

**CITY OF GLENDORA CITY HALL**

(626) 914-8200

116 East Foothill Blvd., Glendora, California 91741  
www.ci.glendora.ca.us

March 28, 2012

**Department of Housing and Community Development**

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

**Governor's Office of Planning and Research**

P.O. Box 3044

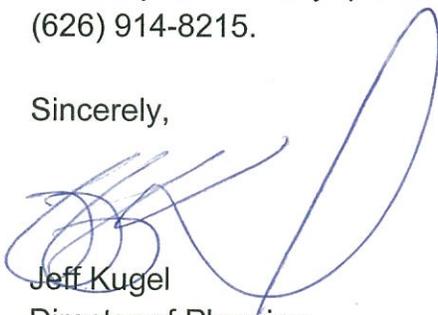
Sacramento, CA 95812-3044

To Whom It May Concern:

The City of Glendora is transmitting its Annual Report concerning the implementation of its General Plan pursuant to California Government Code Section 65400 which describes the status of the plan, the City's progress towards RHNA, the degree of the plan's compliance with the guidelines developed and adopted pursuant to Section 65040.2, and the date of the last revision to the City's general plan. The annual report was presented to the City's legislative body at its regular meeting of March 27, 2011.

Should you have any questions, please feel free to contact the Planning Department at (626) 914-8215.

Sincerely,



Jeff Kugel

Director of Planning

Enclosure: APR



Annual Progress Report on the Glendora Community Plan  
and Housing Element Compliance

March 2012  
Reporting Period 1-1-2011 to 12-31-2011

***Introduction***

Government Code Section 65400(b) requires planning agencies to provide an annual report to their legislative body, the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) on the status of their General Plan and their progress in its implementation. The report must detail the progress in meeting the jurisdiction's share of regional housing needs and address efforts by the local agency towards removing governmental constraints to the maintenance, improvement, and development of housing.

The purpose for the Annual Progress Report is to assess how the City of Glendora's General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and to provide information regarding local agency progress in meeting its share of regional housing needs.

The City completed a comprehensive update program, known as Community Plan 2025 which resulted in a complete update of the City's General Plan in 2007. In 2009 the City also completed an update to its Housing Element receiving certification of the document from the Department of Housing and Community Development (HCD). The element was adopted by the City in December 2009.

This annual report was presented to the Glendora City Council at their meeting of March 27, 2012 (agenda enclosed) where the report was accepted without revision. The annual report covers the period commencing January 1, 2011 and ending December 31, 2011.

The following implementation activities occurred for 2011 within each element:

Land Use Element
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The adopted land use element included several focus areas which were identified as areas of change in the planning area given development pressures, the implementation of community goals, and proximity to transit.

The City adopted a land use plan for what the Community Plan identified as Focus Area A – a 95 acre area in the northwest area of the city known as the Monrovia Nursery. The specific plan for the Focus Area will provide for 124 single-family residences on estate lots of 20,000 square feet. In 2011, the City submitted an application to the Los Angeles County Local Agency Formation Commission (LAFCO) to annex those portions of the Monrovia Nursery.



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The City continued the development of standards for Focus Area D which encompasses the City's downtown village area. The City completed the land use planning policy for Focus Area D when it adopted the updated Land Use Element for Community Plan 2025 in 2006; however it lacked the updated zoning regulations which typically lag behind the adoption of a change in land use policy. This process will lead to the consideration of new zoning regulations which will better implement the land use policies over the Village area. The general plan designated the land use over the area as "Village Mixed Use" which envisioned a variety of commercial, residential and mixed use development in the Village area to "preserve and enhance the unique character of the Village area".

The City is implementing a voter-approved initiative to the City's zoning code which facilitates the redevelopment of an approximate 9-acre site located in the Glendora Marketplace. The project will add around 80,000 square feet of additional commercial development to the Glendora Marketplace retail center which is located in an area of the City which is a focal point of the City's economic development efforts.

#### Open Space Element

The City continued to provide a wide variety of services and programs through its parks and recreation services which include the operation and management of active and passive parks, facilities for youth and seniors, and wilderness park areas. The Community Services Department is preparing a Parks Master Plan to guide priorities for programming, improvements and new facilities to better meet the recreation needs of residents of all ages.

#### Conservation Element

The 2007 revision to the Conservation Element included policy updates to incorporate new mandates for stormwater quality through the City's NPDES requirements, and the efforts of the City to preserve rare, threatened, and endangered species found within the community's foothill areas. The element also included information concerning the City's water supply and efforts the City has undertaken to become more self-sufficient in producing and delivering clean, safe drinking water to its residents through its water infrastructure capital improvement program. None of these activities existed in the prior general plan update program. In 2011, the City's Water Division completed or began construction on several projects aimed at improving the City's water delivery system.

For 2011, the City continued on the path of implementing policies and regulations to comply with stormwater quality regulations and make improvements to the city's water infrastructure



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through its capital program. Water conservation efforts were a significant focus as a result of the on-going drought in Southern California. The City has been under the provisions of a Stage 1 drought since 2009, asking water users to cut back on water usage and placing restrictions on certain types of watering activities. The City also implemented the CalGreen Building Code which became effective on January 1, 2011.

Safety Element

The 2007 update described several new mandated programs created by the state and/ or federal government, the requirements of which were added to the Safety Element as policy statements inasmuch as they affected the City's land use planning activities. These new mandated programs included the state-required Standardized Emergency Management System (SEMS) the implementation of which resulted in the City's adoption of a Multi-Hazard Function Plan (MFHP). In response to federal requirements, the City also adopted a Natural Hazard Mitigation Plan.

New building and development codes which addressed development in areas such as high fire hazard severity zones that were adopted in 2008 continue to be implemented. The city's emergency services section provided training to maintain staff fluency with the SEMS and MFHP processes.

Noise Element

The 2007 element update included a description of accepted state and federal noise standards in creating a community noise plan. It included a survey of the planning area to identify mobile and stationary noise sources that have, or could have an adverse impact on land uses in the planning area. Sensitive noise receptors within the planning area were also identified. No significant impacts from stationary noise sources were identified. Existing roadways and Interstate 210 were identified as the sources of potentially significant noise ambient noise levels within the community. Noise levels at various intersections and roadways were measured to identify current and predicted noise levels based on traffic levels expected under the land use plan's build out scenario. Goals and policies were adopted to ensure that appropriate land use planning techniques were incorporated into new development planning to minimize impacts to sensitive noise receptors.

During 2010, these policies were implemented through the design review and entitlement processes to ensure that sensitive receptors would not be impacted by noise generating activities.



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Circulation and Traffic Element

The 2007 element update included a description of the city's roadway classifications and a review of the current traffic conditions occurring at major arterials, collectors, and intersections. Existing alternative transportation programs and infrastructure was described such as the City's mini-bus service and bike routes. The tentative extension of the Gold Line light rail line from Pasadena to Montclair is also generally described since the extension will come through the planning area.

In 2011 the city continued to make improvements to the roadway network including the addition of various signals and lane configuration changes to ensure the safe and efficient movement of vehicles and pedestrians within the planning area. Through its involvement in the San Gabriel Valley Council of Governments and the Southern California Association of Governments the City continues to work with regional agencies involved in improving regional circulation as well. Improvements to the efficiency and rate of traffic flow were made on heavily traveled commercial streets such as Grand Avenue, Lone Hill Avenue and Gladstone Street east of Valley Center Avenue. The City also updated city wide traffic counts as part of its monitoring of the City's circulation system. Planning efforts for a Bike and Pedestrian Masterplan were not moved forward due to a lack of funding sources. Private development approved as part of the Monrovia Nursery will provide for the continuation of a bike and pedestrian path between Barranca Avenue and Citrus Avenue adjacent to the BNSF railroad. The eastern half of the path was installed in 2009 between Grand Avenue and Barranca Avenue.

Air Quality Element

The 2007 update resulted in the adoption of goals and policies identified to improve air quality in the planning area were identified at the policy level as well as the infrastructure planning level. Examples of policy level planning include regional cooperation with regional governments such as SCAG and SCAQMD in supporting alternative transportation initiatives. Bricks-and-mortar policies include supporting the construction of the Gold Line. Appropriate land use planning measures adopted include supporting mixed-use development in the land use plan, and supporting programs that create "walkable" neighborhoods with pedestrian walkways and bicycle paths in residential and other types of developments to encourage pedestrian rather than vehicular travel.



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Activities described elsewhere in the annual report provide information on the City's efforts to implement strategies to reduce greenhouse gas emissions (GHG) as part of the statewide efforts to implement AB32.

Housing Element

Approximately every 5 years the City receives a "Regional Housing Needs Allocation" as directed by State law which identifies the number of housing units which must be planned for within the community. The City's prior Housing Element covered 2000-2005, however a delay in the distribution of the RHNA for the current Housing Element resulted in a delay in the due dates for Housing Elements in the region. Consequently RHNA figures for the current Housing Element actually have 2006 as the base year even though the Housing Element covers 2008-2014.

The City is not obligated to construct these units but it must ensure that zoning and land use policies are in place to allow the units to be built. For the current RHNA cycle the following unit allocations were mandated and are listed by income level.

Income Group	Number of Units	Percent of RHNA
Extremely Low-Income	96	13%
Very Low-Income	96	13%
Low-Income	119	16%
Moderate-Income	127	17%
Above Moderate-Income	307	41%
<b>Total</b>	<b>744</b>	<b>100%</b>

The City's ongoing Housing Element compliance is documented by the "Annual Housing Element Progress Report" required by the Department of Housing & Community Development included as part of this report. A summary of the City's progress towards RHNA is indicated below:



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Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
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		
Very Low	Deed Restricted	192			61						61	131
	Non-deed restricted											
Low	Deed Restricted	119			25						25	88
	Non-deed restricted			4	2						6	
Moderate	Deed Restricted	127										126
	Non-deed restricted				1						1	
Above Moderate		307	4	26	39	35	28				132	175
Total RHNA by COG		745										
Enter allocation number:			4	30	128	35	28				225	520
Total Units												
Remaining Need for RHNA Period												

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

Historic Preservation Element

In 1999 the City adopted a historic preservation element to reflect the community's desire to preserve historic resources. The element identified the different levels of historical significance at the federal, state, and local levels. Goals and policies are in place that requires the city to consider the affects of development on historic resources. No update of the element has occurred since the plan's adoption. Instead, the City has focused on continuing to update information about historic resources in the planning area. Through the City's Historic Preservation Committee, information on resources is updated through the implementation of specific activities such as the preparation of public information brochures. In a recent evaluation completed by the Los Angeles Conservancy, the City received a "B" grade for its historic preservation efforts for its use of the Mills Act, local landmarks program, and inclusion of a historic preservation overlay zone in the zoning code. In 2011, the Historic Preservation Committee a continued a survey of +/- 200 of the City's historic resources. A survey of properties was last completed in the early 1990s. One property was also designated as a historic landmark raising the number of city-designated landmarks to 32.

Household Hazardous Waste Element

In 1990 the City adopted its household hazardous waste element as required by state law. To implement the element a variety of programs have been implemented to keep hazardous waste out of the waste stream which are described as follows:



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- The City cooperates with L.A. County in the household hazardous waste roundup collection program.
- The City promotes used oil recycling through state funds.
- Stormwater runoff regulations have been adopted along with an enforcement program to limit or eliminate illicit dumping of hazardous materials into storm drains.
- The City provides education materials to schools and the public through community events and other means which raise the awareness of proper disposal of household hazardous waste.
- The City is participating in efforts to expand recycling events for electronic waste, batteries, tires, and consumer packaging.

#### Degree of Consistency with General Plan Guidelines

The City's general plan is internally consistent, comprehensive, and maintains a long-term perspective on continued City growth and development. The general plan evaluates the City's entire planning area which includes all of the unincorporated territory in the planning area. The City's general plan includes all of the required elements in addition to optional element such as air quality and historic preservation.

With respect to internal consistency, the elements are based on the anticipated growth within the community. As an example of the consistency written into the City general plan, the Land Use Element was the foundation for new housing and population data as vacant and underutilized parcels were identified and housing growth was projected onto the parcels. Growth from housing and population was used to drive the formation of the Circulation Element which included a forecast model of peak traffic volumes and ADT based on projected growth from the Land Use element. Peak traffic and ADT volumes were then simulated to generate anticipated noise levels on roadways to identify any potential impacts on the Community Noise Equivalent Levels (CNEL). In another example of consistency, the Housing Element, which was adopted after the adoption of the Land Use element, included a housing sites analysis that was based on the land use policies of the Land Use Element.

#### ***Sustainable Development and Environmental Justice***

The City's general plan includes sustainable development policies that embrace compact development, walkability, transit oriented development, promote infill development, protect open space (nearly 50 percent of the City's land use area is designated as open space), protected natural habitats and habitat connectivity, and avoid natural hazards. These policies are incorporated across a number of the City's element including the Land Use, Open Space, Conservation, and Safety elements. The City maintains a certified Housing Element which properly addresses adequate housing for all income levels. In 2011, the City completed the



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process of adopting policies and development standards addressing the requirements of SB2 and SRO housing.

A number of policies also address energy efficiency in building and site planning. One such policy provides development incentives for residential projects which obtain LEED Silver certification. Waste reduction and recycling policies are being implemented to reduce the consumer waste and promote recycling (the City maintains an over 50% diversion rate as required by state law).

Environmental justice policies are evident throughout the City's general plan. The City maintains consistent land use policies throughout the City's planning area which is largely single-family. There are not different standards and policies that deliberately or unintentionally discriminate against special groups, populations or classes of people. For example land use and housing policies properly address the provision of housing for people and households at all income levels. The City's planning areas does not include any military facilities. Since the City's planning areas is located within the traditional territory of the Gabrieleno and Tongva Indian Tribes, the City follows State protocols for planning and zoning processes which require notification of Native American during the CEQA or land use planning/ entitlement processes.

***Preparation and Implementation of the General Plan***

During the City's last general plan update process, the City included an extensive community outreach process involving dozens of workshops and neighborhood meetings that resulted in the identification of community issues and formulation of opportunities. This community discussion provided the framework for the development of goals and policies which were eventually considered and adopted by the City Council.

The goals and policies of the general plan are implemented by the day-to-day policies the City enforces such as through the zoning code, building code, NPDES regulations, and the numerous programs and services the City administers to serve residents such as through parks and recreation programs, housing assistance programs, economic development policies, public works programs, and capital facilities improvement programs.

***Special Considerations***

The City's general plan was prepared in consideration and recognition of all of the applicable state and federal mandated requirements. Examples of applicable state and federal requirements



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which affect the planning area include the Seismic Hazards Mapping Act, NPDES, federal and state regulations concerning flora and fauna, and AB 32.

***General Plan Mandatory Elements Update List***

The following list identifies the year in which the City updated mandated state elements:

Land Use: 2006

Circulation: 2007

Housing: 2009

Conservation: 2007

Open Space: 2007

Noise: 2007

Safety: 2007

## Program Implementation Description

### Program 11 – Sites Inventory

The 2008-2014 Housing Element sites inventory included nearly 140 sites encompassing over 600 acres. A review of the sites for the preparation of this annual report indicated that the City's Redevelopment Agency has acquired 5 sites within the inventory area comprised of +/- 2 acres. Because the Redevelopment Agency has been eliminated pursuant to State Law, the properties will be sold pursuant to the approval of an Oversight Board. The Oversight Board, which will consist of appointees from the County of Los Angeles and schools, is anticipated to be formed by April 2012. Timing for the sale of the property is not known, but the City is interested to complete this process as soon as possible. In 2012, the City obtained zoning clearance for parcels 1-24 in the sites inventory by approving a specific plan over the property and providing conditional approval for two tentative maps totaling 124 lots. No other changes have occurred on the remaining parcels within the Sites Inventory. The sites' zoning continues to allow development for the construction of housing.



# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction: GLENDORA  
Reporting Period: 1/1/2011 - 12/31/2011

**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 in 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				(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	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	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 <b>Moderate</b>						0	
No. of Units Permitted for <b>Above Moderate</b>						0	

\* Note: This field is voluntary

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

Jurisdiction GLENDORA  
Reporting Period 1/1/2011 - 12/31/2011

Table B

## Regional Housing Needs Allocation Progress

### Permitted Units Issued by Affordability

Income Level	Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.										Total Remaining RHNA by Income Level		
	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)			
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9				
Very Low	Deed											61	131
	Restricted Non-deed restricted			61									
Low	Deed											25	88
	Restricted Non-deed restricted		4	2									
Moderate	Deed											1	126
	Restricted Non-deed restricted			1									
Above Moderate		4	26	39	35	28	3					135	172
Total RHNA by COG. Enter allocation number:											745		
Total Units											228	517	
Remaining Need for RHNA Period													

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

# ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction           GLENDORA            
Reporting Period           1/1/2011 - 12/31/2011          

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<b>Housing Programs Progress Report - Government Code Section 65583.</b>			
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.			
Program 1 - Code Enforcement	Continue enforcement	Continuous	Over 2,400 inspection in 2011.
Program 2 - Deferred Loans	Assist 5 units	Annually	11 deferred loans
Program 3 - Mobile Home Repair	Assist 10 units/yr.	Annually	Program no longer available.
Program 4 - Emergency Home Repair Grant	Assist 10 units/yr.	Annually	Program no longer available.
Program 5 - Preserve Assisted Housing	Preserve affordable units	Continuous	Monitoring
Program 6 - First-Time Home Buyer	Downpayment assistance	Annually	Program no longer available.
Program 7 - TBRA	Rental Assistance to 50 units	Annually	CRA funds 35 through June 30, 2012
Program 8 - Heritage Oaks	Maintain affordability of 47 units	Annually	Monitoring
Program 9 - Section 8 Vouchers	Participate/ Advertiser/ Support	Annually	268 households on waiting list.
Program 10 - Energy Conservation	Expand green building programs	3-Jul-05	City adopted and implements the CalGreen building code.
Program 11 - Sites Inventory	Site availability/ Monitoring	Continuous	See attached sheet.
Program 12- Development Incentives	Update density bonus reqmts.	2011	Not completed
Program 13 - Extremely Low Income Hsg.	Implement SB 2 requirements	2011	Zoning code amended in 2011.
Program 14 - Housing for the disabled	Care facilities/family amendment	2011	Zoning code amended in 2010.
Program 15 - Fair Housing	Promote & Provide Service	Continuous	The city contracts with the Housing Rights Center for services.