-275-055	MF	R	18	21			39		USDA loans				
(9) Total of Moderate and Above Moderate from Table A3												0	
(10) Total by income Table A/A3												20	27
(11) Total Extremely Low-Income Units*													

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Brawley
Reporting Period 1/1/2015 - 12/31/2015

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	Low-Income		
(1) Rehabilitation Activity					0	funded by HOME Grant 11HOME77664
(2) Preservation of Units At-Risk					0	
(3) Acquisition of Units					0	
(5) Total Units by Income	0	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Brawley
Reporting Period 1/1/2015 - 12/31/2015

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
		Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.											
Very Low	Deed	244	39		4	20					307	449	
	Restricted Non-deed restricted												
Low	Deed	185	44		6	27					242	269	
	Restricted Non-deed restricted												
Moderate	Deed												
	Restricted Non-deed restricted	132		5	8						145	349	
Above Moderate		143	9	5	9						166	1,160	
Total RHNA by COG													
Enter allocation number.		684	92	10	27	47					860	2,227	
Total Units													
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1. RHNA Housing Sites Implementation Program	2,800 housing units	Ongoing 2013-2021	ongoing
2. Infill Housing Development Strategy	50 new housing units on infill sites	Ongoing 2013-2021	ongoing
3. No Net Loss Program	Evaluation Procedure Established	July 1, 2014	complete
4. Zoning Ordinance Amendments to Encourage a Variety of Housing Types	Amendments Adopted	October 2013 and March 2014	complete
5. Imperial Valley Housing Authority-Rental Assistance for Lower Income Cost Burdened Families	505 ELI, 169 VLI, and 75 LI income families	Ongoing 2013-2021	ongoing
6. First Time Home Buyer Program	20 LI families	Ongoing 2013-2021	ongoing

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
7. Density Bonus Affordable Housing Program	30 density bonus units	Ongoing 2013-2021	ongoing
8. Affordable Rental Housing Construction Program	20 affordable rental units	apply for funds October 2015, Construct units October 2017	ongoing
9. Developmentally Disabled Outreach Program	Develop and implement outreach program	October 15, 2015	ongoing
10. Extremely Low Income (ELI) Program	550 ELI families	Ongoing 2013-2021	ongoing
11. Reasonable Accommodation Procedure	Procedure adopted	October-2013	Complete
12. Zoning Ordinance Amendments to Accommodate Housing for the Disabled	Amendments Adopted	March 2014	complete

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
13. Zoning Ordinance Amendment to Reduce Parking for Special Needs	Amendments Adopted	March 2014	complete
14. Housing Code Enforcement Program	120 corrected code violations	Ongoing 2013-2021	ongoing
15. Housing Rehabilitation Program	20 single-family homes	Ongoing 2013-2021	ongoing
16. Fair Housing Services Program	Accomplish training and workshops	Ongoing 2013-2021	ongoing
17. Fair Housing Information Program	Post information on City's website	March 2014 and update as appropriate	complete and ongoing
18. At-Risk-Housing Preservation Program	Preserve 116 affordable housing units	Ongoing 2013-2021	ongoing
19. Energy Conservation Program	Reduce energy consumption	Ongoing 2013-2021	ongoing