



CITY OF EL CAJON

COMMUNITY DEVELOPMENT

June 14, 2007

HOUSING POLICY
DEVELOPMENT, HCD

JUN 18 2007

Department of Housing and Community Development
Division of Housing Policy
PO Box 952053
Sacramento CA 94252-2053

Subject: General Plan Annual Report

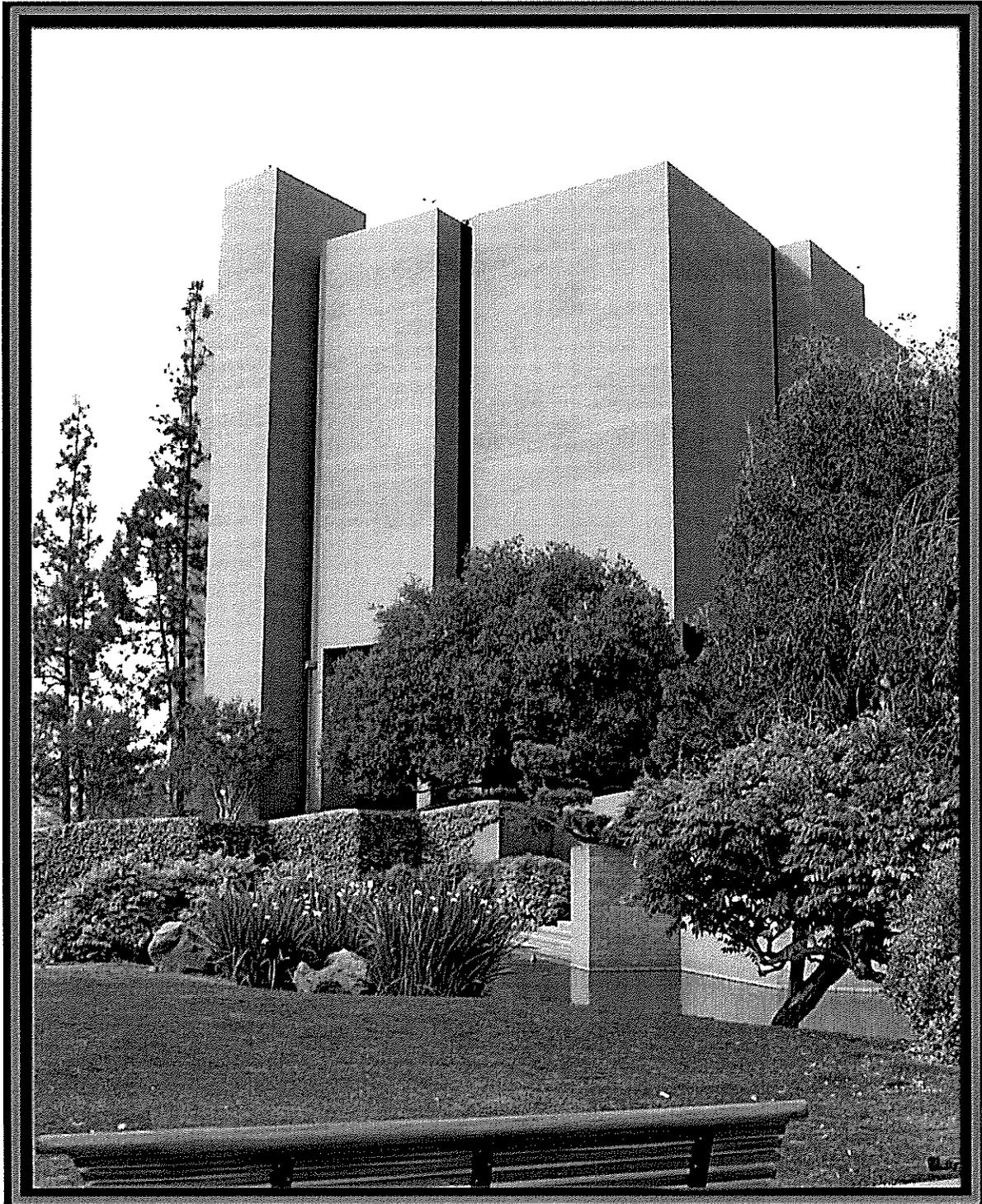
I would first like to apologize for the delay in sending our General Plan Annual Report. I hope that you will find that the report on the implementation of the City of El Cajon's General Plan is in conformance with state law. If you should have any questions, please contact me at 619 441 1705, tshute@ci.el-cajon.ca.us or at the address below.

Sincerely,

Anthony Shute
Senior Planner

enclosure

CITY OF EL CAJON
ANNUAL REPORT
IMPLEMENTATION STATUS OF THE
CITY OF EL CAJON GENERAL PLAN
2006



INTRODUCTION

The purpose of this report is to help citizens and City officials gauge progress towards achieving the goals listed in the General Plan as required by Government Code Section 65400(b). The report covers calendar year 2006, and provides information on the following:

- The status of the General Plan and the City's progress in its implementation;
- The City's progress in meeting its share of regional housing needs, and the City's efforts to remove governmental constraints to the maintenance, improvement, and development of housing for all income levels, as well as disabled persons; and
- The degree to which the General Plan complies with the State General Plan Guidelines and the date of the last revision to the General Plan.

State law also requires that a copy of the Annual Report be provided to the State Department of Housing and Community Development (HCD), and the Governor's Office of Planning and Research (OPR).

STATUS AND IMPLEMENTATION OF THE GENERAL PLAN

The purpose of the General Plan is to provide for the long-range physical planning of the City through the establishment of general guidelines for decision-making with regard to land use, circulation, environmental, economic, and social goals and policies. While the General Plan is primarily a policy document, it is also an information base. It provides background and analysis relative to the policies that it contains.

The El Cajon General Plan was prepared as a comprehensive, internally consistent document that promotes orderly development and maintains the flexibility to provide the long-term perspective and direction to guide the community into the future. As such, the El Cajon General Plan is consistent with, and in compliance with, the State General Plan Guidelines.

As the California General Plan Guidelines 2003 state, "the success of a General Plan, and in particular the land use element, rests in part upon the effectiveness of a consistent zoning ordinance in translating the long-term objectives and policies contained in the plan into everyday decisions." The City's zoning ordinance provides clear direction and certainty to developers and property owners alike as to the development potential of their land and adjoining parcels. Additionally, the zoning ordinance facilitates the implementation of the General Plan through the use of a consistent set of development standards that cumulatively set the long-term direction for the City.

Regional Issues

- The City coordinates with the San Diego Association of Governments (SANDAG) to:
 - Identify new smart growth locations in El Cajon
 - Develop the 2030 regional growth forecast
 - Participate in the development of the Regional Comprehensive Plan
 - Participate in the preparation of the Regional Transportation Implementation Plan
 - Participate in the preparation of the Regional Housing Needs Assessment

- The City participates in the on-going preparation of the San Diego County Regional Airport Authority Airport Land Use Compatibility Plan.

Amendments to the General Plan

1. LAND USE ELEMENT

In 2006, the City approved the following amendments to the General Plan Map:

Properties located 131, 225 and 237 Avocado Avenue, 405 East Lexington Avenue, 855, 892 and 1320 East Madison Avenue, 553 South Magnolia Avenue and 505 North Mollison Avenue, were re-designated from the “Medium Density Residential” and “High Density Residential” to the “Office/Non-Retail” and from the “Office/Non-Retail” to the “Medium Density Residential” land use designation in order to make the existing use conform with the General Plan.

ADDRESS	USE	Approved	APN
131 AVOCADO	OFFICE	O/NR	488-232-28
225 AVOCADO	OFFICE	O/NR	488-232-26
237 AVOCADO	OFFICE	O/NR	488-232-32
405 E. LEXINGTON	OFFICE	O/NR	488-242-43
855 E. MADISON	OFFICE	O/NR	488-061-16
892 E. MADISON	OFFICE	O/NR	488-061-06
1320 E. MADISON	OFFICE	O/NR	489-123-70
553 S. MAGNOLIA	63 UNITS	MR	488-290-14
505 N. MOLLISON	OFFICE	O/NR	488-062-19

O/NR – Office Non-Retail
MR – Medium Density Residential (18-20 du/ac)

Amendment to the Downtown El Cajon Specific Plan

The City of El Cajon originally adopted Ordinance No. 2524 creating SP 182 in 1972 to implement the General Plan by creating a central business district. This specific plan provides the standards for development within the Downtown Redevelopment Area and has been amended several times over the last 30 plus years. Recent amendments include the expansion of the SP 182 boundaries in order to coincide with the El Cajon Community Development Corporation (ECCDC) boundaries in August of 2003, and a clarification and definition of “mixed-use developments” in March of 2005. One of Specific Plan 182’s main

purposes is to implement the recommendations of the Downtown Master Design Plan, which has provided guidance for land use decisions since 1992. The ECCDC, a Business Improvement District, has been given the opportunity by the City Council to review projects proposed within SP 182 for design standards based upon adopted design guidelines. ECCDC review / action is the first step before a project can be submitted for consideration to the Planning Division / Planning Commission and City Council.

The El Cajon City Council, acting as Redevelopment Agency, authorized the hiring of CityWorks, a professional consulting firm, in September, 2005, to assist the City with the task of planning for future redevelopment of a larger SP 182 project area. CityWorks was engaged to accomplish two tasks: (1) prepare interim development guidelines to be used for new proposals in the existing project area while the new specific plan is being prepared; and (2) develop a new plan that would accommodate an increase in intensity of land use for the large project area. That work effort continues today.

2. HOUSING ELEMENT

In 2004, the City prepared a Draft Update to the Housing Element of the General Plan in compliance with State law. In 2005, the Draft Element was submitted to the State Department of Housing and Community Development (HCD). The City revised the Draft Element in response to the comments received by HCD. The City completed the Housing Element Update and was it formally adopted in February 2007.

California Government Code Section 65400 specifically mandates that this annual report provide the following information with regard to housing:

- The City's progress in meeting its share of regional housing needs.
- Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing for all income levels, as well as disabled persons.

Regional Housing Needs Assessment

The following table shows the City's 2003-2010 Regional Housing Needs Assessment (RHNA) and new units built between January 1, 2003, and December 31, 2006.

Income	RHNA	New Construction	Remaining
Very Low (<50% AMI)	86	8	78
Low (51-80% AMI)	75	24	51
Moderate (81%-120% AMI)	117	172	-55
Above Mod (>120% AMI)	343	30	313
Total	621	234	387

Housing Programs

The City has adopted a series of programs and practices designed to assist in removing governmental constraints to the production of housing for all income levels and persons with disabilities, including a first time home buyers program and single-family and mobile home rehabilitation programs. With most affordable developments, a Planned Development is prepared through which development criteria can be tailored to match the project to the site and the neighborhood. The City will also be completing the following in 2007 to support the development of housing:

- Completed the 5-year update of the Housing Element and implement its programs.
- Adopted density bonus provisions consistent with the recent amendments to the State Law

3. CIRCULATION ELEMENT

It is the goal of the City of El Cajon to provide a safe, realistic, efficient and integrated transportation system to serve the present and future mobility needs of all the residents of El Cajon. (Excerpt of Circulation Element)

Roadways and Circulation

- In 2006, the City of El Cajon re-timed the traffic signals on three major streets (Broadway, Washington and Chase Avenues) to improve traffic flow and capacity.
- A "Protected / Permissive" left turn was installed at the intersection of Johnson and Madison Avenues for improved traffic flow.
- As part of the roads and maintenance program, the City in 2006 seal coated 25 miles of roadways and overlaid another 0.25 miles of road with new asphalt. In 2006, the City seal coated an additional 27 miles of roadway and overlaid 0.5 miles of roadway.

4. OPEN SPACE AND PARKS ELEMENT

It is the goal of the City of El Cajon to enhance the well being of El Cajon residents by providing opportunities for relaxation, rest, activity and education through a well-balanced system of private and public facilities distributed to serve the entire community. (Excerpt of Open Space Element)

Parks

- The City maintains 17 parks and seven recreational facilities on 120 acres.

- The City's Recreation Department planned, organized, staffed, promoted and implemented events in 2006; coordinated the registration of classes and camp participants, with a monthly average of 75,840 park users and participants.

5. PUBLIC SAFETY ELEMENT

It is the goal of the City of El Cajon to provide a safe and healthy environment for the residents of El Cajon. (Excerpt of Safety Element)

Fire Safety

- In 2006 the City started construction on Fire Station #8, a new 8,500-square-foot fire station located near the intersection on East Madison Avenue at East Main Street, that will serve the medical and emergency service needs of northeast El Cajon and adjoining communities in the County of San Diego through mutual aid agreements.
- The City continually maintains an Emergency Disaster Response Plan.
- The City has an on-going weed abatement program.
- The City continually inspects schools, places of assembly, high rises, institutional uses, etc. under the Annual Fire Safety Inspection Program.

Flood Hazards

- In an effort to ensure the safety of the residents the City continues to apply the development standards set forth in the City's Flood Ordinance.

Public Safety Center

- The City has begun planning work on developing a new Public Safety Center (Police Station).

6. CONSERVATION ELEMENT

It is the goal of the City of El Cajon to preserve the physical environment and its natural resources. (Excerpt of Conservation Element)

- The City continues to require that all development proposals receive the proper environmental review procedures under CEQA.

7. NOISE ELEMENT

It is the City's goal to reduce levels of noise so they do not adversely affect the physiological, psychological or sociological well being of the citizens of El Cajon.
(Excerpt of Noise Element)

- The City continually implements the noise standards and criteria stated in the El Cajon Municipal Code for every commercial, industrial and residential development.
- Noise attenuating measures such as building setbacks, walls, increased landscaping and special building insulation are required for residential land uses proposed in noise sensitive areas.

Notable New Development Projects:

- Construction began on a 103-unit residential townhouse development project in the City's downtown area. (Moderate Income)

JUN 14 2007

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: EL CAJON

Mailing Address: COMMUNITY DEVELOPMENT - 200 EAST
MAIN ST. EL CAJON CA 92020

Contact Person: Anthony Shute Title: Senior Planner

Phone: 619 441 1705 FAX: 619 441 1743 E-mail: tshute@ci.el-cajon.ca.us

Reporting Period by Calendar Year: from Jan 1 2006 to Dec 31, 2006

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of El Cajon
 Reporting Period 1-Jan-06 - 31-Dec-06

Annual Building Activity Report
 Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Table A

1	2	3	4				5	6		7	8
			Affordability by Household Incomes					Total Units per Project	Assistance Programs for Each Development See Instructions		
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	Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions	
820 & 838 N 3rd St	SF	R			2		0	0	Census tract 164.02		
1459 Marline	SF	R			1		0	0	Census tract 164.02		
718 S Sunshine	SF	O			1		0	0	Census tract 159.02		
571 Durham	SU	R		1			0	0	Census tract 164.02		
340 S Orange	SF	O			1		0	0	Census tract 158.02		
1220 W Chase	SF	R			1		0	0	Census tract 159.02		
733 Ballard	SF	O			1		0	0	Census tract 154.04		
159 Richardson	SF	R		1			0	0	Census tract 160.00		
Wendel Cutting	SF	R			10		0	0	Census tract 164.01		
1165 Midway	SF	O			1		0	0	Census tract 153.02		
Indiana	SF	O			8		0	0	\$430,000 sale price		

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.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of El Cajon

Reporting Period 1-Jan-06 - 31-Dec-06

Sandra lane	SF	O				8	8	0	0	\$850,000 sale price
796 W Washington	SF	O			1	1	0	0	0	Census tract 159.01
Naranca	SF	R			2	2	0	0	0	Census tract 163.02
(9) Total of Above Moderate from Table A2										
						9	0			
(10) Total by income units										
(Field 5) Table A										
					1	28	39			

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

Jurisdiction City of El Cajon

Reporting Period 1-Jan-06 - 31-Dec-06

Table A2

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

No. of Units Permitted for Above Moderate	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
	9	0	0	0	0	9

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of El Cajon
 Reporting Period 1-Jan-06 - 31-Dec-06

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2003	2004	2005	2006	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
													Year 1
Very Low	Deed	1	0	0	0						1		
	Restricted Non-deed	7	0	0	0						7		
	restricted											85	
Low	Deed	12	0	0	0						12		
	Restricted Non-deed	1	9	5	3						18		
	restricted											63	
Moderate	Deed	0	0	0	0								
	Restricted Non-deed	111	32	8	21						172		
	restricted											117	
Above Moderate		11	4	0	15						30	313	
Total RHNA by COG: Enter allocation number:												621	
Total Units		143	45	13	39						240	578	
Remaining Need for RHNA Period													

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of El Cajon

Reporting Period 1-Jan-06 - 31-Dec-06

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Deadline in H.E.	Status of Program Implementation
	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Residential Rehab	provide rehab assistance		The City continues to fund single-family repairs and improvements for income restricted
Mobile Home Park	preserve affordable housing		provides assistance
Relocation & Replacement	implement required & housing plans		City continues to comply
Section 8 Rental Assistance	Participate in the Section 8 program		2,339 households receive Sec. 8
Home Sharing	Make 50 matches annually		Continue support to the East County Council on Aging
Mobile Home Rental Assistance	Assist in promoting program		Not funded
First Time Home Buyer	Assist 20 1st-time buyers per year		Over 100 families have been assisted
Mortgage Credit Certificates	Participate in the MCC		Over 70 MMC have been issued
Non-profit Housing Development	Continue to solicit involvement		The City works with a number of CHDO's
Affordable Housing Fund Sources	Identify and pursue affordable housing funding		The City continues to fund single-family repairs and improvements for income restricted
Zoning Ordinance	Monitor zoning ordinance to insure standards do not constrain affordable residential development		the City has adopted several revision to the ordinance

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of El Cajon

Reporting Period 1-Jan-06 - 31-Dec-06

Expediated Project Review	develop a streamline process for projects with an affordable housing component		The City has a fast-track policy for plan check for affordable housing projects
Promote Equal Housing Opportunities	continue to provide fair housing service		The City is a member of the Fair Housing Resources Board and contracts with Heartland Human Relations and Fair Housing Association