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March 29, 2007

Ms. Cathy E. Creswell, Deputy Director
Department of Housing and Community Development
Division of Housing Policy Development
1800 Third Street, Suite 430
P.O. Box 952053
Sacramento, CA 94252-2053

HOUSING POLICY
DEVELOPMENT, HCD

APR 2 2007

RE: Submittal of the City of Concord's General Plan Progress Report

Dear Ms. Creswell;

The City of Concord is submitting a General Plan Progress Report (see Attachment "1") to the State of California. The progress report includes a summary of General Plan amendments for the time period from December 2005 to December 2006 and Concord's progress in meeting its share of regional housing needs during the reporting period from 1999 to present. The General Plan Progress Report complies with the requirements of the California State Government Code Section 65400 (b) by providing a progress report to the legislative body on the status of the General Plan and the progress in its implementation. The progress report is now being submitted for your review.

If you have any questions, please contact me at (925) 671-3284.

Sincerely,

Phillip Woods, AICP
Principal Planner

cc: Terry Roberts, Senior Planner, Governor's Office of Planning and Research

Attachment 1: City of Concord's General Plan Progress Report



REPORT TO MAYOR AND COUNCIL

TO THE HONORABLE MAYOR AND COUNCIL:

DATE: March 27, 2007

SUBJECT: GENERAL PLAN PROGRESS REPORT

Report in Brief

The City Council is being asked to review and accept a progress report on the status of the General Plan and its implementation, including the City's progress in meeting its share of regional housing needs and information concerning the efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The Planning Commission has considered the General Plan Progress Report and recommended acceptance of the report.

The purpose of the report is to apprise State government of local planning activities and facilitate the legislative process as it pertains to land use and local planning issues. The information provided in this report is intended to assist the Council in determining success in implementing policies in the General Plan and in formulating future implementing priorities.

The State Government Code § 65400 (b) (1) requires that the planning agency of local governments provide an annual report to the legislative body on the status of the General Plan and progress in its implementation, including the progress in meeting its share of regional housing needs pursuant to §65584. The report must be presented to the local legislative body for their review and acceptance, which in Concord's case is the City Council. This is the fifth report on the City's General Plan since it was adopted in 1994 and covers the time period from December 2005 to December 2006.

Staff recommends that the City Council accept the General Plan Progress Report and submit the report to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development.

Background

On February 21, 2007, the Planning Commission approved a recommendation to the City Council on the General Plan Progress Report (4-0-1, Sylls absent) to accept and submit the report to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development.

Discussion

Status of the General Plan and Implementation Progress

The City of Concord last updated its General Plan in 1994. The 'Elements' in the 1994 General Plan include Land Use, Growth Management, Transportation and Circulation, Public Services, Parks, Open Space and Conservation, Public Health and Safety. The following discussion summarizes the status and the implementation progress of individual elements during the time period from December 2005 to December 2006.

Land Use Element

The Land Use Element designates the location and extent of land use categories such as housing, business, industry, public facilities, and open space. It includes policies and a land use diagram. The progress towards implementation of the Land Use Element includes the continued processing of development applications throughout the community. The City approved three General Plan Amendments.

Growth Management Element

The purpose of the Growth Management Element is to establish policies and standards for traffic levels of service, and to establish performance standards for parks, fire, police, sanitary facilities, water service and flood control. This comprehensive, long range element balances the demands for public facilities generated by new development with plans, capital improvement programs and development mitigation programs. The progress towards implementation included the annual Transportation Improvement Program Review and ongoing review of development projects for conformance to the Growth Management Element.

Transportation and Circulation Element

The Transportation/Circulation Element indicates the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. These are correlated with the Land Use Element. The circulation system is one of the chief generators of settlement patterns, and its location design and various modes have significant implications for environmental quality, energy use, and the character of the community. The progress towards implementation included ongoing review of development projects for conformance to the Transportation and Circulation Element.

Public Services Element

The City of Concord provides public services including wastewater collection, law enforcement, childcare programs and cultural arts, and education programs. Other agencies that provide services to the Concord area include the Contra Costa Water District, Central Contra Costa Sanitary District, Mt. Diablo Unified School District, Contra Costa County Fire Protection District, Contra Costa County Community Services Department, and the Contra Costa County Library System. The progress towards implementation included ongoing review of development projects for conformance to the Public Services Element.

Parks, Open Space, and Conservation Element

The purpose of the Parks, Open Space, and Conservation Element is to identify goals, objectives and policies for the acquisition, management, preservation, and conservation of parks, open space, and natural resources. This Element is divided into sections on parks and recreation, open space, and natural resource conservation.

The progress towards implementation included ongoing review of development projects for conformance to the Parks, Open Space, and Conservation Element.

Public Health and Safety Element

The Public Health and Safety Element identify goals, objectives and policies for the protection and safety of the general public concerning air quality, noise, seismic and geologic hazards, flooding, hazardous materials, and wildland fires. The progress towards implementation of this Element included ongoing review of development projects for conformance to the Public Health and Safety Element.

Housing Element

The City initiated a General Plan Amendment in the summer of 2001 to update the Housing Element. In January 2003, the City Council adopted the updated Housing Element. The City submitted the adopted Housing Element to the State Department of Housing and Community Development (HCD) and was certified. The 2003 Housing Element replaced the City's Housing Element that was adopted in 1990. The 2003 Housing Element focuses on the community's housing needs and strategies for meeting those needs. It also documents housing-related conditions and trends, provides an assessment of housing needs, identifies resources, opportunities and constraints, and establishes policies, programs and quantified objectives to address housing needs.

The 2003 Housing Element provides the Housing Goals, Policies and a Five Year Action Plan that are designed to implement the removal of governmental constraints to the maintenance, improvement and development of housing in Concord. For each of these goals, a series of policies are defined, with implementing programs for each policy, as appropriate. To guide program implementation, responsibilities, budget and time frame, specified and quantified objectives were established. The policies and programs are organized under the following five goal areas:

Goal 1 Housing Supply and Mix

Promote a balanced supply of housing for all income groups residing or who wish to reside in Concord.

Goal 2 Quality Neighborhoods

Preserve and enhance Concord's residential neighborhoods and improve the quality of life for all residents.

Goal 3 Meeting Special Needs

Encourage the expansion of housing opportunities for special needs groups, including seniors, female-headed households, people with disabilities, first-time homebuyers, large families and homeless individuals and families.

Goal 4 Equal Housing Opportunities

Strive for equal housing opportunity and access for all people regardless of race, religion, sex, marital status, age, ancestry, national origin, color, sexual orientation, family status, source of income, or disability.

Goal 5 Historic Preservation

Ensure the preservation of older and historical areas, homes and buildings.

The progress towards implementation of the Housing Element goals, policies and five year action plan is discussed below in the sections of "Local Efforts to Remove Governmental Constraints" and "Progress in Meeting Regional Housing Needs".

Local Efforts to Remove Governmental Constraints

Since the adoption of the Housing Element in January 2003, the City has taken several steps to remove governmental constraints that hinder the development of affordable housing. These include the continued implementation of the City's General Plan, initiating a comprehensive Zoning Ordinance and General Plan Update to remove the inconsistencies with the Housing Element and by approving several minor and major development projects that have significantly increased the number of housing units in the City. In addition to new construction, the City has committed significant staff and financial resources to increase the supply of affordable housing throughout the City by improving the quality of older deteriorated buildings.

Zoning Ordinance and General Plan Update

In July 2002, the City initiated the Zoning Ordinance Update process which included a review of the City's current General Plan. In March 2003, based upon the identification of several inconsistencies between the City's current General Plan and the newly-updated Housing Element it was determined that a comprehensive update of the 1994 General Plan was necessary. During the last four years, the City has spent considerable amount of time in public workshops and Planning Commission and City Council hearings to update the General Plan. The expected outcome of the update is to reaffirm existing, as well as modify and add new policies that will continue the implementation of the adopted Housing Element. It is anticipated that the General Plan Update will be completed by Summer 2007.

Approved General Plan Amendments

There were three approved General Plan Amendments to the Land Use Element in calendar year 2006. The following is a description of these amendments:

General Plan Amendment 04-002: Esplanade

The City approved an application made by DeNova Homes to amend the General Plan Land Use designation from Commercial Office to High Density Residential to allow the construction of 332 residential condominium units on a 3.32-acre site bordered by Galindo Street, Concord Boulevard, and Clayton Road (APN's: 126-062-011; 126-143-001 through 003; -008 through -011 and 126-153-006; 007).

General Plan Amendment 05-001: Palmero Residential Condominiums

The City approved an application made by Enea Square Partners and Allied Investments to amend the General Plan Land Use designation from Regional Office to High Density Residential to allow the construction of 224 residential condominiums on a 4.64-acre site located at 1401 and 1465 Enea Circle (APN's: 126-300-033, -047, -030, -035, -043, -044 and -023).

General Plan Amendment 05-005: La Villa Bella

The City approved an application made by Salvio Concord LLC to amend the General Plan Land Use designation from Community Office to High Density Residential to allow the construction of 12 town house units on a 0.29-acre site located at 2383 Salvio Street (APN: 112-135-011).

General Plan Amendments in Progress

As of the date of this report, there are no General Plan amendments in progress.

Progress in Meeting the City's Share of Regional Housing Needs

State law requires that Housing Elements be reviewed and updated at least every five years. The process of updating Housing Elements is initiated by the State through the 'regional housing needs' process. Through this process, each jurisdiction in the State is given a "fair share" housing needs number, that the City must then demonstrate is feasible for development within the planning period. The Association of Bay Area Governments (ABAG) as a regional council of government is the agency that determines and allocates the Regional Housing Needs Assessment (RHNA) or "fair share" apportionment for all Bay Area jurisdictions.

The following information is provided to comply with the progress report requirements of the Government Code. Concord's 'fair share' of the regional housing need for the planning period January 1, 1999 to June 30, 2006 has been determined by ABAG to be:

- 453 units affordable to *very low income* households
- 273 units affordable to *low income* households
- 606 units affordable to *moderate income* households
- 987 units affordable to *above moderate income* households
- 95 units in the 'Sphere of Influence' area¹

Total – 2,414 units

Since the adoption of the Housing Element in January 2003, the City has approved several minor and major development projects that have significantly increased the number of housing units. Several of these projects have been built or are under construction. As shown in Table 1, the City has already built, approved or rehabilitated 3,009.25 housing units since January 1999 (236 of these units are currently in review, 2,696 have been approved or built and 77.25 units have been rehabilitated). It should be noted, that HCD allows limited credit toward meeting the RHNA numbers incorporated into the City's Housing Element for acquisition and rehabilitation projects. The State allows a 1:4 ratio only if the rehabilitated units were in severely deteriorated condition at the time of acquisition. The rehabilitated units in Table 1 reflect the 1:4 ratio.

The City has already built or approved enough units to meet its 'Above Moderate Income' housing need for the 1999-2006 period. The excess units in the above moderate income category does not reduce the need in the lower income categories. The total needed units are considered by income category and therefore the City has a remaining need of 968.75 units. The number of units that have been built or approved in the other income categories is still below the regional need.

¹ The ABAG methodology for the Regional Housing Needs Determination assigned 75 percent of the housing allocation in unincorporated 'spheres of influence' to the cities, and the remaining 25 percent to the counties. The 95 units in this category reflect 75 percent of the housing that will be needed for the population growth projected in Concord's Sphere of Influence. The SOI housing need is not broken down by income category.

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Table 1 provides a detail summary of Concord's progress in meeting regional housing needs from the reporting period of 1999 to present. The information in the table shows the number of residential units that have been built or under construction, approved or currently under review and units that have rehabilitated.

Table 1: Concord's Progress in Meeting Regional Housing Needs, 1999-Present

Project Name	Very Low*	Low*	Moderate*	Above Moderate	Total Units
Built or Under Construction					
Amber Grove Subdivision				27	27
Amber Hills				26	26
Apple Group Apartments				8	8
Bourque Minor Subdivision				2	2
Caldera Place Apartments	5	6	1		12
California Street Apartments			6		6
Callenico Senior Apartments			18		18
Center Point Residential Subdivision				99	99
Concordia			1	9	10
Cowell Road Duplexes				4	4
Crystyl Ranch				454	454
Detroit Apartments		2		13	15
Eagles Nest				8	8
Ellis Street Townhomes	15	1			16
Granada Glen Subdivision				7	7
Green Gables Court Subdivision				3	3
Hidden Grove			4	41	45
Kestrel Place Apartments			12		12
La Vista Court				5	5
Legacy Apartments				259	259
**Montecito				180	180
Newhaven Major Subdivision				20	20
Oakmont Senior Living	29			117	146
Parkside Residential Subdivision				61	61
Palm Terrace				190	190
Renaissance Square Condominiums				314	314
Risdon Road Subdivision				5	5
Sendera Hill (Formally Trailside)				76	76
Skyler Estates				10	10
Stonecrest Minor Subdivision				4	4
Tapestry Major Subdivision				36	36
Vintage Brook Senior Apartments	75	72	1		148
Vintage Place Residential				18	18
Vista Kellyoaks				5	5
Willow Walk		4	2	50	56
Wisteria			4	35	39
Ygnacio Alberta Residential				9	9
Other Single-family Residences				40	40
Secondary Living Units				21	21
Subtotal	124	85	49	2,156	2,414
Approved					
Black Minor Subdivision				1	1
Green Gables Court				1	1
Kunz Minor Subdivision				4	4
Palmero Place			22	202	224
Quiambao Minor Subdivision				3	3

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Table 1: Concord's Progress in Meeting Regional Housing Needs, 1999-Present (cont'd)

Project Name	Very Low*	Low*	Moderate*	Above Moderate	Total Units
Approved					
Ridge View Estates				6	6
Schmidt Minor Subdivision				3	3
Silverleaf Major Subdivision			4	23	27
Villa De La Vista			1	11	12
Vitale Minor Subdivision				1	1
Subtotal			27	255	282
Currently Under Review					
Esplanade Condominiums				220	220
Gillio Minor Subdivision				1	1
La Villa Bella			1	11	12
Ramirez Triplex				3	3
Subtotal	0	0	1	235	236
****Rehabilitated Units					
Camara Circle Project	12	0.75			12.75
Grant Street	3.5				3.5
Jordan Court II	0.5	0.75			1.25
Lakeside Apartments	9	21			30
Maplewood & Golden Glen Apts. (1121 & 1140 Virginia Lane)	19.25	3			22.25
Standard Housing	1				1
1181 Detroit Avenue Apartments					
1890 Farm Bureau Rd.		2.5			2.5
2021 Sierra Road Apartments	1				1
Victoria Apartments (1650, 1670 and 1680 Detroit Ave)	1	2			3
Subtotal	47.25	30	0	0	77.25
Total Built, Under Construction, Rehabilitated, Approved or Under Review	171.25	115	77	2,646***	3,009.25
ABAG Fair Share Need	453	273	606	987	2,319
Remaining Need	281.75	158	529	0	968.75

*Units listed in the 'Very Low' and 'Low' income categories include only those units that have been built with rental or price restrictions in place to ensure their affordability to households in these income groups. The moderate income category includes units that have been built with rental or price restrictions as well as unregulated multi-family units. All other unregulated units are listed as 'Above Moderate.'

** Montecito was developed in the City's Sphere of Influence area and subsequently annexed. It meets and exceeds the City's '95 units' of SOI housing need.

*** The additional 1,659 above moderate units provided over the 987 fair-share requirement for above moderate units do not count toward the total units produced for other income categories.

****The State Department of Housing and Community Development allows limited credit toward meeting the Regional Housing Needs Analysis numbers incorporated into the City's Housing Element for acquisition and rehabilitation projects. The State allows a 1:4 ratio only if the rehabilitated units were in severely deteriorated condition at the time of acquisition. The rehabilitated units in Table 1 reflect the 1:4 ratio.

Fiscal Impact

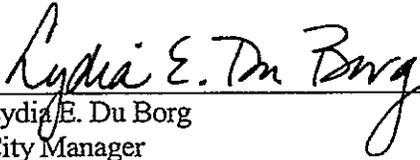
The General Plan Report will not have a fiscal impact on the City.

Public Contact

Posting of the Council agenda.

Recommendation for Action

Accept the General Plan Progress Report and submit the report to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development.



Lydia E. Du Borg
City Manager

Prepared by: Phillip Woods, AICP
Principal Planner

Reviewed by: Deborah Raines, AICP
Planning Manager

Reviewed by: Jim Forsberg
Director of Planning and Economic
Development