



March 9, 2005

Linda J. Nichols
Manager
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT
1800 Third Street, Suite 430
P.O. Box 952053
Sacramento, California 94252-2053

RECEIVED

MAR 14 2005

DIV. OF HOUSING
POLICY DEVELOPMENT HCD

**SUBJECT: ANNUAL HOUSING ELEMENT IMPLEMENTATION REPORT –
GOVERNMENT CODE 65400**

Dear Ms. Nichols:

The City of Glendora is submitting its annual general plan progress report which is required to provide an update on implementation of its adopted Housing Element. A letter dated June 27, 2002 from the State of California Department of Housing and Community Development identified the following areas that require an annual report on progress of the implementation of Glendora's 2000-2005 Housing Element:

1. Program 7 of the 2000-2005 City of Glendora Housing Element – This is a program to rezone sites along Route 66 (formerly Alosta Avenue). The five year objectives of this program are:

- **Adopt a Specific Plan for the Route 66 Corridor by 2003.**

COMPLETED ACTION

The City of Glendora approved a Specific Plan for the Route 66 Corridor at its December 23, 2003 City Council meeting.

- **Rezone 4-7 acres in the Route 66 Corridor to a PR zone.**

COMPLETED ACTION

On December 23, 2003, as part of its Route 66 Specific Plan, the City of Glendora adopted a Density Bonus Ordinance. The Ordinance allows a density increase that could equal or exceed 25 units per acre for property located on Route 66 and adjacent areas. The 4-7 acres originally identified for rezoning as Planned Redevelopment has been increased in area to encompass 19.41 acres on Route 66. The area is identified in the Route 66 Specific Plan as the "Route 66 Residential Land Use District".

The Route 66 Specific Plan Residential Land Use District allows development of up to 56.25 dwelling units per acre. This includes a base density of 25 dwelling units per acre, density bonus incentives for lot consolidation, mixed use and a 25% density bonus for provision of affordable housing pursuant to the Specific Plan.

Attached for your reference is a copy of the Route 66 Specific Plan Residential Land Use District development standards (Attachment I).

- **Require a minimum density of 25 units per acre.**

COMPLETED ACTION

On December 23, 2003, the City of Glendora adopted a Density Bonus Ordinance as part of its Route 66 Specific Plan. The Ordinance allows a density increase that could equal or exceed 25 units per acre for property located on Route 66 and adjacent areas. If a property complies with development standards such as developing a mixed use project, consolidating adjacent parcels or providing affordable housing units; the Route 66 Specific Plan Residential Land Use District could allow up to 56.25 dwelling units per acre. Attached for your information is a copy of the Bonus Density incentives for lot consolidation, mixed use density and affordable housing incentives (Attachment II).

- **Adopt modified development standards to facilitate maximum density to meet Regional Housing Needs Assessment numbers.**

COMPLETED ACTION

On December 23, 2003, the City of Glendora adopted a Bonus Density Ordinance for the Route 66 Corridor Specific Plan. The Bonus Density Ordinance was adopted as a component of the Route 66 Specific Plan. It is expected that the ordinance will provide an incentive for developers to build 97 affordable units dwelling units for low and very-low income households. 53 of the units would be for very-low income units, while 44 units would be allocated for low-income families.

2. Program 19 of the 2000-2005 City of Glendora Housing Element – This is a program to review and revise the City of Glendora’s Zoning Code. The purpose of this program is to facilitate housing production to meet state and federal legal requirements. The General Plan and Zoning Code are the primary means to designate land for housing purposes as well as regulating the type and quality of development.

The City of Glendora will conduct a review of the Zoning Code to assess which development standards should be modified to accommodate housing and review the permitting procedures; particularly the conditional use permit process to ensure that they do not unduly constrain development of housing uses. The five year objective of this program is to:

- Review the Zoning Code, including development standards and permitting processes, and amend as necessary to facilitate and encourage housing development by 2003.

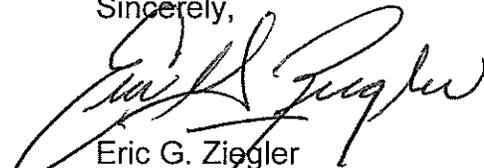
COMPLETED ACTION

The City of Glendora is currently in the process of reviewing and revising its Community Plan (formerly the General Plan). Once the Community Plan revision is completed; the City of Glendora will revise the zoning code to reflect all new land uses, policies and procedures. As part of this process, the City will correct inconsistencies with the Zoning Ordinance that do not facilitate and encourage housing development. Program 19 will be completed approximately six months after the Community Plan is approved.

In addition, development standards that constrain housing development will be reviewed. The City will take affirmative steps to facilitate housing opportunities for all income groups. The Community Plan will require 10 months to complete. The projected date of completion for the Community Plan is December 2005.

The Route 66 Specific Plan can be downloaded from the City of Glendora's web site. The address is www.ci.glendora.ca.us. If you have questions concerning the information contained in the City of Glendora's annual Housing Element progress report, please contact Al Lavin at (626) 914-8219.

Sincerely,



Eric G. Ziegler
City Manager

ATTACHMENTS

General Development Standards for Route 66 Residential Land Use (pgs. 2)
Lot Consolidation Bonus, Mixed Use Bonus Density and Affordable Housing Incentives (pgs. 4)



ATTACHMENT I

CHAPTER 6 - LAND USE AND DEVELOPMENT REGULATIONS

TABLE 6-2 (cont'd)
 GENERAL DEVELOPMENT STANDARDS
 REQUIREMENTS BY INDIVIDUAL ZONING SUB-DISTRICT

Development Feature	GMU Gateway Mixed Use	BG Barranca Gateway
Floor Area Ratio (1)	0.35 FAR	0.35 FAR
Landscaping Requirements	See Section 6.8 (Landscaping Standards)	
Parking	See Section 6.7 (Parking Standards)	
Signs	See Section 6.9 (Sign Standards)	

TABLE 6-2 (cont'd)
 GENERAL DEVELOPMENT STANDARDS
 REQUIREMENTS BY INDIVIDUAL ZONING SUB-DISTRICT

Development Feature	CRR Route 66 Residential	
Floor Area Ratio (1)	0.30 FAR	
Dwelling Units (du/ac) (1)	25 du/ac	
Setbacks Required		
Front (Building)	15 ft.	
Front (Parking)	5 ft.; landscaping required.	
Side (each)	10 ft.	
Street side	15 ft.	
Rear (2)	10 feet for first two stories above ground level. Thereafter, 5 feet for each additional story. Additional setbacks may be imposed during design review process.	
Minimum Required Street Frontage	100 feet	



TABLE 6-2 (cont'd)
GENERAL DEVELOPMENT STANDARDS
REQUIREMENTS BY INDIVIDUAL ZONING SUB-DISTRICT

Development Feature	CRR Route 66 Residential
Floor Area Ratio (1)	0.30 FAR
Maximum Height Limit	45 ft./3 stories, whichever is less
Accessory structures	See Section 6.10 (Accessory Uses and Structures)
Landscaping Requirements	See Section 6.8 (Landscaping Standards)
Parking	See Section 6.7 (Parking Standards)
Signs	See Section 6.9 (Sign Standards)

Notes:

- (1) Floor Area Ratios and Dwelling Unit yield may be increased beyond maximum thresholds, provided certain conditions are met. Refer to Section 6.13.
- (2) Not required when rear property line is adjacent to flood control channels, railroads or public utility right-of-way.
- (3) Maximum height limits may be increased, provided certain conditions are met. Refer to Section 6.13.
- (4) For parcels in the GMU subdistrict with frontage on Route 66, setback along Route 66 shall be a maximum of 15 feet

ATTACHMENT II



- b. Residential Density Bonus. Residential density bonus incentives shall be provided for the amount listed in Table 6-7. The density bonus incentives shall apply to the gross square footage of a single parcel following consolidation.

Table 6-7 Lot Consolidation Residential Density Bonus

Land Use Subdistrict	Base Density (du/ac)	Allowable Density Bonus
BG	30 du/ac	10 du/ac
GMU	25 du/ac	10 du/ac
TCMU	30 du/ac	15 du/ac
RSC	--	--
CRR	25 du/ac	10 du/ac
LHG	--	--
TCO	--	--

- c. Financial Incentives. At the discretion of the City of Glendora, fee assistance and other financial incentives may be made available to encourage lot consolidation activities, subject to available resources. Financial incentives may include, but not limited to;
- Permit fee assistance (waivers, reduced fees, etc.)
 - Reductions in approval procedure timeline.
 - Others as deemed appropriate by the Director Planning and Redevelopment
3. Prior to the approval of any financial incentives, interested parties shall submit a written request for fee assistance to the Director of Planning and Redevelopment. Requests for financial incentives shall be reviewed on a case-by-case basis and shall be considered based upon currently available resources as prescribed by the City Council.
4. Pre-Application Hearing Required. Prior to the approval of any financial incentives, a pre-application meeting shall be held with the project applicant(s) and the

ATTACHMENT II



4. Development density incentives. Development density (du/ac) bonus for the amount listed in Table 6-9 shall be granted to properties requesting the development of mixed use projects. The bonus incentives shall apply to the residential gross square footage of a single parcel.

Table 6-9: Mixed Use Density Incentives

Land Use Subdistrict	Base Density (du/ac)	Allowable Bonus (du/ac)
BG	30 du/ac	5 du/ac
GMU	25 du/ac	10 du/ac
TCMU	30 du/ac	10 du/ac
RSC	--	--
RR	25du/ac	10 du/ac
LHG	--	--
TCO	--	--

5. Height bonus. A height bonus for the amount listed in Table 6-10 shall be granted to properties requesting the development of mixed use projects. The bonus incentives shall apply to any combination of non-residential or residential gross square footage of a single parcel.

Table 6-10: Mixed Use Development Height Bonus

Land Use Subdistrict	Allowable Height	Height Bonus (1)
BG	2 stories	1 story
GMU	3 stories	1 story
TCMU	3 stories	2 stories (2)
RSC	2 stories	1 story (2)
RR	3 stories	1 story
LHG	2 stories	No height bonus
TCO	3 stories	1 story

(1) Dependent in part on parking study. Refer to Section 6.8B.8 and 6.8.B.9.

(2) Maximum height of 60 feet, with an allowable additional 15 feet for architectural features.

ATTACHMENT II



"Non-Restricted Unit" means all units within a Housing Development excluding the Target Units.

"Qualifying Resident" means senior citizens or other persons eligible to reside in Senior Citizen Housing.

"Senior Citizen Housing" means a housing development consistent with the California Fair Employment and Housing Act (Government Code Section 12900 et. Se., including 12955.9 in particular), which has been "designed to meet the physical and social needs of senior citizens," and which otherwise qualifies as "housing for older persons" as that phrase is used in federal Fair Housing Amendments Act of 1988 (P.L. 100-430) and implementing regulations (24CFR, part 100, subpart E), and as that phrase is used in California Civil Code Section 51.2 and 51.3.

"Target Unit" means a dwelling unit within a Housing Development, which will be reserved for sale or rent to, and affordable to, Very Low or Lower Income Households, or Qualifying Residents.

"Very Low Income Household" means households whose income does not exceed the very low income limits applicable to Los Angeles County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Section 50105 of the California Health and Safety Code.

3. Implementation. The City of Glendora shall grant either: a Density Bonus, or a Density Bonus with an additional Incentive(s), or Equivalent Financial Incentives, as set forth in Section 6.11.D.6 of this Section, to an applicant or developer of a Housing Development, who agrees to provide the following:
 - a. At least 20 percent of the total units of the Housing Development as Target Units affordable to Lower Income Households; or



ATTACHMENT II

CHAPTER 6 – LAND USE AND DEVELOPMENT REGULATIONS

- b. At least .10 percent of the total units of the Housing Development as Target Units affordable to Very Low Income Households; or
4. Senior citizen housing. In determining the minimum number of Density Bonus Units to be granted pursuant to this Section, the Maximum Residential density shall be multiplied by .10 where Very Low Income Households are targeted, or by .20 where Lower Income Households are targeted. The Density Bonus Units shall not be included when determining the total number of Target Units in the Housing Development. When calculating the required number of Target Units, any resulting decimal fraction shall be rounded to the next larger integer.

In cases where a density increase of less than 25 percent is requested, no reduction will be allowed in the number of Target Units required. In cases where a density increase of more than 25 percent is requested, the requested density increase, if granted, shall be considered an Additional Incentive, as outlined in Section 6.11.D.6 of this Chapter.

In cases where the developer agrees to construct more than 20 percent of the total units for Lower Income Households, or more than 10 percent of the total units for Very Low Income Households, the developer is entitled to only one Density Bonus and an Additional Incentive(s) (or an Equivalent Financial Incentive) pursuant to Section 6.11.D.6 of this Chapter.

Similarly, a developer who agrees to construct Senior Citizen Housing with 20 or 10 percent of the units reserved for Lower- or Very Low-Income Households, respectively, is only entitled to one Density Bonus and an Additional Incentive(s).

The City of Glendora may use its discretion to grant multiple Additional Incentives to facilitate the inclusion of more Target Units than are required by this Chapter.