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Housing Policy Department
Received on:

MAR 07 2016

March 2, 2016

Glen A. Campora
Assistant Deputy Director
Housing and Community Development – Division of Housing Policy
P.O. Box 952053
Sacramento, CA 95812-3044

RE: Notice of Compliance with Government Code Section 65400 – General Plan Annual Progress Report.

Dear Mr. Campora:

Government Code Section 65400 mandates that non-charter cities submit an annual report on the status of their General Plan and any progress in its implementation to their legislative bodies. Annual Progress Reports (APRs) provides local legislative bodies with information regarding the implementation of their General Plan and its Housing Element.

APRs must be presented to the local legislative body for its review and acceptance. The City Council approved the APR covering the period January 1, 2015, through December 31, 2015, at their meeting on March 1, 2016, by Resolution No. 2016-12.

By this letter, the City of La Palma hereby timely submits to you, it's APR for 2015 pursuant to Government Code Section 65400, including a copy of the approving resolution.

Respectfully submitted,

A handwritten signature in blue ink that reads "Douglas D. Dumhart".

Douglas Dumhart
Community Development Director

Enc.

March 2, 2016

RESOLUTION NO. 2016-12

A RESOLUTION OF THE CITY COUNCIL OF
PALMA, CALIFORNIA APPROVING THE
PROGRESS REPORT ON THE IMPLEMENTATION OF THE
GENERAL PLAN

THE CITY OF LA
2015 ANNUAL

Lucy
Kemberly Kynny as
Deputy

WHEREAS, the State of California requires non-charter cities and counties to have adopted General Plan to provide guidance and direction for development activities; and,

WHEREAS, the City of La Palma's current General Plan was adopted on June 17, 2014; and,

WHEREAS, the Housing Element is one of seven mandatory elements of a General Plan required by the State of California; and,

WHEREAS, the Housing Element must be updated every eight years and reviewed for consistency with the State Department of Housing and Community Development; and,

WHEREAS, California Government Code section 65400 mandates that cities submit an Annual Progress Report on the status of the General Plan and its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development (HCD); and,

WHEREAS, the Annual Progress Report is required to include: a) The state of the Plan and the progress of its implementation; b) the progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement and development of housing; and c) the degree to which the General Plan complies with the Guidelines established by OPR; and,

WHEREAS, the City has prepared its Annual Progress Report for the 2015 calendar year, attached hereto as EXHIBIT A, in accordance with the Guidelines adopted by OPR; and,

WHEREAS, the City's Annual Housing Element Progress Report to the State is included as Appendix D to the 2015 Annual Progress Report.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of La Palma, California as follows:

SECTION 1. That the City of La Palma has completed the Annual Progress Report as required by California Government Code section 65400 for the 2015 calendar year.

SECTION 2. That the Annual Progress Report for the 2015 calendar year provided herein as EXHIBIT A is found to be consistent with the suggested content by the State Guidelines and is hereby accepted.

SECTION 3. That the Community Development Director is hereby authorized and directed to do all of the following:

- a. Make all necessary and appropriate clerical, typographical, and formatting corrections to the approved Annual Progress Report prior to submittal; and
- b. Submit the Annual Progress Report for the 2015 calendar year to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

APPROVED AND ADOPTED by the City Council of the City of La Palma at a regular meeting held on the 1st day of March, 2016.

CITY OF LA PALMA, CALIFORNIA



Gerard Goedhart
Mayor

ATTEST:



Kimberly Kenney
Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.
CITY OF LA PALMA)

I, KIMBERLY KENNEY, Deputy City Clerk of the City of La Palma, California, DO HEREBY CERTIFY that the foregoing resolution was adopted by the City Council of said City at a regular meeting of said City Council held on the 1st day of March, 2016, and that it was so adopted by called vote as follows:

AYES: Goedhart, Hwangbo, Kim, Shanahan, and Steggell

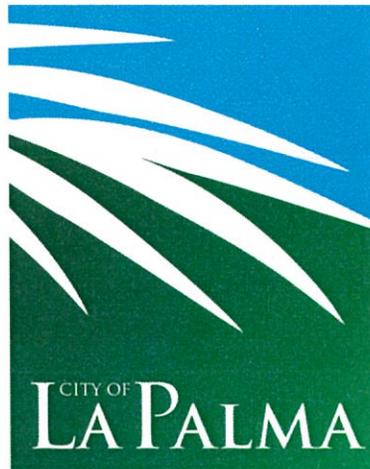
NOES: None

ABSENT: None


Kimberly Kenney
Deputy City Clerk

City of La Palma General Plan

Annual Progress Report Calendar Year 2015



**City of La Palma
7822 Walker Street
La Palma, CA 90623**

March 1, 2016

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1. INTRODUCTION

Vision: The City's motto is The City of Vision. That makes sense when you think back to the 1950s when this La Palma was farmland. It took real vision to imagine the dairy farms of Dairyland becoming the La Palma of today. Now, the City's vision is one of providing stewardship of what we have built, inclusivity and family, caretaking of our property, opportunities for advancement, and security as this small town moves forward. To achieve the vision, the City focuses in this General Plan on ensuring fiscal and service stability that allows the City to achieve community goals, allowing for incremental changes in the community that complement existing conditions, and preserving our quality of life.

Intent: The City has a General Plan, not just because state law requires one, but also because through this Plan the City provides its residents their blueprint for the future. The City is convinced that the community will retain and improve upon its high quality of life for future residents and businesses because of the commitments stated in this Plan. The City take this document seriously as a true business plan to guide both the organization and the community.

The General Plan provides the framework for future development-related decisions. To do that, the Plan contains goals and policies (Appendix A) that provide guidance for City staff and decision makers. Any topic for which a goal is stated can be assumed to be an important factor in realizing the City's Vision. If there is a goal, there will always be a policy to carry it out. Often, there will be several. Substantial implementation actions are included to point the way toward achieving the goals identified in the General Plan. Implementation actions are included in Appendix B, where they can easily be updated.

Requirements: As required by California Planning Law [Government Code Section 65400(b)], the planning agencies of local governments must provide an annual report to the legislative body on the status of the General Plan and the progress in its implementation, including the progress in meeting its share of regional housing needs. The annual report should also include information concerning local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Section 65584(c)(3).

In compliance with Section 65400(b) of the California Government Code, this report has been prepared to summarize the status of the La Palma General Plan and the progress in its implementation during the 2015 Calendar Year. Specifically, Part Two of this report includes a general summary of the actions taken by the City to implement the various elements of the General Plan and Part Three consists of a detailed report providing specific comments on the implementation of each goal and policy established in the General Plan.

2. GENERAL PLAN ELEMENTS

LAND USE ELEMENT

An updated Land Use Plan was adopted in June 2014, and the City has been active in its implementation. Progress has included various residential, open space/recreational, industrial, and commercial projects. These projects have worked to promote a balanced and functional mix of land uses consistent with community values. The following sections will discuss the various land use designations.

State planning law requires that a General Plan include a Land Use Element that designates "the proposed general distribution and general location and extent of the uses of the land" (Government Code Section 65302). Through maps and text, this component defines the location and development

intensities of residential neighborhoods; commercial, mixed-use, and industrial districts; parks and other open spaces; and public/institutional uses of property. In particular, the Land Use Plan consists of the Land Use Policy Map, which presents a pictorial representation of the desired land use patterns in La Palma.

Residential Categories: A major focus of the Land Use Element is to maintain and improve the residential community of La Palma as an area of safe, quiet, pleasant neighborhoods, conveniently served by shopping, schools, parks, churches, and other community facilities. The various General Plan Elements collaborate to ensure the attainment of this goal.

Another focus consists of the continued effort to provide for the preservation and rehabilitation of the City's single-family housing stock, while maintaining a balance between various land uses. The City of La Palma is a residential community and, accordingly, the City's Development Committee and Planning Commission focus their efforts on maintaining high-quality housing developments for a diverse population and maintaining a balance between non-residential and residential land uses. The City's residential designations consist of the following:

Single-Family Residential (1-8.7 Dwelling Units per Net Acre): The Single-Family Residential category provides for a range of single-family housing types, including conventional single-family detached homes, patio homes, zero lot line homes, and attached lower-density developments such as duplexes. The average density for single-family development citywide is approximately eight dwelling units per net acre. Zoning standards require a minimum 5,000 square-foot-lot for a single-family dwelling, yielding 8.7 dwelling units per net acre.

Multiple Family Residential (8.8 -25 Dwelling Units per Net Acre): The Multiple Family Residential category accommodates development of attached residential uses. Typical housing types include attached multiple family dwellings such as duplexes, townhouses, condominiums, and garden apartments.

Village Multiple Family Residential (8.8-30 Dwelling Units per Net Acre): The Village Multiple Family Residential category provides for a variety of housing types within one project or development, ranging from single-family housing to multiple family dwellings, as well as uses incidental to the residential uses. The types of developments suitable within the Village Multiple Family Residential category include housing projects targeted for households of limited income and senior residents. Development standards may be tailored to achieve higher densities, but site design must reflect sensitivity to surrounding properties.

Non-Residential and Mixed Use Categories: Each of the non-residential and mixed use categories indicates the dominant use intended, appropriate secondary uses, and the maximum intensity at which uses can occur. For non-residential uses, the building intensity limits are prescribed by the FAR. Mixed use FAR limits do not include the residential portion of a project; residential density requirements apply independently but the square footage of the residential is calculated as a part of the FAR. The City's non-residential and mixed use categories consist of the following:

Mixed Use-Business (Maximum FAR: 1.5; Residential Density: 27 to 48 units per net acre): The Mixed Use-Business (MU-B) category is designed to be La Palma's primary commercial district. In this district, the City encourages businesses that provide quality jobs and generate local tax revenues, and that can take maximum advantage of the regional access and high visibility afforded by the SR-91 freeway. MU-B accommodates a complementary mix of professional, commercial, hospitality, and residential uses. Desired business activities include corporate headquarters, administrative and professional offices, limited research and development operations, financial institutions, high-end hotels, business support services, entertainment, restaurants, and retail commercial. Specifically prohibited are new industrial uses; long established industrial businesses are permitted to remain as

nonconforming uses consistent with regulations in the Development Code. Residential uses in the form of higher-density, multiple family developments are permitted. All developments must incorporate attractive and distinctive architectural building design, integrated site layouts, quality landscaping enhancements, and convenient pedestrian access among uses. Where residential uses adjoin existing residential development, sensitivity to lower-density development will be maintained.

Office Professional (Maximum FAR: 0.6): The Office Professional category provides for single or multi-tenant offices and may include limited supporting uses for on-site employees. Office developments may range from low-rise structures situated in a landscaped garden arrangement to mid-rise structures at appropriate locations. Typical uses include professional offices for legal, design, and engineering services, medical offices/health care centers, corporate headquarters, and general offices for insurance, real estate, and financial services. Supporting convenience services may be permitted to serve the needs of on-site employees or visitors/patients.

Neighborhood Commercial (Maximum FAR: 0.5): The Neighborhood Commercial category provides for localized commercial retail and service activities in close proximity to residential neighborhoods. Typical uses include restaurants, food markets, drug stores, clothing stores, sporting goods stores, cleaners, banks, offices, child care centers, hardware stores, other retail and personal services uses, and community facilities. Neighborhood commercial projects should be compatible in design and scale with adjacent residential areas, and should be designed to provide convenient connections to the neighborhoods.

Industrial (Maximum FAR: 0.6): The Industrial category accommodates low-impact, jobs-intensive industrial uses that involve manufacturing, assembly, distribution, research and development, telecommunications, science laboratories, and utility buildings/facilities. Uses may include ancillary office and commercial or wholesale sales activities directly associated with the business. Commercial developments—such as home improvement stores and wholesale and retail commercial activities—may be permitted. New warehousing uses may be permitted only where it can be demonstrated that the use provides a substantial economic benefit to the City.

Public/Institutional (Maximum FAR: 0.6): The Public/Institutional category supports diverse uses: public schools, government offices, police and fire stations, trails and bikeways, outdoor recreational uses, libraries, museums, churches, community care facilities and similar supportive housing uses, and cultural facilities. Public and institutional uses may also be permitted in other land use categories under regulations established in the Development Code. Transportation facilities such as transportation terminals, fixed rail lines, and bus thoroughfares are expressly prohibited.

Open Space/Recreation (Maximum FAR: Not applicable): The Open Space/Recreation category encompasses park lands developed for recreational use. Only accessory buildings or those structures related to parks and recreation facilities are permitted on open space lands. Certain commercial outdoor recreation uses may be permitted per Development Code regulations.

Flood Control/Utility (Maximum FAR: Not Applicable): The Flood Control/Utility category includes public utilities easements, flood control channels, and similar facilities. Trails, bikeways, and outdoor recreational uses are permitted within the Flood Control/Utility category where they would not conflict with flood control needs or otherwise produce hazards for users. Transportation facilities such as transportation terminals, fixed rail lines, and bus thoroughfares are expressly prohibited; temporary storage facilities are also prohibited. Flood control and utilities facilities may also be permitted in other land use categories under regulations established in the Development Code.

Freeway Overlay (Maximum FAR: See Underlying Land Use Category FAR): The Freeway Overlay category applies exclusively to properties that are adjacent to the SR-91 Freeway. This category is intended to permit a limited number of freeway-oriented signs in order to promote the economic

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advantage of the SR 91 Freeway for local businesses and the City, while ensuring that signs are properly placed and designed to limit visual clutter.

The Land Use/Zoning Map: The Land Use Policy Map serves as the Land Use Plan. The Zoning Map in the Development Code implements this policy. A proposed project must conform to the land use category shown on the General Plan Land Use Policy Map or will be subject to a General Plan Amendment process. Likewise, a zone change is required for any proposed project that is inconsistent with the Zoning Map.

Over time, as properties transition from one use to another or property owners choose to rebuild, land uses and intensities will gradually shift to align with the intent of this element. Given the built-out character of La Palma, significant development activities may not occur over the life of this General Plan, and certainly not all properties will be developed to the maximum permitted intensities and densities. A list of administrative and public hearing approvals for new projects in La Palma and what General Plan goals and policies they comply with are included as Appendix C.

CIRCULATION ELEMENT

The local transportation network consists of a system of complete streets that provides for a balanced integration of all transportation modes. In La Palma, we aim to facilitate efficient and smooth-flowing traffic, at safe speeds, and minimal traffic impacts within residential neighborhoods. Alternative modes (transit, bicycling, and walking) should be available and convenient for all.

The street system in La Palma is well defined utilizing a hierarchy of roadways (based mostly on the width and related number of travel lanes) on key City roadways.

Major Arterial Highway (Valley View Street, Orangethorpe Avenue): A major arterial highway is designed as a six-lane divided highway with an ultimate right-of-way of 120 feet. A major arterial can accommodate between 30,000 and 45,000 vehicle trips per day.

Primary Arterial Highway (Moody Street, La Palma Avenue): A primary arterial highway is designed as a four-lane divided highway with an ultimate right-of-way of 100 feet. A primary arterial can accommodate between 20,000 and 30,000 vehicle trips per day.

Secondary Arterial Highway (Walker Street, Crescent Avenue, Houston Avenue): A secondary arterial highway is designed as a four-lane undivided highway with an ultimate right-of-way of 80 feet. A secondary arterial can accommodate between 10,000 and 20,000 vehicle trips per day.

School Traffic: The City will work with the school districts to identify strategies to encourage more children to walk or bike to school, to address congestion during pick-up and drop-off hours (for example, considering staggered school schedules or other alternatives to improve access/flow), and to improve drivers' behavior with increased law enforcement presence or other approaches. Partnerships include Safe Routes to Schools Program and encouraging students to use alternative modes of transportation where available.

Truck Routes: Truck routes through the City have been designated on two arterial highways, *Orangethorpe Avenue* and *Valley View Street*. Trucks are limited to these two arterials when traveling through the City to access the freeway or adjacent cities, and are permitted on other streets only for local delivery purposes. Limiting truck routes to specific streets enables the City to maintain acceptable levels of service throughout the City, as well as limit the damage and wear to the street surface and installations.

Complete Streets: The complete streets movement is based around a simple idea that streets should be safe for people of all ages and motilities, whether they are walking, driving, bicycling, or taking the bus.

The street in La Palma that has the most immediate potential for improvements to facilitate alternative modes of transportation is Houston Avenue. While Houston is classified as a Secondary Arterial, it has ample capacity to accommodate future anticipated car volumes. In 2030, Houston Avenue will continue to operate at less than half of its maximum capacity. Thus, the City will pursue a "road diet" for Houston Avenue.

Transit Services: The Orange County Transportation Authority (OCTA) provides bus service within La Palma and the region, with bus routes along Orangethorpe Avenue (Route 30), La Palma Avenue (Route 38), and Valley View Street (Route 21). Headways (the time between buses) on these transit lines range between 45 minutes and one hour.

Railroads and Rails-to-Trails: There are no active railway lines in La Palma except for rail spurs serving industrial uses in the northerly portion of the City. However, the abandoned Pacific Electric Corridor (PEC) rail right-of-way establishes most of the southern boundary line of the City. A small portion of the railroad line is within La Palma. This line was taken out of service in the 1950's and is currently owned by the Orange County Transportation Authority. The City completed the development of a plan to accommodate green space at Crescent Avenue west of Moody Street near the city boundary.

The Pacific Electric right-of-way is a former regional rail route that extends approximately 20 miles between Orange and Los Angeles counties; the right-of-way forms the southern boundary of La Palma.

Regional rail service was discontinued decades prior, but regional planning agencies—spearheaded by efforts of the Southern California Association of Governments (SCAG)—continue to explore reuse of the corridor for public transit. Cities along the route have established interim uses such as trails and public green space. La Palma supports the full decommissioning of the right-of-way for rail and transit service, and embraces the opportunity to convert this space into open space that would provide for uses such as a bike trail.

OPEN SPACE ELEMENT

The Open Space and Conservation Element focuses City goals to maintain and expand recreational opportunities, and to protect environmental quality.

Parks, Recreation, and Open Space Facilities: A total of 13.4 acres in La Palma are designated as Open Space/Recreation in the Land Use Map, meaning that approximately 1.5 percent of the City is devoted to parkland. Central Park is the largest park, at 7.5 acres. The park is the center for events and ongoing recreational and cultural activities for residents of all ages, and is particularly important as "the" place for after-school recreation.

Adjoining Central Park is the Southern California Edison electric power line easement, a major transmission corridor that has been improved as an open space/recreation corridor within La Palma. The 75-foot wide corridor provides a well-used pedestrian connection from adjacent residential areas to schools, recreation centers at Central Park, the library, and to other neighborhoods. Within a segment of the easement is the nearly two-acre El Rancho Verde Park, which contains playscapes and programmed recreation. The City maintains the 24 acres of trails and greenbelt within the easement inside the city limits and owns the playscapes and improvements within the El Rancho Verde Park, but does not own or have decision-making authority over uses in the right-of-way, unless such uses would require a City development or building permit.

The City maintains two mini-parks tucked away in neighborhoods on Denni Street. Denni Street Mini-Park South is 0.3 acres in size and offers a play area for young children. The Denni Street Mini Park North provides grassy areas for passive recreation and connects to the trail within the Edison right-of-way. The City creatively captured available land at the terminus of Denni Street as an opportunity to carve out this much needed open space.

The City has relationships with the school districts to permit after-school use of the fields and recreation facilities at the five school sites in La Palma. The playground areas and fields at the schools total approximately 54 acres. Due to the partial availability of school recreation facilities to the general public, such facilities are considered adjuncts to the citywide park system.

The City of La Palma has a fully staffed Recreation Division that maintains a high quality park and recreation system that meets the needs of the diverse population of La Palma. The Recreation Division annually reviews its programs to evaluate if they are meeting the needs of the community. The Division also maintains the City's parks and provides community youth and senior programs. For instance, the Division sponsors Pee Wee sports leagues, the July 4th celebration and 5/10 K Run/walk, Halloween carnival, Memorial Day, and Holiday tree lighting.

In 2010, the City adopted a Comprehensive Parks and Recreation Master Plan. The Master Plan is intended to be the planning tool staff will use when making recommendations to the City Council for future facility improvements and for delivering parks and recreation services. Decision makers and staff will use the Master Plan to make and set policies and standards that will continue to enhance park facilities for an evolving community into the future.

CONSERVATION ELEMENT

Several federal and State laws affect how cities in California must address resource protection. Federal legislation in the 1970s established the framework for improving air and water quality throughout the nation. In California, the legislature has enacted environmental laws and established regulatory agencies to further these directives, most notably the California Air Resources Board and Regional Water Quality Control Boards. In addition, significant new State legislation in 2006 and 2008 required that cities and counties specifically and comprehensively address how their long-range plans will begin to reduce greenhouse gas emissions toward statewide goals, and how plans will provide for development patterns that reduce vehicle miles traveled and promote "smart growth" pursuant to AB 32 (the Global Warming Solutions Act of 2006) and SB 375 (Sustainable Communities and Climate Protection Act of 2008).

Water Resources: No naturally occurring permanent surface water features exist within La Palma. Three storm drain channels intermittently carry water: Coyote Creek, Moody Creek, and Fullerton Creek. State and federal regulations work to protect watersheds and recharge areas. In particular, the Clean Water Act provides control over urban runoff and storm water discharges through the National Pollutant Discharge Elimination System (NPDES). The NPDES permit program controls water pollution by regulating point sources that discharge pollutants. To comply with permit requirements, the City is required to implement or require the implementation of the most effective combination of best management practices for storm water/urban runoff pollution control. New development projects will be required to incorporate best management practices, consistent with the NPDES permit requirements.

The City's own Water Division is the primary provider of local water services to residents and businesses. The local water supply comes from two sources. Approximately two-thirds is pumped directly from the local Lower Santa Ana River groundwater basin managed by the Orange County Water District. This supply is supplemented by imported water purchased from the Metropolitan Water District of Southern California.

Water conservation represents a cost-effective and environmentally sound way to reduce current and future water demand. Homeowners and business owners can take many actions to reduce water use, such as using water-conserving fixtures and appliances, fixing leaks as they occur, planting drought-tolerant landscaping, and avoiding unnecessary water use. The City actively encourages conservation and has added new options for financing water and energy conservation improvements for residents and businesses as well as revising codes dealing with the installation of artificial turf.

Energy Resources: La Palma's enforcement of California building code energy performance requirements helps integrate energy conservation efforts into current building practices. State building codes require, for example, minimum ceiling, wall, and raised floor insulation, and minimum heating, ventilating, air conditioning and water heating equipment efficiencies.

Conservation can be encouraged by educating and changing user behavior, rewarding use of energy-saving appliances and light bulbs, and employing building design and construction approaches, such as incorporating natural cooling designs and proper insulation, to help dramatically reduce the use of electric power and natural gas. The City has approved new financing options for residents and businesses completing conservation projects and has revised its code regarding fees relating to solar power.

Air Quality and Climate Change: Since greenhouse gas reduction is a cross-cutting issue relevant to various policy arenas, policies that address land use, transportation, buildings, and energy are incorporated throughout this General Plan. Improving air quality requires regional cooperation among cities under the guidance provided by the South Coast Air Quality Management Board, as well as localized efforts. The City will continue active participation in cooperative regional efforts to reduce pollutant emissions.

COMMUNITY BUILDING ELEMENT

La Palma recognizes that we all benefit when our community is healthy, involved, and informed. We seek to foster community building efforts that are inclusive to all, embrace and protect our assets, including our great neighborhoods, schools, and local business community, and result in a healthier La Palma.

Health: The health of the American public has become one of the Nation's biggest concerns. National trends have shown increases in health problems like obesity, diabetes, and heart disease affecting both children and adults. Studies show that these health problems are partly the result of factors such as physical inactivity. Having a healthy community is important to La Palma. To foster a healthy community, La Palma seeks to create a physical environment that stimulates physical activity and social interaction, including recreation and outdoor activities, access to healthy foods and alternative transportation, and community programs that encourage healthy living.

The City has long offered diverse recreation and enrichment classes through the Community Services Department that promote active lifestyles, encourage exercise and physical activity, and provide organized athletics for all ages. These programs help influence lifestyle changes, teaching people to incorporate healthy activities into their daily lives.

La Palma also supports eating healthy. When people have options for food choices and fully understand nutritional content and impacts, they frequently choose a healthy alternative. The City promotes regulations and programs that make it easier for people to access fruits, vegetables, and other nutritious food.

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Schools: A community that values and promotes education and learning benefits its residents and businesses. An educated community contributes to economic success, and keeps youth and adults engaged in productive activities. A high-quality educational system positively influences the future of La Palma's children and the City itself. La Palmans place great value on education; they move to La Palma because of the quality schools and actively participate in school life.

Governance: La Palma is committed to fostering a government that embraces transparency, is fiscally sound, listens to all stakeholders, and makes decisions that are for the good of La Palma as a whole. The City continues to review operations, services, and capital needs to improve the City's fiscal health over the long term and match costs to the revenues that support them. In capital projects, focus is on projects where a one-time investment pays on-going dividends in terms of savings—such as energy conservation or technology. In operations, we continue to focus on the best and most efficient ways of doing things and consistently monitor progress. The City continues to provide additional opportunities for dialogue on the City's finances, and responds to changing financial conditions with the full input of our community. Care is given to the long term sustainability of both services and service quality and the financial resources needed to sustain them. As part of that endeavor the City adopted a sustainable Financial Plan, established a General Fund reserve policy, and created an OPEB trust and new General Fund revenue volatility reserve.

Economic Development: As part of the 2012-2014 General Plan update, a market study was completed to assess the local market potential for retail, lodging, medical services, and local opportunity areas. The market assessment found that significant potential exists to recapture La Palma resident retail spending that is currently lost to other cities, in the form of both anchor retail and non-anchor facilities. Furthermore, a significant lodging/hotel demand exists, which could support a new high-quality hotel in the city. The City maintains both an Economic Development Plan and an Economic Development Action Plan which provide details of its assets, liabilities and anticipated actions in support of a sustainable future.

The City's best opportunities for economic development lie in more intense use of freeway-oriented properties to maximize on long-term regional economic growth and revitalization of the Town Center. Mixed-use development can be an effective way to bolster long-term retail and housing opportunities in La Palma.

Long-Term Fiscal Sustainability: To maintain the high quality of life and community amenities that residents expect, La Palma will need to continue its good fiscal management and maintain consistent revenue sources to fund City services. The General Fund, which provides the most significant source of revenue for local services and improvements, is funded largely by the dollars generated by the City's economic base and revenue structure (sales tax, transient occupancy—or hotel—tax, and property tax). Future development creates new opportunities to enhance and diversify the City's revenue stream, and to provide resilience through future economic cycles. Recent legislation eliminating redevelopment as an economic development tool intensifies the pressure on other avenues to encourage such development.

PUBLIC HEALTH AND SAFETY ELEMENT

Providing a high level of public safety is a community core value. Low crime rates and safe neighborhoods have been cited as one of the primary reasons people choose to live and raise their families in La Palma.

Fire Protection: The City of La Palma is serviced by the Orange County Fire Authority for fire protection services and operates Fire Station 13. Fire Station 13, located at 7792 Walker Street in La Palma, is our first responding station for emergency responses. Other responding agencies are Station 12 (on Walker Street in the City of Cypress) and Station 61 (on Western Avenue in the City of Buena Park).

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Given the Authority's regional presence, services are provided without regard to jurisdictional boundaries. In addition, the agency maintains automatic and mutual aid agreements with neighboring jurisdictions should the need for additional resources arise.

Law Enforcement Services: The City's aim is to provide a very high level of law enforcement services to the community, to maintain a safe and healthy environment, and to educate all residents on how they can help contribute to a safe city. Almost since its founding, the City of La Palma has maintained its own police department. The La Palma Police Department historically has been a full-service police agency providing general law enforcement, traffic enforcement, community policing programs, parking enforcement, SWAT team, investigations, school anti-drug and alcohol instruction, crime prevention and disaster response planning and training. In addition, the Police Department provides feedback on proposed development through the Planning Review and implementation processes for new developments and conditional uses.

Law enforcement personnel manage the Disaster Preparedness Program and the Emergency Operations Center for the entire City to ensure compliance with the National Incident Management System (NIMS) and the Standardized Emergency Management System (SEMS). The City's Emergency Services Coordinator (Community Liaison Officer), under the direction of the Director of Emergency Services (City Manager), maintains necessary equipment, supplies, and training of all City employees to respond to any and all disasters utilizing the SEMS methodology and incorporating the Incident Command System as required by State law. In addition, the Emergency Services Coordinator attends operational area monthly meetings and training to ensure communication and continuity between municipalities in the operational area. On a yearly basis, the City strives to provide staff members with emergency response-training sessions. The City has transitioned to the NIMS procedures and training, and actively trains employees in this system.

Emergency Preparedness: The City routinely reviews and updates its Multi-Hazard Emergency Plan (MHEP). The Plan identifies procedures to provide for the effective mobilization of all City resources—public and private—in response to emergency situations. These situations include fire and rescue operations, medical and public health emergencies, natural disasters, technological incidents, wars, and nuclear defense operations. The Multi-Hazard Emergency Plan also outlines evacuation procedures and identifies sources of outside support that may be available (through mutual aid agreements and specific statutory authority) from other jurisdictions, state and federal agencies, and the private sector. Evacuation routes are determined when the situation arises based on available information.

La Palma operates a Community Emergency Response Team (CERT) training program. CERT was created to help fulfill the need for a well-trained civilian emergency work force. The primary goal of CERT is to train residents to care for themselves, their family, and neighbors, and then to assist the overall neighborhood during an emergency. CERT provides an opportunity for residents to learn basic skills to save lives and protect property in the aftermath of a major disaster when traditional emergency response resources may be limited or not immediately available. The training program provides for community self-sufficiency through the development of multi-functional teams, who will act as an adjunct to the City's emergency services team during major disasters.

La Palma participates in AlertOC, a mass notification system designed to keep Orange County and La Palma residents and businesses informed of emergencies and certain community events. Residents and businesses that register with AlertOC receive time-sensitive voice messages, text messages, and/or e-mails with crucial information regarding an emergency or event.

Flooding Hazards: The entire City of La Palma—like most of Orange County—is categorized as Zone X, identified as a moderate to low flood hazard risk area. Zone X signifies areas between the limits of

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the base flood (100-year flood) and the 500- year flood. The 100-year flood is defined as that flood event that has a one percent chance of occurring in any one year.

The FEMA designation implies that the City could be subject to flooding during an unusually heavy rainfall event. The three drainage channels that run through La Palma—Coyote Creek, Moody Creek, and Fullerton Creek—are fully improved for flood control purposes and are designed to handle most rainfall conditions. The County agencies responsible for these facilities routinely monitor their integrity. In addition, the City has adopted a floodplain management ordinance aimed at promoting public health, safety, and general welfare, and minimizing public and private losses due to flood conditions in specific areas.

Geologic/Seismic Hazards: While no active or potentially active faults are located within the City of La Palma, the entire Southern California region is considered to be seismically active. A number of earthquake faults cross within 15 miles of the City, including the Los Alamitos, Newport-Inglewood, Huntington, and Whittier-Elsinore faults. In addition, the San Andreas and San Jacinto faults—major fault zones that affect the region—are located some distance from La Palma, but have the potential to deliver large magnitude earthquakes that could affect the City.

The entire City of La Palma is located within a Liquefaction Hazard Zone. Areas located within Liquefaction Hazard Zones generally have these conditions and/or are where historic occurrences of liquefaction conditions indicate a potential for permanent ground displacement. The Liquefaction Hazard Zone designation does not mean that all areas within the zone will necessarily experience liquefaction, nor does it mean that they should be excluded from development. Instead, the zone delineation is intended to identify areas where the potential for damage is great enough to require further evaluation and potential mitigation. The State Seismic Hazards Mapping Act requires preparation of a geotechnical report prior to the approval of most new development projects where such conditions are present. In addition, a disclosure statement must be provided prior to the sale of property within a Liquefaction Hazard Zone.

NOISE ELEMENT

The City of La Palma is fortunate in that relatively few fixed sources of noise exist in the community and generally, there is excellent separation of sensitive uses from them. The SR-91 freeway separates the City's primary commercial hub from residential neighborhoods. Although the freeway itself is a source of noise, its elevated profile through the City and buffering by commercial uses from most residences mitigate its impacts. Arterial highways generate noise as well, but the estimated increase in traffic from infill development will have negligible increase in noise from that source. Consequently, the long-term noise environment is not expected to change enough to be noticeable. Even the Town Center area is buffered from single-family neighborhoods by Central Park and multi-family and assisted living uses. Neighborhood commercial uses are generally located at corner properties, limiting noise impacts on at least two sides of the property.

Noise Standards: The State of California's noise insulation standards are codified in the California Code of Regulations, Title 24, Building Standards Administrative Code, Part 2, California Building Code. These noise standards are applied to new construction for the purpose of providing suitable interior noise environments. The regulations specify that acoustical studies must be prepared when noise-sensitive structures, such as residential buildings, schools, or hospitals, are located near major transportation noise sources, and where such noise sources create an exterior noise level of 60 dBA CNEL or higher. Acoustical studies that accompany building plans must demonstrate that structures have been designed to limit interior noise in habitable rooms to acceptable noise levels. For new residential buildings, schools, and hospitals, the acceptable interior noise limit for new construction is 45 dBA CNEL.

Existing residential neighborhoods must be protected from new noise intrusions, so care will especially need to be taken around property boundaries abutting noise-sensitive uses. Careful review of site design and operational characteristics of individual commercial uses will allow the City to address any site-specific noise concerns through design and operational conditions applied to individual projects.

The Municipal Code provides, among other things, a basis for controlling excessive and annoying noise. Limitations are placed on exterior noise levels throughout the City. In general, maximum noise levels in the City should not exceed 65 dBA (unless otherwise permitted through development review) and short-term, temporary noises that may exceed this level, such as those noises associated with garbage removal, construction, and maintenance, are restricted to daytime hours. The Municipal Code also places limitations on leaf blowers, with regard to both applicable hours and noise levels.

HOUSING ELEMENT

This element covers the planning period from January 1, 2014 through October 1, 2021. Half of the City is zoned for residential use, and La Palma's foundation was as a bedroom community. Continuing to plan for housing—from maintenance to meeting the evolving needs of residents—is very important to our community. The Housing Element identifies and establishes City goals, policies, and programs for meeting the housing needs of our existing and future residents. It also outlines an action plan that will guide the implementation of housing goals. The Housing Element works off of the Regional Housing

Needs Assessment figures that were updated by the Southern California Association of Governments in 2012. The Regional Housing Needs Assessment (RHNA) allocation to the City of La Palma for very low-, low-, moderate-, and above moderate-income units for the 2014-2021 planning period (total of nine units):

- Very Low Income: 2 units
- Low Income: 2 units
- Moderate Income: 2 units
- Above Moderate: 3 units

Appendix D of this report is the City's *Housing Element Annual Progress Report 2015* that summarizes the City's housing programs for the 2014-2021 planning period. It describes the intent of each program, and identifies an objective, funding source, agency responsible for implementation, and time frame.

GROWTH MANAGEMENT ELEMENT

This Growth Management Chapter addresses strategies to pace development growth based upon the City's ability to provide and manage a well-functioning transportation system, utilities infrastructure, and public facilities. the City must ensure that existing infrastructure continues to meet current needs and that any demands for infrastructure enhancements associated with new development do not strain existing systems. To ensure that new development does not negatively impact the current and planned levels of services, the Growth Management Chapter provides guidance for land use approvals.

Pacing Infrastructure Enhancements with Development: Planning for and managing growth and the potential impacts on the roadway network is required by an Orange County proposition—Measure M—adopted by voters in 1990 and renewed again by vote in 2006 as Renewed Measure M (M2). This program, using proceeds from a half-cent sales tax, allocates funds to provide transportation facilities and congestion relief initiatives throughout Orange County. In addition to funding freeway enhancements, Measure M2 monies are returned to cities to be used for local transportation projects.

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To qualify for funds, each city must comply with the eligibility requirements set by the Orange County Transportation Authority.

The City is responsible for maintaining established systems, which can be costly. From the upkeep of sewer and water mains to street paving and public facility maintenance, the City recognizes the need to plan well ahead to pace capital investments with funding availability. With regard to transportation systems and funding, Measure M2 proposes to deliver \$15.5 billion in transportation improvements through 2041, both on the regional freeway/highway systems and cities' local networks.

The Orange County Transportation Agency has not identified any immediate regional improvements for freeways directly serving La Palma. However, the City will be able to compete for funding for local road system improvements such as traffic signal synchronization, street repair, and enhancements to busy intersections like La Palma Avenue/Walker Street and Orangethorpe Avenue/Walker Street. The Orange County Transportation Authority has prepared guidelines on how cities can become eligible to receive their funding share from the Measure M2 program.

TECHNOLOGY ELEMENT

The Technology Element addresses strategies to enhance La Palma's status as a "city of choice" for residence, employment, and business. At this exciting time in technological advancement throughout numerous fields, the City of La Palma should lead the process of facilitating new opportunities for the community that can be afforded by new technology. This includes application of advances in technology for the enhancement of 1) quality of life, 2) competitive business advantages and economic development opportunities, 3) efficient communications, and 4) efficient City operations.

Today's cities are also experiencing new challenges and opportunities presented by technology, particularly advances in the telecommunications field. Adaptations to near- and long-term technological advances, some major and some subtle, will be necessary to maintain La Palma's position as an outstanding place to live, work, and play. The Technology Element sets a basic framework for that to occur.

APPENDIX A
 La Palma General Plan
 Complete list of Goals and Policies

Goal/Policy	Description	Discussion on Implementation Status
The City Structure Land Use Element Goals and Policies		
GOAL LU-1	In decision-making, prioritize maintenance of a quality of life characterized by pride of property maintenance, personal and property security, and individual opportunity.	This goal reflects the essential values that are shared by La Palmans. It drives all of the other goals and policies in the General Plan. That is why we emphasize the use of the General Plan in our decision making process.
Policy LU-1.1	Cite the General Plan in recommendations and land use and development decisions.	The General Plan is to be used for guidance during the regular City decision-making processes. Otherwise, it cannot significantly affect achieving our vision for La Palma. We expect that staff reports, City budgets, and other official documents will consistently show General Plan consistency is achieved.
Policy LU-1.2	Consider both the long- and short-range benefits in the review of development proposals, as well as multiple areas of benefit in achieving consistency with the General Plan.	The City faces some major decisions regarding important improvements over the next several years. In addition, we recognize that the General Plan seeks improvements in several areas. That means that we sometimes have to balance several goals against each other and reach a compromise. Finally, some degree of synergy may be possible by looking at issues more broadly, rather than in isolation. This could involve combining several small actions into a single strategy. The General Plan is a living document, and implementation can occur incrementally.
Policy LU-1.3	Require that new development be visually and functionally compatible with existing residential neighborhoods and commercial areas.	La Palma consists of stable, high-quality residential neighborhoods that constitute a significant part of the City's character. Without land use controls and development standards, new development could encroach on these areas and diminish the quality of life in these neighborhoods. Appropriate transitions to residential neighborhoods from nearby commercial areas are paramount.
GOAL LU-2	Promote a true small town atmosphere that is recognized as a prospering, contemporary, living environment.	We are interested in being a small town with strong community values. This goal is not about image making but about having an authentic image that reflects who we really are. We want to be reminded of the strengths of this community to help sustain the efforts required to maintain and enhance its qualities.
Policy LU-2.1	Clearly and consistently identify the City in a variety	We have designed and implemented a system of images for use on City entrance monuments,

Goal/Policy	Description	Discussion on Implementation Status
	of places throughout La Palma and on all official documents.	newsletters, and other formats in which it is desirable to convey a consistent, graphic symbol of our City. We would like that symbol reinforced as much as possible, even in private and institutional use as long as that use of the image is approved by the City in advance. While this is a symbolic action, it is a constant reminder of the kind of community we are and aspire to be.
Policy LU-2.2	Foster the City's small town character throughout community improvements, City-sponsored activities, and communications with residents and the business community.	One of the most appealing characteristics of our City is its small town atmosphere. This is so for several reasons: our small physical size and relatively modest population, the numerous community activities and events that have become a strong tradition, and the comfortable feeling of many residents who know each other because they have lived here a long time. We cherish these qualities and want to be reminded of them regularly.
Policy LU-2.3	Maintain the City's traditions and allow the evolution of others.	The popular La Palma Days celebration is a highlight of the year for us. With this policy, we make a commitment to continue to support ways of involving our citizens in activities that bring them together. The policy also embodies our efforts to enhance our community in a variety of ways to build on the qualities of what is already here.
Policy LU-2.4	Promote businesses that serve the community well.	We have a great many businesses that provide valuable services to our residents or offer convenience that would be hard to replace. We want those businesses and others like them to prosper and will seek benefits on their behalf so that they can continue their support for our community. We will cooperate with business leaders, and others who are dedicated to the continued health of our economic base.
GOAL LU-3	Ensure the quality and maintenance of public and private development.	We expect property owners—residential and nonresidential—to maintain their properties in excellent condition. Most of us in the community do that already. A few do not. When property shows evidence of neglect, we will take the steps necessary to reverse the condition before blight sets in. This is just a matter of each of us taking responsibility for our portion of the community and continuing the standard that is already set.
Policy LU-3.1	Continue code enforcement activities to ensure maintenance of homes, buildings, yards, and neighborhoods in all areas of the City, and work with businesses and homeowners to gain	Although most of La Palma's neighborhoods and commercial businesses are stable and attractive, it is important to maintain a high level of maintenance standards to prevent deterioration that would impact property values and the overall character of the City.

Goal/Policy	Description	Discussion on Implementation Status
	compliance.	
Policy LU-3.2	Undertake education regarding the Code Enforcement Policy and pursue violations in a firm, but fair manner to enable property owners to improve their properties without undue hardship.	We will seek to identify signs of neglect early so that corrective measures are neither unduly expensive nor time consuming. At the same time, we expect community standards to be met and will insist that property be brought into compliance with City requirements if the property owner chooses to default on his/her responsibility.
Policy LU-3.3	Encourage high-quality design for infill development, and continue to support new high-quality uses.	The City of La Palma is built out; as such, all development opportunities are on infill or underutilized properties. High-quality design that is sensitive to neighboring properties and gracefully transitions between uses will be required on these sites.
Policy LU-3.4	Maintain and improve streetscapes along arterial streets to contribute to the quality of the built environment, with particular emphasis on paving, sidewalks, landscaping, and walls. Overhead utilities may be placed underground at various locations as funding permits.	Both residents and visitors receive a major part of their impression of the City from the quality of the streetscape. Vines are maintained on the block walls of residential neighborhoods along the highways to create a more attractive appearance. New drought tolerant planting of medians are in the planning stage for water conservation as well as creating modern and fresh appearance to the city's streetscape.
Policy LU-3.5	Maintain programs that bring positive recognition to property owners/occupants who do an exceptional job of maintaining and enhancing their properties.	One of the ways we prefer to stimulate property owners and occupants to maintain their property is to recognize those who do an excellent job of it. This approach is intended to generate even more neighborhood pride than the relatively high level that currently exists.
GOAL LU-4	Continue to encourage and facilitate a mix and diversity of land uses that meet the economic, environmental, educational, and social needs of the City while remaining sensitive to La Palma's small town character.	The City has very little vacant land left for development. The City has tailored the land use plan to facilitate redevelopment and exciting destinations in areas where it would have the least impacts to existing residential neighborhoods. We believe the current pattern of residential neighborhoods, as of 2014, serves us well, and we do not seek to change it significantly. Minor infill development of a consistent character is anticipated in residential areas. Expansion or revitalization of existing uses and a new mix of uses within areas designated Mixed Use-Business will account for the remaining development potential in the City.
Policy LU-4.1	Establish consistency between the Land Use Plan and the Development Code.	To facilitate clarity, the Land Use Plan and the Development Code (including the Zoning Map) will be consistent. The Development Code will be updated so that the zoning provisions comply with

Goal/Policy	Description	Discussion on Implementation Status
Policy LU-4.2	Rely on district-wide density and intensity standards to ensure consistency between land use potential and traffic capacities of the arterial street system and other public facilities and services limits.	the General Plan. There is little flexibility in expansion of our highways and other public facilities. This General Plan allows for limited new growth, concentrated within the Mixed Use- Business district. The City will consider such measures as transfers of development rights to incentivize development while ensuring that traffic congestion can be kept to a minimum and overloading of public facilities can be avoided.
Policy LU-4.3	Protect neighborhoods from the encroachment of incompatible activities or land uses that may have a negative impact on the residential living environment.	La Palma is composed of stable, high-quality residential neighborhoods that constitute a significant part of the City's character. Without land use controls, new development could encroach on these areas and diminish the quality of life in these neighborhoods. Where new commercial or industrial development is allowed adjacent to residentially zoned districts, maintain standards for circulation, noise, setbacks, appropriate transitions, landscaping, and architecture, to ensure compatibility between the uses.
Policy LU-4.4	Prohibit land uses that are not compatible with residential development south of SR-91; locate them on the north side of SR-91.	A number of non-residential uses are supportive of our residential neighborhoods and, with appropriate design and development standards, can be quite compatible with them. Examples include schools, churches, neighborhood commercial centers, utilities, and similar uses. Our experience is that others are not as compatible. Examples include uses that generate excessive truck traffic, adult entertainment uses, and generators of unusual levels of noise or vibration. We prefer that these uses be located where they have good access to the freeway system and do not impact residential neighborhoods.
Policy LU-4.5	Promote new land uses that contribute to economic development so long as they do not impinge upon residential neighborhoods and our quality of life.	We seek to attract solid businesses to our community to provide services and goods to our citizens, provide jobs for our workforce, and contribute to the revenue needed for public facilities and services. The pattern for these uses is well established in La Palma, and new opportunities are presented through the expanded Mixed Use-Business area. We can envision allowing limited expansion of existing uses and accommodation of new uses where it can be demonstrated to us that they will not have a negative impact on our residential areas. Our primary objective is to ensure that the residential quality of our community is preserved.
Policy LU-4.6	Promote the continuation of businesses that serve	We have a great many businesses that provide valuable services to our citizens or offer

Goal/Policy	Description	Discussion on Implementation Status
	the community well.	convenience that would be hard to replace. We want those businesses and others like them to prosper and we will seek benefits on their behalf so that they can continue their support for our community. We will cooperate with business leaders and others who are dedicated to the continued health of our economic base.
Policy LU-4.7	Require that new development projects provide their full fair share of the improvements necessary to mitigate project generated impacts on the circulation and infrastructure systems.	Given the limited amount of developable land and the continued need to expand the City's economic base, redevelopment of incompatible and underutilized uses will be the primary form of growth in the City. However, it is also necessary to understand all short- and long-term impacts of new development, and to require developments to pay their fair share of associated costs.
Policy LU-4.8	Require that effective buffer areas be created between land uses that are of significantly different character or that have operating characteristics which could create nuisances along a common boundary.	As targeted properties are redeveloped, it is important that sensitivity to neighboring residential properties be duly considered through appropriate transitions and site plans that concentrate noise and views away from residential neighborhoods.
Policy LU-4.9	Encourage the maintenance and preservation of historically, culturally, and/or architecturally significant structures and sites in the community.	While our community is relatively young, having been constructed mostly during the 1960s, we have a strong sense of history and community that we will continue to embrace.
GOAL LU-5	Create a thriving Town Center as the heart of the City, with healthy civic and commercial office areas supported by high-quality open spaces.	The town has historically lacked a true "downtown." The de facto downtown has been its gracious Central Park and Civic Center. To build on this excellent recreational resource, consideration of adding traditional town center elements in this core area will help cement this space as a place for community gathering and supporting uses.
Policy LU-5.1	Maintain and enhance the centralized public function of the Town Center, accommodating land uses that support activity at the heart of our community.	A key focus of the General Plan is to encourage the creation of a Town Center focal point. The General Plan encourages opportunities for this area to focus on pedestrian connections to civic and open space amenities. Creating an identifiable center is important in place making; building on the City's existing civic functions would help foster a Town Center feel and the Central Park is a viable way to create a meaningful place with appropriate civic activities.
Policy LU-5.2	Facilitate revitalization of aging and underutilized properties in the Town	Larger parcels in the Town Center vicinity suffer from vacancies or are underutilized buildings. These sites should be prime targets for adaptive

Goal/Policy	Description	Discussion on Implementation Status
	Center by working with property owners, developers, local businesses, and other community organizations to coordinate efforts.	reuse and reinvestment. Revitalization of these properties will assist in maintaining a healthy, strong tax base, while providing improved services and a sense of place.
Policy LU-5.3	Require buildings and sites in the Town Center vicinity to be designed to encourage pedestrian activity through street character, plazas, and other features and amenities that enhance our Town Center aesthetic and functionality.	A true Town Center is a walkable, enjoyable place to be, which draws community activity and interaction. Through the use of creative design and accommodating public spaces, we can foster the Town Center's functionality, providing a means for gathering, recreating, and governing.
Policy LU-5.4	Provide accessible plazas and public spaces in the Town Center.	A key ingredient to a town center is the "town square" or local gathering place. Existing public spaces such as the Memorial Garden at City Hall and the amphitheater in Central Park provide such opportunities. As our Town Center is enhanced over the years, we want to ensure that we have a variety of places to gather and host our City celebrations. Plazas and public spaces can be of varying size and create both intimate, outdoor rooms and larger spaces that could accommodate public gatherings.
GOAL LU-6	Maintain a premier destination north of Orangethorpe Avenue, complete with hotels, major office spaces, research and technology facilities, and the potential for residential buildings	To accommodate more office and complementary uses in La Palma, the area north of Orangethorpe Avenue is planned as the City's premier office district and gateway center. The proximity to the SR-91 freeway will benefit workers, as well as reduce potential traffic impacts on local streets south of Orangethorpe Avenue. The General Plan encourages excellence of design, integrated uses, and sustainability through mixed-use development.
Policy LU-6.1	Encourage development in the Mixed Use-Business District that incorporates appropriate intensity and design excellence for this important gateway to La Palma.	Orangethorpe Avenue is a major gateway into the City from SR -91; consequently, development in this area is critical to the City's image. Future office, business, and mixed-use development at this gateway location, particularly as visible from the freeway, should be appealing, eye-catching, and take advantage of freeway frontage for economic benefits. The inclusion of certain iconic design elements can also foster a unique identity for the City of La Palma as seen from the freeway.
Policy LU-6.2	Accommodate uses in the Mixed Use-Business District that provide for the City's long-term fiscal stability and that appeal to	The Mixed Use-Business District is intended to accommodate a well-designed, business-friendly environment that can be enjoyed by employees, visitors, and residents. The City's location and high quality of life present opportunities for

Goal/Policy	Description	Discussion on Implementation Status
	<p>a regional market. As centers age, re-evaluate and/or encourage properties to update and renovate, thereby capturing the latest development and design trends.</p>	<p>attracting a range of commercial establishments. To foster opportunities for attracting desirable uses, these areas should also offer high-quality quasi-public spaces that connect buildings, parking areas, sidewalks, streets, and transit. These quasi-public spaces and landscaping should be maintained and remain on the cutting edge to draw and maintain top companies</p>
Policy LU-6.3	<p>Preserve areas designated for light industrial uses, while ensuring that potential negative impacts to surrounding uses are mitigated.</p>	<p>There is limited space for industrial activities in La Palma; those areas that are designated industrial should be retained as such to ensure a diversified economic base and the availability of industrial jobs. However, potential negative impacts, including aesthetics and especially noise, can be an issue for surrounding neighbors. The City will require that new and renovated industrial properties continue to be maintained, and will work to help maintain good neighbor relationships among land uses</p>
Policy LU-6.4	<p>Establish adequate public infrastructure to support Mixed Use - Business as a premier destination.</p>	<p>Adequate public infrastructure is an essential element of successful economic development and the ability to support projected land use demands. As uses intensify in the areas surrounding Centerpointe, we will need to continue to assess infrastructure capacity. In addition, the infrastructure throughout our City will continue to age and require maintenance and updating from time to time.</p>
Policy LU-6.5	<p>Support new residential development in the Mixed Use - Business district to foster a diversity of uses.</p>	<p>To complement the existing commercial and industrial uses, Mixed Use-Business will also accommodate residential development. Additional residential in the northern portion of the City will help create a lively and diverse atmosphere, removed from the lower-density heart of the city.</p>
Policy LU-6.6	<p>Review proposals for new mixed-use development to ensure adherence to the following factors and principles:</p> <p>Comprehensively design developments to effectively integrate housing with local-serving convenience and neighborhood shopping centers, open space, and other uses appropriate for neighborhoods.</p> <p>Emphasize pedestrian orientation in site and building design, promoting</p>	<p>Mixed-use developments can provide an opportunity for a variety of housing types, open space, and attractive neighborhood-serving commercial uses, within a pedestrian-friendly context. Comprehensively planning such developments affords opportunities to critically think about potential impacts on neighbors, and reduce these through careful site design and performance standards.</p>

Goal/Policy	Description	Discussion on Implementation Status
	<p>a walkable environment with active street frontages, well scaled buildings, and usable site spaces.</p> <p>Create lively streetscapes, interesting urban spaces, and attractive landscaping.</p> <p>Provide appropriate transition between heights, intensities, and land uses as appropriate to minimize neighbor compatibility conflicts.</p>	
<p>The City Structure Circulation and Infrastructure Element Goals and Policies</p>		
<p>GOAL CI-1</p>	<p>Support a safe and efficient circulation system in La Palma.</p>	<p>Keeping the roads safe for motorists, bicyclists, and pedestrians will always be a high priority for us. Even though the arterial roadway system is complete and there are only a few areas where improvements are warranted, we want the City to properly maintain the streets and sidewalks. Traffic on most of our streets is not too congested, but we are concerned about speeding, particularly on Walker Street, Moody Street, and La Palma Avenue, and especially around schools. In places where congestion is a problem, either now or in the future, we should anticipate and budget for roadway improvements—including making sure that new developments pay their fair share of necessary modifications.</p>
<p>Policy CI-1.1</p>	<p>Maintain a Level of Service “D” or better at all intersections and roadways under the sole control of the City, during peak hours, except that LOS E may be permitted at the Valley View Street and La Palma Avenue intersection and LOS E may be permitted along the roadway segment between Walker St between Orangethorpe Ave & Houston Ave.</p>	<p>Level of Service “D” is typically considered tolerable if limited to the peak hour periods when traffic flows are heaviest. These performance standards may require, but are not intended to mandate, roadway and/or intersection widenings. They represent goals used to monitor traffic conditions and to assess traffic impacts of development projects. Because LOS standards apply only to vehicular mobility and do not account for enhanced pedestrian movement or other modes, the City will not use them as the sole criteria for judging transportation system performance. Pedestrian convenience, transit access and operations, urban aesthetics, and other factors will also be considered.</p>
<p>Policy CI-1.2</p>	<p>Maintain roadway surfaces, traffic signals, street signage, sidewalks,</p>	<p>The City regularly allocates a portion of its annual budget to street maintenance and improvements. We will need to continue to pay attention to</p>

Goal/Policy	Description	Discussion on Implementation Status
	parkways, and medians in safe conditions.	conditions as roads, sidewalks, and facilities continue to age and are affected by uprooting from mature trees. Roadways are regularly resurfaced and restriped.
Policy CI-1.3	Require that development of new private driveways do not introduce significant traffic conflicts along major streets and residential collector roads.	As new development is proposed, we will need to carefully consider the location of driveways for these developments, to ensure that traffic safety is maintained.
Policy CI-1.4	Coordinate with school districts to provide for safe pedestrian, bicycle, and vehicular access to and around schools.	We recognize the importance of proper planning and continued vigilance with regard to safe pedestrian, bicycle, and vehicular access to schools. La Palma will continue to coordinate with the local school districts to identify traffic issues in the vicinity of all schools within the City, and to develop workable traffic relief plans such as possible designated student pick-up times and pickup zones.
GOAL CI-2	Require that new development mitigate transportation impacts and contribute to improvement of the City's transportation system.	The traffic in our town moves fairly smoothly, with the exception of a couple of problem intersections. As regional growth increases through-traffic in La Palma, and new development places additional drivers on our streets, it will be necessary to complete improvements to the roadways to ensure good traffic flow occurs. The cost of these improvements must be borne by new development.
Policy CI-2.1	Require the cost of transportation mitigation and improvements necessitated by new development be borne by new development — including non-automobile solutions— through the Traffic Impact Fee Program.	The mitigation of traffic is a responsibility that is shared by all new development. Working with developers to fully integrate all modes of transit is a proper step in that direction. New development projects subject to the California Environmental Quality Act will be required to assess traffic impacts associated with their project and complete mitigation measures as needed to ensure level of service standards are achieved. Furthermore, the City will establish a Traffic Impact Fee Program to ensure that adequate funds are available to pay for necessary improvements down the line.
Policy CI-2.2	Require that new and substantially renovated office, retail, industrial, institutional, and multi-family residential developments include bicycle, pedestrian, and transit amenities on site, as applicable.	To encourage the use of other modes of transportation besides the automobile, a full network of infrastructure is necessary. This includes appropriate bicycle parking, walk able site plans that actively link to other destinations, and transit amenities such as bus shelters, benches, and other streetscape elements as appropriate.
GOAL	Provide an integrated and balanced multimodal	Complete Streets mean that the needs of all users are taken into account, with a focus on

Goal/Policy	Description	Discussion on Implementation Status
CI-3	transportation network of complete streets to meet the needs of all users.	connectivity and getting people where they want to go safely, efficiently, and by any mode of transportation they choose.
Policy CI-3.1	Facilitate the design of streets where people walking, parking, shopping, bicycling, working, and driving can cross paths safely.	A primary goal of the complete streets initiative for La Palma is to give La Palmans of all ages and abilities safer, cheaper, and healthier travel options. For example, where feasible, we hope to widen sidewalks to improve the pedestrian environment and provide space for necessary infrastructure, amenities, and streetscape improvements. As we enhance opportunities for non-motorized travel, care will need to be taken to ensure our streets remains safe for all users. During this term the City completed its ADA Transition plan to address accessibility throughout the community.
Policy CI-3.2	Implement adopted street design standards. Modified standards may be applied where appropriate on arterial corridors to provide for transit, bicycle facilities, sidewalks, and on-street parking and be context-sensitive to adjacent land uses. Design the character and scale of the uses along the street to support its Complete Streets designation.	The standards for various roadway types have been established to accommodate the forecast traffic volumes and functions of the roadways in La Palma. Where roadways are identified to have excess capacity, such as Houston Avenue, the City supports implementation of a road diet, enhancing alternatives to the automobile.
Policy CI-3.3	Support the creation of new pedestrian ways through our residential neighborhoods.	The suburban design of our town makes for fantastic, quiet neighborhoods. However, due to the many cul-de-sacs and block walls dividing neighborhoods from arterials, pedestrian access can be limited. Where supported by residents, the City supports the creation of pedestrian access ways through neighborhoods.
Policy CI-3.4	Actively advocate for green space, trails, and bicycle facilities on the Pacific Electric right-of-way. Clearly state the City's opposition to transit along this corridor.	The City of La Palma is encouraging a "no build" alternative as regional groups consider potential transit options along the Pacific Electric right-of-way. Such transit would bring unwanted noise to our existing quiet single-family neighborhoods that directly abut the right-of-way. Instead, La Palma advocates for a healthy active linear park, including pedestrian and bicycle facilities.
Policy CI-3.5	Lobby actively for the widening of the La Palma Avenue bridge over Coyote Creek.	La Palma Avenue is reduced to two lanes as it crosses Coyote Creek. The City supports widening this bridge to provide additional automobile capacity. In addition, any widening should consider alternative modes of transportation.
Policy	Develop new bike paths	For a City of its size, La Palma has a solid bicycle

Goal/Policy	Description	Discussion on Implementation Status
CI-3.6	and enhance existing bike paths.	route system in place, including the regional bike path along Coyote Creek, bicycle routes around town, and the multi-use path along the Edison easement. We encourage the continued maintenance of these routes, and seek to make them more visible in the roadway hierarchy.
GOAL CI-4	Provide adequate and reliable wastewater collection, water, storm water, and communications facilities.	Maintaining infrastructure capacity to meet the current and future local needs will be an ongoing priority. Areas already identified, through documents such as the Sewer Master Plan, as needing improvements must be addressed. Equally important, each of these infrastructure systems must be assessed with regard to any new development proposed to ensure adequate capacity remains.
Policy CI-4.1	Implement sewer system improvements and operational recommendations identified in the Sewer Master Plan 2013, and as it may be updated from time to time.	The Sewer Master Plan identifies potential areas of maintenance or needed expansion. Whereas regular maintenance can be supported through the City's Capital Improvements Program, the impact of any future redevelopment (densification) project within the City should be evaluated using the City's computer model to assess the impacts to the capacity of the City's collection system. Where impacts are triggered by a particular development, require that developers pay their fair share of infrastructure improvements. Furthermore, upstream users may be adversely impacting the City's collection system and unnecessarily or inappropriately reducing the capacity of downstream sewers. The City will exercise its legal authority to enforce the sewer system's proper operation on both the public and private sides of service connections.
Policy CI-4.2	Use the annual capital improvement plan process to identify immediate, near-term, and longer-term funding priorities for water system improvements.	The City's water system infrastructure is in good condition. The City will continue to inspect infrastructure on a regular basis and schedule improvements as needed.
Policy CI-4.3	Continue to consult and coordinate local storm water system improvement projects with the Orange County Flood Control District.	The City's three major flood control facilities are managed by the Orange County Flood Control District. The City will continue to consult with this regional agency with regard to both water quality and facilities' needs.
Policy CI-4.4	Policy CI-4.4 Support efforts to develop and utilize improved state-of-the-art communications technologies in a manner that minimizes visual and environmental impacts to	Undergrounding of utility lines and regulations on placement of communications towers ensure that communication technologies are accessible in the City, yet the aesthetics of our community are protected. The City will continue to analyze future communications technology improvements and adjust policies and regulations as necessary to

Goal/Policy	Description	Discussion on Implementation Status
	the surrounding area, while benefiting government, business, education, and public safety.	accommodate new technologies and ensure visual and environmental impacts are mitigated while providing access to these important technologies throughout the community.
Policy CI-4.5	Maintain safe neighborhoods with well-lighted and maintained streetlights.	La Palma is known for the safety of its neighborhoods. To continue to maintain our high levels of safety, we want to actively maintain streetlights so that burned out and broken lights are expediently replaced and the financial and energy resources required for the system are used as efficiently as possible.

The City Structure
Open Space and Conservation Element Goals and Policies

GOAL OS-1	Develop and maintain parks, recreational, and cultural facilities that reflect the broadest range of interests, and that meet the needs, desires, and interests of the La Palma community.	High quality parks and recreation facilities contribute to La Palma's quality of life. Retention of open space areas and consistent provision of recreational opportunities for our residents is a high priority. In many ways both Central Park and the Civic Center complex function as our "downtown." The La Palma Promenade within the Southern California Edison easement provides both recreational opportunities and pedestrian and bicycle access to our town center. A quality park and recreation system will remain a primary goal as our community matures.
Policy OS-1.1	Maintain and improve existing parkland and recreation facilities, as the City budget permits.	While La Palma has limited possibilities for expanding open space and recreation areas, given the largely built out condition of the city, the open space and recreation areas that do exist are highly valued resources. We need to make the most of our existing open-space and recreation resources, which means that increasing maintenance or replacing equipment is required in certain locations. We are interested in safety, usability, and attractiveness of recreation buildings, restrooms, landscaping, trails, tables/benches, tot-lot equipment, ball fields, and other sports facilities.
Policy OS-1.2	Continue to pursue improvements to Central Park as envisioned in the City of La Palma Parks and Recreation Comprehensive Master Plan and future updates.	The Parks and Recreation Comprehensive Master Plan provides guidance on the revitalization of our all-important Central Park. The Master Plan included extensive public outreach and feedback; future improvements should reflect what stakeholders envisioned and incorporated into the Master Plan or future updates.
Policy OS-1.3	Provide new recreation facilities (for either passive or active use) as the City budget permits.	The Community Services Department should prioritize the purchase of new recreation facilities based on demand. During our annual budget review and capital improvement planning, we will consider the allocation of funds to build or

Goal/Policy	Description	Discussion on Implementation Status
Policy OS-1.4	Coordinate with governmental and other entities to improve open space resources on school grounds and utility rights-of-way.	improve facilities and purchase new equipment. School grounds are important to us from both a visual and recreational standpoint. With this policy, we will seek to assist school districts in improving school grounds. This may involve the planting of trees and shrubs, re-stripping courts, assisting with the purchase of new play equipment and play surfaces, and improving the sports fields. We will consider providing financial assistance, materials, or labor for such improvements (including volunteer labor and donations, or some combination thereof). This approach will go a long way towards enhancing the open-space resources in the community, as well as improving the working relationship with the school districts.
Policy OS-1.5	Encourage the conversion of abandoned or out-of-service railroad rights-of-way for compatible recreational purposes such as trails, greenbelts, linear parks, etc.	The Pacific Electric right-of-way extends 20 miles between southern Los Angeles County and northern Orange County. The right-of-way runs along the southwest border of the City of La Palma. The City of La Palma opposes the use of this right-of-way for transportation or transit purposes, as it will interfere with the quality of life for local residents. A more appropriate use of the space would be to provide opportunities to enhance the right-of-way as a linear greenway, a dog park, a museum for purposes of increasing the very limited amount of open space available to La Palma residents.
Policy OS-1.6	Explore alternative uses for parklands on the west side of Coyote Creek. Work cooperatively with the City of Cerritos to support uses on these properties that are to the benefit of both jurisdictions.	While technically located within the City's boundary, these parks are owned and maintained by the City of Cerritos, and there is no direct access from La Palma to these parks.
GOAL OS-2	Provide high-quality community service programs and services that provide opportunities for recreational, physical, and educational activities for residents of all ages.	The City of La Palma enjoys a high rate of residents participating annually in City recreation programs. These policies allow for the continued expansion, improvement, and maintenance of sustainable community services so that future La Palma residents can enjoy what many residents value today.
Policy OS-2.1	Pursue meeting the recreation needs of the community by offering activities and working with community organizations and committees to make available programs that	As noted in the Parks and Recreation Comprehensive Master Plan (2010), recreational programs are highly valued by residents. Programs should be designed so that they facilitate the following benefits: creating a sense of community and unique sense of place, socialization, healthy lifestyles, personal growth,

Goal/Policy	Description	Discussion on Implementation Status
	provide leisure service benefits to residents of the community.	advanced lifelong learning, safety and security, youth development, strong family units, cultural expression, enjoyable senior years, and environmental stewardship.
Policy OS-2.2	Plan and conduct community special events that bring residents.	Special community events can enrich residents' lives and bring residents and workers together in La Palma to enhance the feeling of community. These events can also attract residents from neighboring cities and provide an opportunity for the City to market the benefits of living and working in La Palma.
Policy OS-2.3	Continue broad-based public outreach activities to inform residents of all available recreational and educational programs and services, and obtain input from the community regarding program and service needs.	As noted in the Master Plan of Parks (2010), recreational programs are highly valued by residents. A variety of types of programs are desired; these should be advertised widely to ensure their use. Furthermore, as residents' preferences and recreational trends may shift over time, it is important to reach out to the community to determine priority needs on a continuing basis.
GOAL OS-3	Support sustainable water use practices that respond to and support the needs of City residents and businesses.	Water conservation through reduced use, efficiency, reclaimed water, and the control and treatment of runoff pollution is critically important not only for La Palma, but the entire region. Reduced water consumption lessens reliance on potentially unreliable foreign water supplies and, locally, leaves more water in natural groundwater systems to benefit the local environment. Maintaining and improving water quality is essential to protect public health, wildlife, and the local watershed. Water conservation and pollution prevention can be dramatically improved through proactive efforts of residents and through City policies.
Policy OS-3.1	Allow for construction of new development only when it can be demonstrated that sufficient water is available over the long term to supply that development.	Potable water supplies are finite, a fact which becomes obvious in the arid Southern California climate. Our water supplies rely on local groundwater as well as a significant amount of imported water. Current plans anticipate a moderate increase in population and nonresidential development; however, the City must analyze development projects as they are proposed that could exceed available water supplies. The City will develop a new development tracking system and continue to update the Urban Water Management Plan on a five-year basis, as the primary information and planning tool used to assess water supply adequacy.
Policy OS-3.2	Take steps to reduce water use from municipal operations.	The City is committed to leading by example, acting as a model to the business community and residents by reducing water usage. The City will

Goal/Policy	Description	Discussion on Implementation Status
		seek new ways to conserve water, including assessing landscaping areas for appropriate planting and watering equipment, and low-flow fixtures.
Policy OS-3.3	Require new buildings and encourage owners of existing buildings to pursue strategies for water conservation.	Water conservation strategies can include drought tolerant landscaping, efficient irrigation systems, on-site storm water capture and recycling systems, low-flow plumbing fixtures and access to improvements financing. The City encourages the conversion of water intensive landscape areas to landscaping options that use climate-appropriate plants, efficient irrigation systems, and water efficient site maintenance.
Policy OS-3.4	Explore funding options to facilitate the use of recycled water to irrigate public uses and utility corridors, with priority given to irrigation of the Edison easement.	West of the Coyote Creek Channel is a wastewater recycling plant in the City of Cerritos. The cost of tying in to the system and crossing the channel is estimated at \$1 million, which does not include installation of new piping for recycled irrigation water to destinations. Funds have not been allocated, and grants or other outside funding are necessary to facilitate this project.
Policy OS-3.5	Fulfill the City's responsibilities relative to the requirements of the County's NPDES permit program by enforcing regulations aimed at reducing groundwater and urban runoff pollution	As an NPDES co-permittee, the City is responsible for ensuring best management practices are employed to reduce pollution. The City regulates control of urban pollutants to storm water runoff through provisions in the Municipal Code.
GOAL OS-4	Encourage the use of sustainable practices to reduce energy use and help curb global climate change.	State Assembly Bill 32, the California Global Warming Solutions Act (California Health and Safety Code §38500) requires California to reduce its greenhouse gas emissions levels to 1990 levels by 2020. To meet this state-wide target, local communities must assess their development patterns and local efforts to contribute to greenhouse gas reduction, including continued cooperation with state and regional agencies addressing this far-reaching issue.
Policy OS-4.1	Encourage the use of solar energy systems in homes and commercial businesses.	There are many opportunities to take advantage of the City's sunny location with more aggressive adoption of solar energy systems. The City supports the installation of solar energy systems in neighborhoods and business districts.
Policy OS-4.2	Serve as a role model by incorporating the use of sustainable strategies for new and existing public buildings.	Energy conservation and sustainable building practices maximize occupant health and productivity, minimize operating costs, and provide good environmental stewardship. Utilizing available energy resources in the most efficient manner possible provides benefit to all of us. The City will serve as a role model in energy

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Policy OS-4.3	Promote energy-efficient design features, including but not limited to appropriate site orientation, use of light-colored roofing and building materials, and use of deciduous trees to reduce fuel consumption for heating and cooling beyond the minimum requirements of the California Green Building Code.	conservation and related issues. California Code of Regulations, Title 24, Part 11, the California Green Building Standards Code (CALGreen), is the first state-adopted green building code in the nation. CALGreen contains mandatory requirements for new construction and substantial remodels. Additional voluntary measures are listed in CALGreen to further encourage sustainability. The City will promote integration of these voluntary measures, as appropriate, through the planning and building approval process.
Policy OS-4.4	Adopt practices that minimize the amount of materials entering the waste stream. Encourage recycling and composting in all sectors of the community.	Excessive product waste, building and construction waste, and landscaping materials can enter landfills when many of these materials should be reused, recycled, and composted. Methane from landfills is a known greenhouse gas source. Furthermore, local landfills are slowly being filled to capacity. It will become costlier (and create more greenhouse gas emissions) to transport waste to disposal sites farther away.
Policy OS-4.5	Support tree planting and the planting of more vegetation (including native and drought-resistant planting).	As trees grow, they take carbon dioxide out of the air and transform it into roots, leaves, bark, and wood. At the same time, by providing shade and transpiring water, trees lower air temperature and thereby cut energy use—reducing the production of carbon dioxide at power plants where fossil fuels are burned. Vegetation, and especially native and drought-tolerant planting, helps reduce the heat-island effect and lowers temperatures so that less energy-intensive cooling is required in our homes and businesses. The City maintains an active urban forestry program.
Policy OS-4.6	Collaborate with State and regional agencies to improve air quality and implement State air quality and climate change goals.	Air quality is the preeminent regional issue—there are no boundaries to air quality or climate change impacts. The City will continue to consult with state and regional agencies to participate and cooperate in the implementation of laws and efforts to increase air quality and respond to climate change.
The City Structure Community Building Element Goals and Policies		
GOAL CB-1	Provide all La Palma residents the opportunity to make healthy lifestyle choices.	Access to healthy food and exercise are key components of a healthy lifestyle. We support access to healthy, fresh goods in all public activities. Furthermore, by providing a walkable and bicycle-able town, we encourage our

Goal/Policy	Description	Discussion on Implementation Status
		residents to integrate healthy actions into their daily activities.
Policy CB-1.1	Encourage physical activity in residents of all ages.	Public education and proactive prevention are the most effective ways of deterring serious health problems. Physical activity can be encouraged through various efforts such as developing and providing health-oriented classes; encouraging walking to school; maintaining recreational programs that stress physical activity; continually supporting City-sponsored events that get people out and active; and providing convenient access to parks, schools, and other outdoor spaces.
Policy CB-1.2	Consider health and active lifestyles when making land use and transportation decisions.	The most effective means of creating a healthy community in La Palma is to establish a "healthy" physical infrastructure through the implementation of multi-modal transportation networks and walkable neighborhoods and destinations. As evidenced in both the Land Use Element and the Circulation and Infrastructure Element, the City's priority is to reestablish walkable neighborhoods such as the Town Center and support a variety of travel modes.
Policy CB-1.3	Consider all opportunities to encourage access to healthy food.	The City of La Palma supports increasing access to healthy, locally grown foods by invigorating the community's interest in farmer's markets, community and school gardens, home-grown foods, and convenient access to local supermarkets. Local farmers markets provide support for farmers in the region and provide an opportunity for the community to purchase fresh, locally grown foods, as well as temporary gathering spaces for residents. Community gardens have many benefits, including reducing food budgets for families, providing healthy foods options, and providing another form of recreation space to the community. Finally, residents can also contribute to their healthy food stock by growing their own edible gardens.
GOAL CB-2	Continue to foster cooperative arrangements with public agencies to enhance public services, facilities, and schools, enabling a high quality of life for our residents.	Because our City is small and is on the edge of the County, it is essential that we seek out opportunities to collaborate with others in achieving our own objectives. An example is the fact that, despite our small size, we are served by five school districts. Because educational opportunity is so important to our residents, we want to collaborate as much as possible with these districts to represent the interests of our students and families. In addition, other regional entities can make decisions that have a significant impact on our quality of life. As such, coordination with these groups is paramount to provide our input and negotiate the best alternatives for La

Goal/Policy	Description	Discussion on Implementation Status
Policy CB-2.1	Support joint powers agreements, memorandums of understanding, and other formal and informal arrangements with other local governmental agencies where such agreements generate mutual benefits.	Palma. There are many ways in which we have worked or could work with school districts and other cities in implementing shared services and programs of value to them and to La Palma. An example is the joint funding of projects with the City of Cerritos to widen and improve the bridges on Moody Street and Orangethorpe Avenue over the Coyote Creek Channel, demonstrating mutual benefits. Creativity in forming cooperative agreements would give our City greater leverage in serving its citizens without diminishing our identity. In addition, it allows us to obtain benefits to the community from a limited land resource that cannot be expanded.
Policy CB-2.2	Coordinate with Southern California Association of Governments, Caltrans, Orange County Transportation Authority, the South Coast Air Quality Management District, and other public agencies to ensure that actions taken by these agencies do not adversely affect La Palma's quality of life or are inconsistent with the policies contained in the General Plan.	While La Palma has decision-making power over many local land use decisions, a multitude of other public agencies can make decisions and establish policies and local changes that can affect our quality of life and built environment. It will be necessary to maintain ongoing coordination to provide our point of view and ensure La Palma's priorities are considered in the planning process. The City will need to help agencies understand the importance of the defining components of La Palma's character and the potential impacts of their actions on La Palma. This will be especially important as use alternatives are considered for the Pacific Electric right-of-way, currently vacant. La Palma does not support the establishment of transit or transportation along this right-of-way beyond pedestrian and bicycle modes.
Policy CB-2.3	Coordinate with the school districts to further the City's goal of improved access for all La Palma residents to high-quality educational opportunities that satisfy each individual's needs, desires, and potential.	The impact of having five school districts is that students in some areas have a home school located outside of the city limits. Much community discussion over the years has centered on finding a way for students located north of Houston to attend schools physically located within La Palma. While the City of La Palma has no jurisdiction to effectuate such an adjustment, the City recognizes the value of high-quality education and embraces an open conversation with schools to best serve La Palma residents.
Policy CB-2.4	Foster systems of interjurisdictional communications and development review, and provide that such review respects the values of adjacent municipalities and equitably distributes both	As new development occurs on our boundaries, we will be subject to potential impacts. The City will maintain open conversations and working relationships to ensure La Palma understand the views and values of others and that La Palma's concerns are voiced and addressed in the larger context of our metropolitan area.

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	the benefits and impacts associated with a given project.	
GOAL CB-3	Ensure that City deliberations and decisions involve and reflect the needs of all members of our community.	The opinions and passions of all La Palma residents matter in governance. For those who have time to engage in civic activity, the City has ready access to information provided by these people. However, extra effort is needed to reach out to residents who are equally impassioned but, due to family and job commitments or because of language barriers or mobility limitations, cannot and do not engage in civic activities.
Policy CB-3.1	Develop and implement strategies to involve and engage City residents whose voices are not traditionally heard in the planning process. Particular attention should be given to those issues that directly affect the residents.	The City's Korean population has historically been absent from many political decisions. The City seeks to encourage input from all residents and City stakeholders and will identify barriers to public participation, and develop implementation to overcome these barriers. New technologies can offer avenues for more expansive community participation and transparency, especially for youth and tech-savvy residents.
Policy CB-3.2	Implement transparency in decision making.	Transparency in decision making is a cornerstone of effective governance. All La Palmans need to have access to materials that illustrate how and why particular decisions have been made and documents describing the plans on which activities are based, especially those dealing with services and financial resources.
GOAL CB-4	Achieve and maintain a high quality of life for La Palma residents by developing a diverse economic base and maintaining long-term fiscal sustainability.	The La Palma community considers a balanced City budget an important fiscal goal, ensuring the City's longevity and prosperity. The City will plan for balanced income and expenditures to maintain fiscal solvency. A healthy local economy is one that is home to diversified businesses and industries that serve local and regional needs, and one that supports a highly trained and educated workforce. To create and sustain a healthy and diverse economy, a city must have the support systems that attract businesses: a variety of available housing and mobility options, a high level of community amenities, and adequate infrastructure to serve technologically advanced businesses. With these vital elements in place, La Palma can attract, retain, and facilitate growth of local businesses, which in turn will allow the City to remain fiscally sustainable and thus able to continue providing high levels of public services and many community programs. Furthermore, a variety of local destinations and shopping choices for residents will enhance our

Goal/Policy	Description	Discussion on Implementation Status
		quality of life.
Policy CB-4.1	Develop and adhere to a robust economic development strategy that focuses on business attraction and retention to facilitate the land use opportunities provided by the General Plan.	In 2012, the California legislature and courts ended redevelopment across the State. Redevelopment had been an excellent source of revenue to combat blight and invest in infrastructure and facilities. Without redevelopment, it is more important than ever that the City encourage land use decisions that are fiscally responsible and positively affect the City's economic health by creating jobs, generating tax revenue, and involving private capital investment. In addition, to achieve the necessary economic diversity and fiscal soundness, the City will need to maintain a comprehensive Economic Development Strategy. In the absence of a cohesive Redevelopment Agency with an economic development mission, the City's other departments will need to work together to achieve economic development goals.
Policy CB-4.2	Encourage a pattern of development that balances revenue-generating land uses.	A balanced land use base is crucial to maintain variety for shopping options, a strong fiscal tax base, and jobs for our residents and regional economy. A diversified economy is the best way to ensure continued high levels of local services and amenities.
Policy CB-4.3	Explore the attraction of new retail anchors and sectors to help diversify the City's economic base and provide shopping opportunities for residents.	It is important for residents and workers to have local access to a range of retail needs. The market study prepared for the General Plan indicated strong retail anchor potential in La Palma for a drug store and grocery store, and very strong potential for bedding and housewares, auto parts, sporting goods, book/media, and office supply stores. Diversifying the City's retail options will also provide for a steady stream of sales tax revenue that is more resilient in economic downturns, compared with retail that is focused just on one sector.
Policy CB-4.4	Support high-quality professional and corporate office environments north of Orangethorpe Avenue.	To encourage highly-skilled office and other office uses, the City will continue to support established office clusters north of Orangethorpe Avenue. Such support will include maintaining consistently high design standards for new office development, encouraging supporting retail and service uses as appropriate, and continuing tenant- and business-attraction efforts through the Economic Development Strategy.
Policy CB-4.5	Expand lodging choices in the City through the recruitment and placement of a full-service hotel.	The market study completed for the General Plan update indicated market potential for 180 hotel rooms by 2016 and 350 hotel rooms by 2020. A full-service Class A hotel facility will remain a priority goal for the City of La Palma.

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Policy CB-4.6	Work with the business community to generate innovative ideas and strategies that will ensure the City's continued economic viability.	Understanding the structure of the local economy and its dynamics is essential for formulating public policies that maintain and improve economic vitality. Outreach and data collection are necessary components to grasp an effective understanding of existing local economic conditions. To achieve this, the City of La Palma actively engages in conversations with our La Palma businesses. The General Plan provides opportunities for the expansion of existing businesses and introduction of new business in the City. It will remain important to maintain a dialog with local business stakeholders to best understand their needs to facilitate innovations and success.
Policy CB-4.7	Encourage the location of revenue-generating uses and structures in appropriate locations.	As municipal revenue shortfalls may occur from time to time, it is important to develop innovative ways to continue contributions to our General Fund to maintain our highly valued City services. Potential revenue sources may include such avenues as digital billboards or other advertising mechanisms. When placing these structures, it will be important to identify locations that are separated from residential neighborhoods and provide context sensitivity.
Policy CB-4.8	Improve the City's presence along the SR-91 freeway corridor.	Our strategic location at the border of Los Angeles and Orange Counties, with frontage along a major regional freeway is an asset to our community. To best maximize on this asset, the City will improve the visual appearance, permit an increased intensity of development, and a range of uses that attracts spending on a regional scale. Uses that do not benefit from freeway frontage are discouraged from locating here.

**Community Safety
Public Health and Safety Element**

GOAL S-1	Maintain fire protection and emergency response services that offer the maximum possible protection from loss of life and property.	The City of La Palma is serviced by the Orange County Fire Authority (OCFA) for fire protection services. The Authority maintains Fire Station No. 13 in La Palma, as well as, others in adjacent cities that can serve the City, and provides a high level of fire protection services.
Policy S-1.1	Negotiate contracts at a level that supports a high level of service and quick response times.	We understand that maintaining excellent services from the Authority is critical to protecting the health and welfare of our residents. Through our contracts with the Authority, we will structure agreements to achieve the service levels desired.
Policy S-1.2	Maintain adequate water pressure and water storage capabilities	The City has been able to provide adequate water system pressures and supplies to meet the needs of the Authority. We will continue to conduct

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	throughout the City to meet required fire flow pressures.	preventative maintenance of water lines, hydrants, and the reservoir to ensure that these resources operate at peak efficiency in the event of an emergency.
Policy S-1.3	Support OCFA's efforts to provide fire prevention and fire safety education in service to residents and business owners as a means to reduce the potential for damaging fires.	Prevention is always the best strategy for reducing potential loss of property and life resulting from fires and fire-related emergencies. We are committed to working with the Orange County Fire Authority to educate community members about fire safety at home, in schools, and in the workplace.
GOAL S-2	Provide a high level of preventative and responsive law enforcement services.	We live in a safe community with a relatively low crime rate. We enjoy this safety and recognize the value it brings to La Palma. Therefore, one of our primary goals is to maintain community safety at the high level the community expects.
Policy S-2.1	Provide for law enforcement services at levels the community expects	Through our budgeting process, we will continually assess the best means of providing the highest level of law enforcement and crime prevention services.
Policy S-2.2	Practice proactive crime prevention.	As with other emergency services, prevention programs and activities can reduce calls for service. Our active Neighborhood Watch program engages many community members in crime prevention efforts. We are committed to sponsoring education programs that make residents and business owners aware of how they can work cooperatively with law enforcement personnel to reduce incidents of crime and create safer neighborhoods and business districts.
Policy S-2.3	Support cooperative programs between law enforcement and local organizations, including local school districts.	Our community has a strong bond with local law enforcement, which can be seen through a number of cooperative programs with local organizations and agencies. These programs make our community a safer place to live and work and help to create a positive relationship between our law enforcement personnel and the community.
GOAL S-3	Minimize the exposure of people and properties to flood hazards.	The City is located in the inundation zones of several regional dams. Therefore, it is important that we coordinate with responsible parties to ensure the continued safety and operational quality of these facilities, and that we keep our emergency response plans and activities up to date. It is also important that we maintain local drainage systems to ensure they operate effectively and protect our community from unusual storm flow events.
Policy S-3.1	Ensure that City emergency notification	Regional dams have been improved to comply with seismic safety requirements, thus reducing

Goal/Policy	Description	Discussion on Implementation Status
	procedures and evacuation plans address the responses needed in the event of dam failure.	the risks of inundation due to dam failure. We support the monitoring and maintenance of these facilities by the Army Corps of Engineers and other agencies to provide continued protection for the City from flood events.
Policy S-3.2	Monitor the activities of Orange County and Los Angeles County flood control agencies regarding facilities that serve and impact La Palma.	The efficient operation and maintenance of regional flood control channels such as the Coyote Creek and Moody Creek Channels protects La Palma from regional flood hazards. Our vigilance regarding any planned Improvements / modifications to these and other regional facilities will help us plan any needed response.
Policy S-3.3	Continue to maintain the efficient operation of local drainage facilities.	At the local level, our existing drainage system is adequate to meet our needs. We will budget to keep the facilities in good condition, and we will require that any new development appropriately mitigate any new demands on the system.
GOAL S-4	Safeguard the community against primary and secondary seismic and geologic hazards.	The City is located in a seismically active region. We seek to protect people and properties from the effects of earthquakes and other geologic hazards, and to reduce loss of life, injuries, and property damage. Prevention strategies include requiring retrofit of existing buildings to bring them in line with current seismic safety standards and ensuring new building foundations are safeguarded against liquefaction hazards. In addition, we support education programs designed to increase earthquake preparedness.
Policy S-4.1	Require all new development to comply with the most recent State of California seismic building laws and the Seismic Hazards Mapping Act, and where appropriate, require mitigation of potentially adverse impacts of geologic and seismic hazards.	Complying with State building and seismic safety code standards is the best means of ensuring that new structures achieve appropriate safety standards. Our community is located in a Liquefaction Hazard Zone and therefore must also comply with the requirements of the Seismic Hazards Mapping Act, which requires that a certified geologist conduct liquefaction investigations prior to approval for most new development projects. Where necessary, mitigation will be required to minimize the risks of site-specific conditions associated with high groundwater levels and sandy soils.
Policy S-4.2	Support earthquake preparedness education programs.	In La Palma, we endorse programs that provide families, schools, businesses, government and emergency service with earthquake education and preparedness planning.
GOAL S-5	Provide for the safe use, storage, and transportation of hazardous materials within the City.	We realize that hazardous waste is a necessary by-product of certain industrial activities and day-to-day living in the urban environment. However, with the implementation of appropriate precautions, hazardous waste should not pose a significant threat to workers or residents. Federal

Goal/Policy	Description	Discussion on Implementation Status
		and state laws provide good safeguards, and our efforts with the Orange County Fire Authority help monitor local conditions.
Policy S-5.1	Work with appropriate authorities to ensure the safe handling of hazardous materials, including the monitoring of facilities that use, store, or handle hazardous materials.	We want to ensure that hazardous materials are stored and handled in a safe manner and that appropriate precautions are taken to reduce the risk of a spill or other accidental release. The most effective means of doing this is to ensure that applicable local, state, and federal programs governing the use of hazardous materials and waste are implemented in La Palma. We will continue our coordination with the Orange County Fire Authority and the Certified Unified Program Agency for County of Orange for both education and enforcement.
Policy S-5.2	Support state and regional efforts to control nonpoint sources of water pollution.	We recognize that controlling nonpoint sources of water pollution is an important means of reducing the discharge of hazardous and potentially hazardous wastes. Therefore, we support the efforts of state and regional agencies, such as the Regional Water Quality Control Board, to identify and mitigate sources of nonpoint pollution. We also support education programs designed to alert residents and businesses of their roles and responsibilities in reducing this kind of pollution. In addition, we recognize that City government, as the principal land use planning authority, can be an important manager of water resources. We will support responsible water quality planning and the integration of best management practices into the design of new development projects.
GOAL S-6	Minimize the loss of life, injury, and property damage resulting from natural and human-caused disasters	A natural or human-caused upset event—such as an earthquake, terrorist attack, or hazardous materials accident—most often occurs without warning. We must be prepared for all types of emergency situations and be capable of mobilizing all the resources at our disposal to protect life and property within the City.
Policy S-6.1	Prepare for the effective mobilization of City resources—both public and private—in the event of any disaster event.	The City has prepared a Multi-Hazard Emergency Plan outlining the mobilization of City resources in the event of a disaster at any scale. Keeping this plan up-to-date is considered the most effective means of preparing for an emergency. We also support emergency training of public personnel, as well as public awareness and education efforts for our residents. These measures are included as Preparedness Elements in the Multi-Hazard Emergency Plan.
Policy S-6.2	Engage in regional emergency response planning.	Disasters such as earthquakes often affect a wide area, involving many agencies across jurisdictional boundaries. In such a situation, a cooperative effort involving numerous jurisdictions

Goal/Policy	Description	Discussion on Implementation Status
		and resource agencies is the most effective means of dealing with the emergency. We are committed to planning and preparing for multijurisdictional emergency responses. Our City has assisted in the countywide emergency planning effort permitting an emergency communications tower to be built in our industrial area. We are open to consideration of other means of participating in this important function.
Community Safety Noise Element Goals and Policies		
GOAL N-1	Ensure that the noise environments in La Palma do not impinge upon the high quality of our neighborhoods and business districts.	Our City is small and quiet. Even local industry is not a major source of noise, given its location some distance from our neighborhoods. Only a small section of freeway runs through town, and freeway noise largely impacts commercial and industrial uses. Despite regional and local growth, our major streets are not going to get much noisier than they already are. We can ensure that new construction complies with insulation standards that reduce outside noise. Our main challenge is to ensure that temporary, short-term noise sources do not get out of hand and that new development—and especially mixed-use development—is planned with nearby noise-sensitive uses in mind.
Policy N-1.1	Enforce state noise insulation standards for proposed projects in high noise environments.	In looking at the expected future noise conditions along the arterial highways serving our City, overall noise levels generated from traffic are not going to be noticeably different from what they today. Regardless, we want to be sure that the noise levels inside structures comply with established state standards. The state has established noise insulation standards for proposed projects in high noise environments. They are contained in Title 24 of the California Code of Regulations and are designed to ensure an adequate interior noise environment for residential uses, such as homes, apartments, and hotels. If a developer combines compliance with these insulation standards with other measures to reduce interior noise levels, there should be no difficulty in achieving the noise conditions we desire for our citizens.
Policy N-1.2	Enforce the City's noise ordinance for those noise sources that are not pre-empted by other agencies.	Cities do not have any control over highway and freeway generated noise. The same is true for aircraft and railway noise. What we can influence is the kind of noise we create ourselves, including noisy equipment, loud music, construction activity—even loud talking or party activities.

Goal/Policy	Description	Discussion on Implementation Status
		<p>These things don't occur everywhere, or all the time, but when they do happen, they can be annoying and irritating. Loud noises, particularly unexpected ones, can even cause accidents, not to mention possible hearing damage. The way we choose to make sure that this type of noise doesn't become bothersome is to establish and enforce a fair but firm noise ordinance. Noise standards in the Municipal Code specify noise measurement criteria, interior and exterior noise standards, time restrictions for certain noise sources, and procedures for enforcement. This is our main tool for keeping the living and working environment in La Palma the way we want it.</p>
Policy N-1.3	Design new development projects so that potential noise impacts are minimized.	<p>There are many approaches to designing a project so that potential noise impacts on nearby noise-sensitive uses are kept as low as possible. We expect new development to take noise considerations into account. Methods for accomplishing this can include ample building setbacks, building orientation, window placement, wall and fence treatment, location of activity areas, access design, and similar design features. These strategies do not necessarily reduce the need for other ways of reducing noise impacts, but they can be extremely effective, especially for larger projects. This is all part of what it means to be a quality development in our community.</p>
Policy N-1.4	Require that mixed-use structures be designed to account for noise from adjacent uses within the mixed-use development.	<p>The City will allow for mixed-use developments in the Mixed Use-Business area along the SR-91 freeway. Mixed-use developments help create an exciting and walkable environment, but can create noise incompatibilities within a development if not properly designed. Care should be taken at the design stage to minimize noise intrusion for residential uses, while recognizing that residents in mixed-use environments understand and accept the vibrancy of their districts.</p>
Policy N-1.5	Provide for vigorous and consistent enforcement of state Motor Vehicle Code noise standards for cars, trucks, and motorcycles.	<p>Transportation is the dominant noise source in La Palma. However, the City has limited ability to reduce vehicle generated noise. Through the efforts of our law enforcement personnel, the City can enforce state noise limits for vehicles by citing noise offenders whose engines, exhaust, or music systems create noise beyond defined limits.</p>
Housing Element Goals and Policies		
GOAL 1	Continue to keep land use regulations in place that allow for diverse housing	A range of housing options is necessary to support an economically and socially diverse community such as ours. Adequate public

Goal/Policy	Description	Discussion on Implementation Status
	opportunities that satisfy the physical, social, and economic needs of existing and future La Palma residents, including those with special needs (including large families, single parent households, senior citizens, persons with physical and developmental disabilities, and the homeless).	facilities and services are important to maintain the quality of life valued by all of our City's residents. We also value the important investment represented by our existing housing stock.
Policy 1.1	Maintain a diversity of zoning districts that allow for new residential development at a range of densities.	The updated comprehensive General Plan update included a new designation of Mixed-use Business land use designation over its former industrial district to create more diversity in Land Use.
Policy 1.2	Ensure that housing and neighborhoods are provided with public services that provide for safe and sanitary living conditions.	The City works closely with its residents in providing top level public services with an emphasis on respectful customer service. This is true for field staff and office staff which provide for safe and sanitary living conditions throughout the City.
Policy 1.3	Support innovative public, private, and nonprofit efforts in the development of affordable housing, particularly for special needs groups.	The City's Community Development Department is always on high alert to be hyper-responsive to development inquiries. Staff has been supportive of all efforts to be compliant with the Housing Element.
GOAL 2	Achieve high design quality in all residential developments to ensure that investments in neighborhoods, as well as safety and aesthetic value, are respected and maintained.	Our City celebrates our high-quality single-family neighborhoods. It is essential to the social, physical, and economic well-being of the City that this housing stock be actively maintained and enhanced through the policies and programs in this Housing Element.
Policy 2.1	Enforce Municipal Code regulations that promote the maintenance of residential properties.	During the planning term the City maintained Code Enforcement through its Code Enforcement Officer, Planner, and Community Development Director.
Policy 2.2	Provide public services and improvements that support and improve neighborhood longevity and cohesion.	The City adopted its ADA Transition Plan during the planning period. The City is always listening to new ideas for improving its services to local businesses and residents. Staff continues to support any efforts to improve neighborhoods by promptly processing block party permits and the like.
GOAL 3	Optimize City processes and regulations that relate to the maintenance,	Government constraints are City policies, standards, or requirements that may have the potential to constrain the production of affordable

Goal/Policy	Description	Discussion on Implementation Status
	improvement, and development of housing.	housing under certain circumstances. High development fees, complicated processing procedures, and challenging development standards are often cited as factors that impact the ability of developers to provide market rate and affordable housing.
Policy 3.1	Remove land use barriers that pertain to emergency and transitional housing.	In 2013 the City passed Ordinance No. 2013-03 that removed land use barriers for emergency and transitional housing. The City will continue to monitor and stay current with any future changes in the law.
Policy 3.2	Assist developers of emergency and transitional housing in locating sites, and streamline the approval and permitting process for this type of housing.	The City is actively keeping an eye out for opportunities as they present themselves. Should any future inquiries from developers occur the Community Development Department will work diligently with them in streamlining the development process.
Policy 3.3	Use the Village Overlay to promote the development of high-quality, high-density housing that is affordable to households of all income ranges.	When appropriate opportunities are identified the Village Overlay designation maybe applied as a tool to promote housing that is affordable to households of all income ranges. The City will continue to utilize the Village Overlay on a case by case basis under the Housing Element to achieve minimum default densities required by State HCD.
Policy 3.4	Periodically review development standards to ensure consistency with the General Plan.	The City is undertaking a comprehensive update to its Zoning Code. The City is constantly looking at both its City Code and General Plan to ensure that they are compatible with each other.
Policy 3.5	Facilitate high-quality workforce housing developments.	The City is actively keeping an eye out for opportunities as they present themselves. The adoption of the General Plan update to include a new Mixed-use Business component could be a catalyst for workforce housing.
GOAL 4	Ensure that housing opportunities are available to all persons.	Discriminatory housing practices are prohibited by national and state fair housing laws. Discriminatory practices impede housing opportunities for all La Palma residents.
Policy 4.1	Support the enforcement of laws and regulations that prohibit discrimination in mortgage lending practices and in the sale or rental of housing.	The City strives to see the elimination of discrimination in mortgage lending and the sale or rental of housing. To that end City staff continues to support the enforcement of law aimed at combating discrimination.
Policy 4.2	Support efforts aimed at guaranteeing unrestricted access to housing for all segments of the community.	The City is always looking to support any efforts that are aimed at removing hurdles to the access of housing by certain segments of the community.
Policy	Encourage and support	The City recognize that disadvantaged groups

Goal/Policy	Description	Discussion on Implementation Status
4.3	private and nonprofit groups in their efforts to address the housing needs of the homeless and other disadvantaged groups.	and the homeless have needs for housing. The City continues to work with private and nonprofit group with their efforts as opportunities to do so present themselves.
Growth Management Element Goals and Policies		
GOAL GM-1	Transportation and infrastructure systems should meet the current and future needs of residents and businesses.	For a community to thrive and grow, infrastructure services must be in place to meet the current and future needs of residents and businesses. The roadways must accommodate the number of vehicle trips associated with our land use plan. Transportation and infrastructure improvement projects are costly so it is very important for La Palma to qualify for any available funding when making necessary improvements to our transportation and infrastructure systems.
Policy GM-1.1	Require that development projects fund their fair share of the costs associated with that development.	New development should not place a financial burden on existing development to pay for the infrastructure improvements caused by the new development. All new development projects will include strategies to ensure all fair-share costs of infrastructure improvements and other capital facilities are paid.
Policy GM-1.2	Establish and maintain a seven-year capital improvement program that sustains LOS "D" on the City's arterial highway system, with the exception of key intersections, where peak period LOS "E" may be acceptable.	Although future improvements are expected to be relatively few because of the built-out condition of our City, the City needs to comply with this requirement specifically included in Measure M2.
Policy GM-1.3	Update traffic mitigation fees as needed over time to ensure they relate to the impact of new development.	Maintaining La Palma roadways are expensive, particularly if additional traffic places stresses on them. Updating traffic mitigation fees periodically will allow the City to ensure that sufficient funds are available to pay for maintenance and improvements and that development is paying its fair share towards improvements.
Policy GM-1.4	Promote transportation demand strategies that allow employers to efficiently utilize La Palma's transportation system.	La Palma has adopted a Transportation Demand Management (TDM) Ordinance (Ord. 2003-07) and encourages commercial businesses and professional office developments to utilize the strategies contained in the ordinance, including carpool/vanpooling, alternative work schedules, providing bicycling parking facilities, transit shelters, pedestrian and bicycle access, and other TDM mechanisms.

Goal/Policy	Description	Discussion on Implementation Status
Policy GM-1.5	Fund transportation and utility infrastructure improvements creatively, relying on both public and private resources.	While the City will place the burden on new development projects to fund improvements directly associated with such development, broader-based infrastructure improvements—and particularly those important to economic development (like new telecommunication infrastructure) and neighborhood quality—will require public financing.
Policy GM-1.6	Ensure the City meets the requirements to be eligible for funding for local street system improvements from Measure M2 and other sources.	Measure M2 funds will be available through competitive grants, with the City required to provide matching funding. La Palma has creatively used grants in the past for fund matching, and will continue to do so to leverage available Measure M2 monies. It is important that the City update the necessary documents and fulfill the eligibility requirements as required by Measure M2. It is also important that the City pursue other funding options to finance transportation and other infrastructure projects and programs.
Policy GM-1.7	Consult with other agencies and organizations to address regional issues and opportunities related to growth, transportation, infrastructure, and other planning issues.	The purveyance of infrastructure services can involve a regional agency or organization, such as Orange County Sanitation District for wastewater services, Orange County Water District for groundwater basin management, Municipal Water District of Orange County for purchasing imported water, and other agencies that provide infrastructure services. The City will consult with all of the relevant agencies, organizations, and utilities companies to ensure that adequate infrastructure services are provided at reasonable costs to all residents and businesses over the long term.
Technology Element Goals and Policies		
GOAL T-1	Enhance the design, development, delivery, and access to public services through the cost-effective use of technology.	The City is always working to ensure its Information Technology Infrastructure is functionally and accessible so as to provide the public services that the community needs.
Policy T-1.1	Include technology considerations when updating or evaluating the General Plan, the Capital Improvement Program, the Operating Budget, the Technology Internal Service Fund Plans and Budgets, and similar documents.	Consider adjustments to these documents to ensure that they are consistent with changing technologies and do not unintentionally hamper their use.

Goal/Policy	Description	Discussion on Implementation Status
Policy T-1.2	Where feasible, extend access to technology, primarily information and communication technologies, by making available City facilities and services to residents that might not otherwise take advantage of these advances.	For example, the La Palma Library System currently makes personal computers with Internet access available to patrons. It also offers basic training on the use of related equipment and data. The City provides free wireless internet ("Wi-Fi") at City Hall and the Community Center. The emphasis should be on creating or facilitating options as opposed to the City providing full service to every home or business in La Palma.
GOAL T-2	Promote communications technology as a means for reducing traffic, improving air quality, and increasing productivity.	As technology advances and funding becomes available there may be good opportunities to explore in the future that will improve the quality of live in the community.
Policy T-2.1	Use technology to reduce the need for citizens, customers, and staff to travel to City facilities by enhancing e-business and e-document access capabilities.	Consider adjustments to these documents to ensure that they are consistent with changing technologies and do not unintentionally hamper their use.
GOAL T-3	Ensure that City regulations are not an unreasonable barrier to businesses' ability to apply technological advances to their operations.	The City recognizes that technology is important to a business's competitiveness and to that end will continue to look for ways of reducing barriers when businesses' seek new to apply new technological advances.
Policy T-3.1	Provide for codes and ordinances that enable businesses to gain efficiencies and economies of scale in the market place.	This may involve periodic comparisons of technological advances and resulting changes in business activities to the applicability of current regulations. For example, technological advances could impact the design and layout of certain business facilities and the City may find it appropriate to refine development standards to account for such changes.
GOAL T-4	Promote coordination between the local business community and public entities to share information and assess the impacts of technological advances on both sectors.	The City will continue to looking for future opportunities to share information with the business community as technological advances present themselves.
Policy T-4.1	Encourage activities that link business leaders with those in local governmental and educational institutions.	This can be accomplished through existing venues such as the Lunch with the Mayor events and joint forums with local business, government, and education leaders. Technology will continue to change and affect the market place, the local economy, and public resources. Therefore, proactive coordination will be critical to the community's overall success in attracting and retaining businesses.

Goal/Policy	Description	Discussion on Implementation Status
GOAL T-5	Apply technology to supplement business recruitment and retention programs.	With so much business moving from paper can carbon copy to digital format it is important to apply digital technology to the City's business programs.
Policy T-5.1	Use technologies such as Geographic Information Systems (GIS) to develop interactive programs assisting business prospects with identifying suitable properties and lease spaces.	This could include on-line demographic analyses for specified areas. Use business license data to market retention programs to local businesses.
GOAL T-6:	Accommodate the reasonable use of public rights-of-way for communications infrastructure while protecting the ability of the City to provide services in said rights-of-way.	As new communication installations for government agencies and private entities come online in the public rights-of-way the City's development reviews will focus on the protection of the City's ability to provide services in the public rights-of-way. During the planning term the City approved a site license agreement for the installation of a Digital Audio System within the PROW.
Policy T-6.1	Establish balanced and fair rights-of-way policies that preserve the City's ability to provide safe and efficient traffic movement, effective utility operations, and infrastructure maintenance along with opportunities for the placement and maintenance of communications services.	Such policies should be monitored in accordance with technological advances and government regulations. Promote fair compensation to the community for such services.
GOAL T-7	Enhance the City's ability to share information and coordinate with various public and private organizations through the cost-effective use of technology.	The City purchased enhanced Business Licensing Software that is capable of generating new data reports.
Policy T-7.1	Explore opportunities to employ technology as a means for sharing services, information, data, and other resources between the City and public and private entities.	Such programs should be carefully designed to ensure that "sensitive" data and information is protected and that security and individual rights to privacy are not compromised. Cost effectiveness and operational efficiencies and quality for all participants should also be a part of any determination to implement technology.
GOAL T-8	Enhance public participation in and contribution to the	The City makes use of Online Survey Monkey and a Voice Your Opinion button on its home page to encourage public participation in the decision-

Goal/Policy	Description	Discussion on Implementation Status
	decision-making process through the cost effective use of technology.	making process.
Policy T-8.1	Explore techniques to improve participation and information sharing between the community and the City organization.	Potential techniques could include visualization of development plans, on-line surveys, and enhanced access to e-documents. The City should provide information, via the Internet and/or other communications systems, about upcoming meetings, pending projects and activities, and opportunities for citizens to request service and express their views on certain matters on the City's website. This would increase the public's understanding of how the City functions in day-to-day life and strengthen the sense of community.



APPENDIX B

La Palma General Plan Implementation Plan

The City will perform an annual review of this Appendix in conjunction with the annual budget cycle so that fiscal resources can be focused on evolving priorities for responding to General Plan direction.

Chapter 2. The City Structure

<i>Land Use Element</i>

LU-1. Update the Development Code

The General Plan includes land use designations not reflected in the Development Code as of 2014; thus, the Code must be updated to achieve consistency. The City reviewed and modified the Development Code to ensure that the purpose and intent of zoning classifications clearly implement the description of relevant General Plan land use designations. Additionally, a new Zoning Map was prepared to graphically communicate the pattern of zoning regulations.

Responsible Department: Community Development

Funding Sources: Departmental Budget

Timeframe: Completed on May 5, 2015 (Ordinance No. 2015-01)

Related Policies: *LU-1.1, LU-1.2, LU-1.3, LU-4.1, LU-4.2, LU-4.3, LU-4.4, LU-4.7, LU-4.8, LU-5.1, LU-5.3, LU-5.4, LU-5.5, LU-6.3, CI-1.4, CB-1.2*

LU-2. General Plan Annual Report

Annually review implementation of the General Plan to identify development priorities, evaluate accomplishments, and determine potential modifications pursuant to Government Code Section 65400 et seq. Ensure that all departments within the City submit a list of proposed projects to the City, and that the City review and report on the consistency of these projects to the City Council as part of the General Plan Annual Review and Update Report.

Responsible Department: All City Departments

Funding Sources: General Fund

Timeframe: Ongoing on an annual calendar year basis

Related Policies: *LU-1.1, LU-1.2, CB-3.2*

LU-3. Review and Adjust Fees

Periodically review and adjust the fees charged for City services, use of public facilities, development review, and impacts from new development to capture assumptions and costs which change over time.

Responsible Department: All City Departments

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: *LU-4.7, CI-2.1*

LU-4. Precise Plan Process

Continue to provide a development review process that ensures new development is consistent with the character and scale of the surrounding neighborhood.

Responsible Department: Community Development

Funding Sources: Departmental Budget, Application Fees

Timeframe: Ongoing

Related Policies: *LU-1.3*

LU-5. Transfer of Development Rights

To best incentivize new development in our new strategic growth area (Mixed Use Business 1), the City will consider establishing a process that allows for transfer of development rights. Ensure that, through this process, maximum new dwelling units and nonresidential square footage are limited to the amounts planned for in this General Plan. Require more intense projects to make every effort to provide graceful transitions to surrounding uses. Approve transfers of development rights only when a community benefit can be realized.

Responsible Department: Community Development

Funding Sources: Departmental Budget

Timeframe: Medium, Ongoing

Related Policies: *LU-4.2*

LU-6. Update Capital Improvement Program

The City annually reviews its Capital Improvement Program to ensure that public improvements are achieved in the most cost effective manner. This is one of the major ways in which General

Plan policy is carried out: the expenditure of public funds for physical improvement of City facilities. Subsequent versions of the Capital Improvement Program will need to be consistent with the General Plan.

Responsible Department: Community Services

Funding Sources: Departmental Budget

Timeframe: Medium, Ongoing

Related Policies: *LU-4.2*

LU-7. Revise and Update the Code Enforcement Program

La Palma's Code Enforcement Program is the major way in which erosion of the quality of private development can be prevented. Code enforcement has become increasingly important as residences and business buildings have aged. Prevention and small-scale intervention are manageable activities. Adhere to the General Plan policy direction of a middle ground between a "laissez-faire" approach, in which little is done, and an aggressive approach, in which intrusive procedures are widely used. Revise and update and support the Code Enforcement Program as needed to respond to issues.

Responsible Department: Community Development

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: *LU-3.1, LU-3.2*

LU-8. Continue the Home Spotlight Award Program

Use this program to recognize residents who maintain, renovate, and take enough pride in their homes. Seek ways to provide better visibility and marketing of the program.

Responsible Department: Community Services

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: *LU-3.5*

LU-9. Cultural Resource Protection

The following shall be included as a condition of approval of all new development projects, including intensification of existing development: "If unknown cultural resources are discovered during project construction, all work in the area of the find shall cease, and a qualified archaeologist or paleontologist shall be retained by the project sponsor to assess the significance of the find, make recommendations on its disposition, and prepare appropriate field documentation, including verification of the completion of required mitigation. If human remains are encountered during construction, all work shall cease and the Los Angeles County Coroner's Office shall be contacted pursuant to procedures set forth in Section 7050.5 of the Health and Safety Code. If the remains are identified as prehistoric, a Native American representative shall be consulted to participate in the recovery and disposition of the remains."

Responsible Department: Community Development

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: *LU-4.9*

LU-10. Develop an Infrastructure Improvement Plan for the Mixed Use Business 1 Area

As part of the marketing effort for the Mixed Use Business 1 area, it will be necessary to show that adequate infrastructure is in place to facilitate desired developments. The City will prepare a focused infrastructure improvement plan for the Mixed Use Business 1 area, and will make this information available to interested developers. If the analysis indicates that infrastructure improvements are warranted, the City will prioritize the improvements in this area.

Responsible Department: Community Services

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: *LU-5.6, 7.4, CB-4.1, CB-4.3*

LU-11. Actively Attract Business and Promote Existing Businesses

Actively work to attract businesses to fill vacant and underutilized spaces in the City. Develop a proactive strategy to best identify and secure businesses. Regularly update economic analyses to provide for informed decision-making and ongoing evaluation of the City's financial health and future. Promote existing businesses, which are assets and part of the La Palma family.

Responsible Department: Community Development

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: *LU-2.4, LU-4.5, LU-4.6, LU-6.2, CB-4.1, CB-4.2, CB-4.3, CB-4.4, CB-4.5, CB-4.6, CB-4.7, CB-4.8*

Circulation and Infrastructure Element

CI-1. Enhance Streetscapes and Implement Complete Streets

Prioritize streetscapes for enhancement, with special attention paid to the quality of the pedestrian experience. Maintain a comprehensive inventory of the pedestrian and bicycling facility infrastructure to prioritize projects that link networks. Evaluate all Capital Improvement Projects and look for opportunities to implement pedestrian, bicycle, and transit improvements. Where applicable, the City will incorporate Complete Streets principles into plans, manuals, and programs, such as, but not limited to Specific Plans, Parks Plans, Safe Routes to School Plans, landscaping plans, stormwater/urban runoff plans and the Capital Improvement Project list. The City will utilize interdepartmental project coordination to promote the most responsible and efficient use of fiscal resources for activities that occur within the public rights of way and will actively seek sources of appropriate funding to implement Complete Streets.

Responsible Department: Community Services

Funding Sources: CIP

Timeframe: Ongoing, Long

Related Policies: *LU-3.4, CI-1.3, CI-1.4, CI-3.1, CI-3.2, CI-3.3, CI-3.6,*

CI-2. Transportation Mitigation Impact Fee

Institute a transportation mitigation impact fee program applicable to new development to finance street improvements needed to maintain levels of service identified in the General Plan. Update the fee as necessary to ensure adequate funding and equitable distribution of costs for roadway improvements.

Responsible Department: Community Development

Funding Sources: General Fund

Timeframe: Short

Related Policies: *CI-2.1, GM-1.3*

CI-3. Improve Impacted Intersections

Five intersections in the arterial highway system may have level of service operations decline or become deficient over time due to new regional and local trips. These five intersections are expected to operate below the desired minimum Level of Service "D" at some point in the future. The following improvements—in addition to improvements planned by the City of Cerritos and the Los Angeles County Metropolitan Transportation Agency (Metro)—will be implemented to achieve desired operating conditions:

- Moody Street/Carmenita Road and South Street/Orangethorpe Avenue
Add an additional eastbound through lane
- Walker Street and La Palma Avenue
Add turn lane for the eastbound right-turn movement
- Valley View Street and Orangethorpe Avenue
Add turn lane for the westbound right-turn movement
- Walker Street and Orangethorpe Avenue
Add turn lanes for the southbound left-turn and eastbound right-turn movements

The City of Cerritos General Plan Circulation Element also recommends improvements at the Moody Street/Carmenita Road and South Street/Orangethorpe Avenue intersection. In a study prepared jointly by the Los Angeles County Metropolitan Transportation Authority and the Gateway Cities Council of Governments a concept plan for this intersection was developed, identifying needed improvements including an additional southbound left-turn lane, an additional northbound left-turn lane, and southbound right-turn overlap phasing. The proposed additional eastbound lane identified in this Implementation Action would supplement the improvements proposed by this study. The City will coordinate with the City of Cerritos and Metro regarding any planned improvements for the intersection outside of La Palma boundaries.

The City of Buena Park General Plan Circulation Element also recommends intersection improvements at Valley View Street/Orangethorpe Avenue and Valley View Street/La Palma Avenue. La Palma will work with Buena Park to coordinate these improvements.

Monitoring conditions at these intersections, ensuring timely inclusion of their improvement in the Capital Improvement Program, and adequate funding available in part through traffic impact mitigation fees collected, will be a critical aspect of maintaining overall traffic conditions at acceptable levels within the City.

Responsible Department: Community Development and Community Services

Funding Sources: Traffic Impact Fee, CIP, Grants as available through Measure M2 and other sources

Timeframe: Ongoing

Related Policies: *CI-1.1, GM-1.2*

CI-4. Promote Safe Routes to School

The City will promote Safe Routes to School programs and policies, and will proactively seek federal grants to improve La Palma's Safe Routes to School. The City will also work with the school districts to implement innovative strategies that increase the number of children walking and riding bikes to school, including "walking school buses."

Responsible Department: Community Development and Community Services

Funding Sources: Departmental Budget, Grants

Timeframe: Ongoing

Related Policies: *CI-1.5*

CI-5. Promote Pedestrian and Bicycle Safety

Increase driver awareness of pedestrian safety and educate drivers about the legal obligation to yield to pedestrians at marked and unmarked crosswalks. Offer bicycle safety education at all public and private schools, parks, and community centers. Disseminate information through libraries, mailings, and electronic media. Continue to enforce them California Vehicle Code and other applicable laws that promote safe bicycle and automobile operation. In addition, enforce pedestrian right-of-way at crosswalks through rigorous targeted police operations.

Responsible Department: Police and City Manager

Funding Sources: Departmental Budget, Grants

Timeframe: Ongoing

Related Policies: *CI-1.3, CI-1.5, CI-3.1*

CI-6. Partner with OCTA to Provide Bike Paths

The City will partner with OCTA to maintain existing bike paths, increase amenities along bike paths, and contribute toward future bike paths. The City will work with OCTA to identify funding sources, especially as related to amenities for the bike path within the Southern California Edison Easement.

Responsible Department: Community Services

Funding Sources: Departmental Budget, Grants as available through Measure M2 and other sources

Timeframe: Ongoing

Related Policies: *CI-3.6*

CI-7. “Road Diet” for Houston Avenue

Develop a plan to implement a “road diet” for Houston Avenue, with the goals of reducing automobile travel lanes and enhancing pedestrian and bicycling facilities. Seek funding to implement the plan.

Responsible Department: Community Services

Funding Sources: Grants as available from Measure M2 and other sources

Timeframe: Medium

Related Policies: *CI-3.2*

CI-8. Pedestrian Connections

Require that pedestrian connections be provided as part of all new development projects. Initiate conversations with neighborhood groups about providing pedestrian access ways at strategic points from existing residential neighborhoods onto Primary and Secondary arterials. As interest dictates for the neighborhoods, seek grant funding to assist in funding for identified pedestrian improvements.

Responsible Department: Community Development and Community Services

Funding Sources: General Fund, Grants

Timeframe: Ongoing

Related Policies: *LU-3.4, LU-5.3, LU-6.6, CI-2.2, CI-3.3*

CI-9. Bicycle Facilities

Amend the Zoning Code to require bicycle parking in new commercial and multi-family development projects. As feasible, implement traffic signalization at the crossing of bike paths with arterial roadways to facilitate the safe crossing of those arterials by bicyclists and pedestrians. Signals should be convenient to bicyclists with accessible push-buttons or pavement activated signals.

Responsible Department: Community Development and Community Services

Funding Sources: Departmental Budget, Grants, CIP

Timeframe: Ongoing, Medium

Related Policies: *CI-3.2*

CI-10. Coyote Creek Bridge Widening

Coordinate with the City of Cerritos to seek funding for the widening of the La Palma Avenue bridge over Coyote Creek.

Responsible Department: Community Services

Funding Sources: Grants

Timeframe: Short

Related Policies: *CI-3.5*

CI-11. Maintain Roadways, Paths, and Sidewalks

The City will continue to monitor all travel ways throughout the city for needed repair. The City will allocate appropriate funds to maintain these travel ways in a good state of repair, providing access to pedestrians, automobiles, and bicyclists.

Responsible Department: Community Services

Funding Sources: Departmental Budget, CIP

Timeframe: Ongoing

Related Policies: *CI-3.1*

CI-12. Maintain Adequate Sewer Capacity

The City will continue to perform tests on sewer capacity, especially during the rainy season, to determine rainfall dependent Inflow and Infiltration into sewer pipes. Such studies can be a very effective way of identifying, with relative certainty the overall effects of storm events on focused trunk systems and can provide clues to locate and remedy areas of excessive infiltration. City Utilities staff maintains the sewer system per adopted procedures. The City will adhere to its inspection and cleaning schedule for known problem areas (enhanced maintenance locations) as described in the City's Sewer Master Plan.

Responsible Department: Community Services

Funding Sources: Departmental Budget, CIP

Timeframe: Ongoing

Related Policies: *CI-4.1*

CI-13. Water System Enhancements

Regularly inspect and maintain groundwater wells. Make every practical effort to minimize leaks in the water distribution system through regular monitoring and maintenance. Monitor water demand to identify any new well capacity and/or storage needs. If it is determined that new additional well capacity or storage is required, prioritize funding through the CIP.

Responsible Department: Community Services

Funding Sources: Departmental Budget, CIP

Timeframe: Ongoing

Related Policies: *CI-4.2*

CI-14. Storm Drain System Improvements

As part of the Capital Improvement Plan, the City will provide for the construction of storm drains as necessary to ensure that localized flooding hazards are mitigated. Efforts will include the installation or improvement of facilities to eliminate ponding at high-maintenance nuisance areas. Seek out water quality or flood control grant funding where applicable and available.

Responsible Department: Community Services

Funding Sources: Departmental Budget, Grants

Timeframe: Ongoing

Related Policies: *CI-4.3*

CI-15. Communications Technology Policies

The City will continue to monitor communications technology improvements and determine whether system upgrades are needed to attract and support desired businesses, and to best serve residents. Franchise contracts will be reviewed with an eye toward keeping La Palma current on state-of-the-art technologies to meet City needs and to attract businesses reliant on high-speed communications infrastructure. City operations and technology investment will be guided by a Technology Strategic Plan.

Responsible Department: City Manager and Community Services

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: *CI-4.4, T-1.1 through T-9.1*

Open Space and Conservation Element

OC-1. Continue Park Improvement Prioritization

The City's parks and recreation facilities are critical features of the City structure. Sufficient land is not available in La Palma to meet contemporary open space and recreation standards for current or anticipated population levels. Thus, careful stewardship of existing park facilities is critical. This involves reviewing priorities for park improvements established in the Parks and Recreation System Comprehensive Master Plan and ensuring that the commitment to maintenance and facility development is sustained. In addition, the City should seek to acquire additional lease rights in the remaining section of the power line easement (the Promenade).

Responsible Department: Community Services

Funding Sources: Departmental Budget

Timeframe: Ongoing, Medium

Related Policies: OS-1.1, OS-1.4

OC-2. Joint Use of School Facilities

The dual use of public school playgrounds and athletic fields for school purposes during the daytime and community recreation use in the evenings and on weekends allows for these resources to better serve the community. Use of school grounds is ultimately a policy decision made by each school district. While multiple school districts serve La Palma residents, the City will continue to coordinate with all districts with schools in La Palma to sustain beneficial joint-use agreements. The initial action would involve identifying existing barriers to joint use and strategies for removing them.

Responsible Department: Community Services

Funding Sources: Departmental Budget

Timeframe: Ongoing, Medium

Related Policies: OS-1.1, OS-1.4

OC-3. Implement Recommendations of Parks Master Plan

Implement the provisions of the Parks and Recreation System Comprehensive Master Plan, as it may be amended from time to time. Specifically:

- Pursue funding sources for implementation of the Concept Site Plan for Central Park, as illustrated in the 2010 City of La Palma Parks and Recreation System Comprehensive Master Plan, including refurbishment and additional recreational amenities.
- Continue negotiations with Southern California Edison to implement additional amenities within the SCE greenbelt.
- Pursue development of new revenue sources to fund the park and recreation system, programs, and events in La Palma by using park and facility resources as assets to generate income, partnering with other public agencies, and pursuing cost recovery of fee-based recreation programs whenever possible.
- Pursue improvements on the SCE greenbelt at Moody Street that would provide additional parking and a restroom, and that would address the need for an on-demand signalized crosswalk on Moody Street.
- Revise the City of La Palma Landscape Standards to include sustainable design elements into new park design and park rehabilitation projects to enable the City to integrate new energy-efficient technologies and water conservation into all park and facility development projects.
- Require developers to dedicate land or pay sufficient in-lieu fees to meet established public recreational open space standards associated with their development impact.

- Continue to make community facilities and park amenities available for rental by community residents, non-profit groups, and businesses to meet their recreational and business needs.

Responsible Department: Community Services and Community Development

Funding Sources: Departmental Budget

Timeframe: Ongoing, Medium

Related Policies: OS-1.1, OS-1.2, OS-1.3, OS-1.4, OS-1.6

OC-4. Participate in Regional Working Groups Regarding Future Use of the Pacific Electric Right-of-Way

The City supports conversion of the Pacific Electric right-of-way as a “rails-to-trails” multi-purpose path and other open space/non-transit uses. The City will actively engage in discussions with regional planning agencies to further this goal.

Responsible Department: Community Development and Community Services

Funding Sources: Departmental Budget, Grants

Timeframe: Medium

Related Policies: CI-3.4, OS-1.5

OC-5. Recreation Services

The City will continue to provide City-sponsored recreational programs and classes, and will plan for community events through the annual budgeting process. The City’s website, social media, and the La Palma Mosaic will continue to be the primary means of keeping resident aware of upcoming events, services, and classes with local media used as appropriate.

Responsible Department: Community Services

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: OS-2.1

OC-6. Recreation Services Outreach.

The City will develop and implement a comprehensive outreach plan—in languages that reach all residents—to help identify and inform targeted groups about recreational services and programs in La Palma.

Responsible Department: Community Services and Administrative Services

Funding Sources: Departmental Budget

Timeframe: Short

Related Policies: OS-2.3

OC-7. Tree Planting

The City will continue to plant trees in open spaces, facilities, and along streets. In community or neighborhood beautification projects, the City will encourage neighborhood associations and individual property owners to plant and maintain trees. The planting of coast live oaks and valley oaks will be maximized to maintain a canopy of these prominent indigenous species. The planting of palms in strategic locations will be encouraged to enhance city identity.

Responsible Department: Community Services

Funding Sources: Departmental Budget, Grants

Timeframe: Ongoing

Related Policies: OS-4.5

OC-8. Solar Energy Systems

The City will educate residents about the importance and availability of solar energy as an alternative fuel source for space heating and cooling, water heating and generating electricity. In addition, the City will support California solar laws and the protections the laws provide to owners of solar energy systems, including the right of an owner of a solar energy system to sunlight.

Responsible Department: Community Services and Community Development

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: OS-4.1

OC-9. Sustainable Development Practices

To ensure that targeted energy performance standards or guidelines for new development are being achieved, the City will review projects against the following and/or guidelines:

- Where feasible, locate reflective surfaces (i.e., parking lots) on the north and east sides of buildings to decrease potential heat gain and reflection to adjacent buildings; alternatively, where parking areas must be located to the south or west of buildings, provide landscaping to reduce potential heat gain.
- Where possible, orient glass toward the south, the side with the greatest amount of solar access (heat gain potential).
- Use appropriate building shapes and locations to promote maximum feasible solar access.
- Design individual buildings to maximize natural internal lighting through the use of court wells, interior patio areas, and building architecture. Site plan elements (e.g., buildings, landscaping) should protect access to sunshine for planned solar energy systems and/or

for solar oriented rooftop surfaces that can support a solar collector or collectors capable of providing anticipated hot water needs of the building.

- Use canopies and overhangs to shade windows during summer months while allowing for reflection of direct sunlight during winter months.
- Install windows and vents in commercial and industrial buildings to provide the opportunity for thorough ventilation.
- Use reflective roof materials to reduce solar gain, unless a passive heat system is provided.
- Incorporate the use of deciduous trees in landscaping plans, especially near buildings and around large expanses of parking lots or other paved areas.
- Incorporate deciduous vines on walls, trellises, and canopies to shade south and west facing walls to cool them in summer months.

The City will develop guidelines for development projects that incorporate the above and other appropriate standards that can achieve more sustainable development approaches.

Responsible Department: Community Development

Funding Sources: Application Fees

Timeframe: Ongoing

Related Policies: *OS-4.1, OS-4.3, OS-4.5, CB-1.2*

OC-10. Role Model in Sustainable Practices

Collaborate and educate City departments on sustainable strategies that can be employed in new and existing public buildings and facilities, as well as everyday practices that reduce our energy use.

Responsible Department: All Departments

Funding Sources: Departmental Budget, Energy Partnerships

Timeframe: Ongoing

Related Policies: *OS-4.2*

OC-11. Conservation Education and Promotion

Working in concert with energy service providers and contract refuse collectors, the City will promote the benefits of water and energy conservation and waste reduction. Avenues for public education will include—but will not be limited to—the City website, social media sites, the La Palma Mosaic, displays at City Hall, Central Park, and at City events, and partnership programs with the school districts. Collaborate with non-profit groups' educational programs within the City.

Responsible Department: All Departments

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: OS-4.2

OC-12. Water Supply Planning

The City will update its Urban Water Management Plan every five years (or other time frame established in State law), and will establish water conservation measures in accordance with the

Urban Water Management Plan. In addition, the City will investigate and implement programs to reduce water usage at parks, City facilities, and easements. The City will pursue the optimal use of recycled water for landscaping and will seek grants to extend recycled water infrastructure from the treatment plant in Cerritos across Coyote Creek and into our City—with a primary goal of using this water to irrigate the Edison easement.

Responsible Department: Community Services

Funding Sources: Departmental Budget, Grants

Timeframe: Ongoing

Related Policies: OS-3.1, OS-3.2, OS-3.3, OS-3.4

OC-13. Water System Fee Requirements

Review and update ordinances, policies, and other requirements establishing the payment of fees and charges to ensure new development pays its fair share of operating and maintaining the City's water systems. Update water rates to ensure they remain consistent with long term needs and to avoid unduly large periodic increases.

Responsible Department: Community Services and Community Development

Funding Sources: Departmental Budget

Timeframe: Short

Related Policies: OS-3.1

OC-14. Stormwater Treatment

Continue to comply with all provisions of the National Pollutant Discharge and Elimination System (NPDES) permit. Establish standards that require new developments and substantial rehabilitation projects to incorporate stormwater treatment practices that allow percolation to the underlying aquifer and minimize off-site surface runoff. Acceptable on-site retention methods include—but are not limited to—use of pervious paving materials in hardscape areas is to be maximized, along with the provision of swale designs in landscape or grassy areas that slow runoff and maximize infiltration. Where feasible, require the discharge of roof drainage to be directed into pervious areas to reduce increases in downstream runoff. Investigate the efficacy and long-term benefits—both environmentally and fiscally—of using pervious pavement systems.

Responsible Department: Community Services and Community Development

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: OS-3.5

OC-15. Reevaluate Solid Waste Contracts

Periodically review the City's waste collection programs and contracts to ensure that service is provided in a manner that maintains high service levels, maximizes recycling for all users, and minimizes impact on regional disposal facilities. Encourage waste contractors to offer composting, recycling, and household hazardous waste disposal options.

Responsible Department: Administrative Services

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: OS-4.4

Community Building Element

CB-1. Continue the City Monumentation and Streetscape Project

The City has developed an entrance monumentation design to highlight major entrances to La Palma. Coupled with this is the improvement of certain streetscapes, such as along La Palma Avenue, to enhance the appearance of the important network of arterial highways serving La Palma. This two-pronged approach to physical improvement is a tangible commitment to communicating the quality features of the City.

Responsible Department: Community Services

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: LU-2.1, LU-3.4

CB-2. Continue Youth Programs

An important aspect of "community" is the extent to which time and resources are invested in our youth. In La Palma, this extends beyond the normal educational realm to involve youth in community service and character building through a variety of activities and events. The City has received wide recognition for the nature and level of its commitment to the youth of the community. The City will continue to support and nurture these efforts.

Responsible Department: Community Services

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: OS-2.1, OS-2.3

CB-3. Continue City Celebrations

La Palma residents have come to cherish the celebrations that help to knit us together as a community. Examples include the Fourth of July Fitness Run For Fun, Summer Concert Series, and the La Palma Days event in the Fall. As annual funding permits, the City will continue these celebrations and seek ways to make them more self-sufficient and inclusive.

Responsible Department: Community Services

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: LU-2.2, LU-2.3, OS-2.2

CB-4. Urban Agriculture

Amend the Zoning Code to permit the small-scale harvesting of fruits and vegetables grown on residential properties, including within parkways.

Responsible Department: Community Development and Community Services

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: CB-1.1, CB-1.2, CB-1.3

CB-5. Coordinate with School Districts

The City will continue to coordinate with the school districts in the review of residential development applications. The City will request that the districts indicate the level of facilities available to house new students that would be generated from development projects. Pursuant to State law and as implemented by the districts, residential development shall be responsible for providing the necessary funding/resources to establish or expand facilities commensurate with impact. The City will coordinate with the districts to establish a clear methodology for determining the impacts of development within the City upon school facilities, including student generation ratios for residential development and calculation of school impact fees.

Responsible Department: Community Development

Funding Source: Departmental Budget

Time Frame: Ongoing

Related Policies: CB-2.2

CB-6. Monitor Development in Neighboring Jurisdictions

The City will actively review the land use planning efforts of neighboring jurisdictions. When appropriate, it will provide constructive comments on the decisions that will impact La Palma and when appropriate, present issues to City Council.

Responsible Department: Community Development

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: *CB-2.4*

CB-7. Participate in Regional Planning Efforts

The City will actively participate in regional planning efforts to advocate for La Palma's interests. When appropriate, it will present issues to City Council.

Responsible Department: Community Development

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: *OS-4.6, CB-2.1, CB-2.4*

CB-8. Public Involvement in Planning Decisions

The City will provide a forum for public debate of local issues through the continued use of print media, the City's website, social media sites, the La Palma Mosaic, water billing inserts, and other forms of media and outreach. Facilitate interaction between neighborhood interest groups and potential developers of large project sites. Reach out to the Korean language community to actively involve this group in planning conversations.

Responsible Department: Community Development

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: *CB-3.1*

Chapter 3. Community Safety

Public Health and Safety Element

S-1. Adequate Law Enforcement and Fire Department Service Requirements

Provide funding at levels that maintain sufficient personnel and an adequate level of technology and equipment to meet service requirements of the existing population, new growth, and other specific needs in the most efficient and effective manner possible given funding constraints.

Responsible Department: Police

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: S-1.1, S-2.1

S-2. Require New Development to Meet Fire Flow Requirements

Continue to include fire services personnel in the development review process to ensure that water pressure and supply requirements for fire suppression can be provided.

Responsible Department: Community Development and Community Services

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: S-1.2

S-3. Storm water System Maintenance and Upgrade Funding

As appropriate, allocate funding in La Palma's Capital Improvement Program to upgrade and/or maintain storm water drainage facilities. Pursue grants to help fund improvements to increase safety and improve the environment.

Responsible Department: Community Services

Funding Sources: General Fund and Grants

Timeframe: Ongoing

Related Policies: S-3.1, S-3.2

S-4. Seismic Building Laws

Continue to review all new development to ensure that it complies with the most recent State of California seismic building laws. Require liquefaction studies when warranted, and require mitigation of potential adverse impacts of geologic and seismic hazards.

Responsible Department: Community Development

Funding Sources: Application Fees

Timeframe: Ongoing

Related Policies: S-4.1

S-5. Earthquake Preparedness Outreach

Assist schools, other public agencies, local media outlets, residents, and businesses to inform the public about seismic event risk, planning, and preparedness.

Responsible Department: Police

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: S-4.2

S-6. Hazardous Waste Programs

Continue to sponsor household hazardous waste disposal programs for residents to bring pesticides, cleaning fluids, paint cans, pharmaceutical waste, and other common household toxics to a centralized location for proper disposal. Continue to advertise on the City's website and publications the available City programs and Orange County sponsored disposal locations to properly dispose of sharps, pharmaceutical waste, household hazardous waste, used oil recycling, e-waste, and universal waste. Educate users about less toxic materials that can be used in place of hazardous materials. Additionally, support education programs designed to alert residents and businesses of their roles and responsibilities in reducing nonpoint sources of water pollution as an important means of reducing the discharge of hazardous and potentially hazardous wastes.

Responsible Department: Community Services

Funding Sources: Department Budget

Timeframe: Ongoing

Related Policies: S-5.1, S-5.2

S-7. Emergency Response Preparedness Programs

Maintain and update, as appropriate, the City's emergency response preparedness programs, plans, and procedures to protect the health and safety of the community, and to provide effective and quick recovery of affected areas in the event of a major disaster. Continue to manage the Emergency Operations Plan to ensure compliance with the National Incident Management System and the Standardized Emergency Management System. Continue to participate in the AlertOC program, the County of Orange's emergency mass notification system, and our Community Emergency Response Team (CERT).

Responsible Department: Police

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: S-4.2, S-6.1

S-8. Emergency Aid Standing Agreements

Maintain standing agreements with other public and private agencies to furnish specified aid upon demand in the event of a major emergency, as appropriate.

Responsible Department: Police

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: S-6.2

S-9. Community Emergency Response Team

Maintain funding for programs such as CERT (Community Emergency Response Team) to conduct public education of emergency preparedness for all types of emergencies. Continue to participate and help develop the regional CERT training program.

Responsible Department: City Manager

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: S-6.1, S-4.2

<i>Noise Element</i>

N-1. Noise Assessment

Incorporate noise reduction features during site planning to mitigate anticipated noise impacts on affected noise sensitive land uses. The noise contours figure illustrated in the Noise Element identifies areas exposed to noise levels greater than 60dB CNEL, which is the standard to be used to identify locations of potential conflict. New developments will be permitted only if appropriate mitigation measures are included. Educate developers and applicants on the City's noise standards.

Responsible Department: Community Development

Funding Sources: Application Fees

Timeframe: Ongoing

Related Policies: N-1.1, N-1.2, N-1.3

N-2. Noise Standards and Enforcement

Continue to review all development proposals during the entitlement and environmental review process where projects may impose noise impacts, subject to State Noise Standards compliance. Continue to implement established noise standards to require property owner, business operators, and tenants responsible for the attenuation and mitigation of noise.

Responsible Department: Community Development

Funding Sources: Application Fees, Department Budget

Timeframe: Ongoing

Related Policies: N-1.1, N-1.2, N-1.3, N-1.4

N-3. Maintain the Municipal Code Provisions

Maintain Municipal Code Provisions to:

- Require the localized noise barriers or rooftop parapets around HVAC, cooling towers, and mechanical equipment located on new development that is in close proximity to noise sensitive uses, including residential properties. Line of sight to the noise source from the property line of the noise-sensitive receptor shall be blocked.
- Limit the hours of deliveries to commercial and mixed-use developments that are adjacent to residential and other noise-sensitive land uses.

Responsible Department: Community Development

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: *N-1.4*

N-4. Noise Suppression Devices

Outside of transportation-related noise, our City is relatively quiet. As is the case in many other communities, some of the most common sources of noise in La Palma are a result of landscaping tools and other similar equipment. Even short durations of noise from such sources as leaf blowers can disturb the peace and interrupt daily activities.

The City will explore requiring the use of noise suppression devices and techniques on all exterior noise sources (such as construction operations, pumps, fans, and leaf blowers) to lower exterior noise to levels that are compatible with adjacent land uses. The City can incentivize or potentially require the use of sound-limiting techniques on such external sources to further enhance the already high standard of living in La Palma. The City will also continue to use time of day regulations relative to such operations.

Responsible Department: Community Development

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: *N-1.2*

N-5. Collaboration with Agencies

Work with responsible federal, State, and regional agencies to minimize the impact of transportation-related noise, including noise associated with freeways and major arterials.

Responsible Department: Community Development and Community Services

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: *N-1.1, N-1.5*

Chapter 4. Housing Element

Housing Element

H-1. Section 8 Rental Assistance

The Orange County Housing Authority administers the Section 8 Voucher Program for several Orange County cities, including La Palma. The Section 8 program provides rental assistance (subsidies) to low- and moderate income families, the elderly, and disabled persons who spend more than 30 percent of their monthly income on rent. The subsidy represents the difference between 30 percent of the recipient's monthly income and the federally approved fair market rent (FMR). This program helps to address problems of overpayment and overcrowding.

Under the Housing Choice Voucher program, the landowner enters into a contract with the local Housing Authority. Eligible tenants must pay the difference between the fair market rate for rent and the actual rent. Housing subsidized through this program must meet the standards of safety and sanitation established by HUD.

According to the Orange County Housing Authority, 64 households in La Palma receive Section 8 assistance as of 2012, including 46 elderly and 5 disabled/handicapped households. The City cannot directly influence the number of Section 8 certificate/vouchers available to residents; however, the City supports the efforts of the Housing Authority to obtain additional funding from HUD to provide subsidies.

City's objective is to support OCHA's efforts to increase the amount of funding allocated to HUD programs. Provide referrals to apartment complex owners for information on the Section 8 Housing Choice Voucher program. Continue to participate in the County Housing Authority's Committee for Municipalities participating in Section 8 County-Administered programs.

Responsible Agency: Orange County Housing Authority (OCHA)

Funding Sources: HUD (limited City staff time)

Timeframe: Ongoing

Related Policies: none

H-2. Funding for Preservation and Rehabilitation of Affordable Housing

Through the federal Community Development Block Grant (CDBG) program, HUD provides funds to local governments for a range of community development activities that benefit lower-income households. The Orange County Community Services Department is responsible for distributing CDBG funds to the smaller cities in Orange County under the Urban County program. The City Council maintains a Cooperative Agreement with the County of Orange to participate in the annual CDBG and HOME fund Urban County competitive process. The City intends to continue the agreement in order to ensure that local affordable housing opportunities remain.

In addition, the City will participate with non-profit housing authorities to preserve at-risk affordable multi-family housing in the City and/or to convert market-rate multi-family housing into covenanted affordable housing, as opportunities arise. Funding for the program will be provided through the issuance of tax-exempt affordable housing bonds. Such funding will be utilized to

preserve low- and very low-income units. This program helps to address the needs of extremely low-income households and related problems of overpayment and overcrowding.

In 1998, the La Palma City Council joined with the California Statewide Communities Development Authority (CSCDA) to enable a non-profit corporation—Steadfast/McCord LPA, LLC—to finance the acquisition and rehabilitation of the 272-unit Nova La Palma complex. The CSCDA issued bonds used for the acquisition, maintenance, and rehabilitation of this multi-family project, with the intent that affordability would be maintained through 2023. Within recent years, however, the development has been sold, and the current owner is considering buying out the affordability obligations and converting some or all units to market rate. The City's commitment is to work with the current owner to encourage some—if not all—of the units to remain affordable.

In 2010, Assembly Bill 1867 was signed into law, amending the California Government Code to give jurisdictions the ability to convert market rate multi-family ownership units to affordable units in an attempt to meet their RHNA mandates. The City has established AB 1867 Program Guidelines to facilitate the conversion of existing attached residential units (developments of three or more units) to affordable units. This is a tool available to the City for the Nova La Palma complex or any other opportunity that might arise.

Priority for funding will be given to multi-family residential buildings; however, the City will consider assisting single-family developments as well.

The City's objective is to apply for and utilize CDBG and HOME and/or other available funds to preserve and rehabilitate affordable housing units. Participate with non-profit housing entities to preserve at-risk affordable multifamily housing and/or convert market-rate housing into covenanted affordable housing.

Responsible Department/Agency: Community Development Department; Orange County Community Services Department

Funding Sources: CDBG grant funds (HUD); Affordable Housing Bonds

Timeframe: Ongoing

Related Policies: none

H-3. Mortgage Assistance Certificate Program

A Mortgage Assistance Program for low-income first-time homebuyers is administered by the Affordable Housing Clearinghouse under contract with Orange County Housing & Community Services. The program provides down payment assistance, targeted at the population with incomes at or below 80 percent of the area median income. The City could increase participation in the program by actively publicizing it on the City's website.

The City will publicize the availability of the Mortgage Assistance Program to local residents. Potential avenues of advertisement include:

- Publishing information about these programs in the City's quarterly La Palma newsletter, which is distributed to all households; and,

- Posting information about these programs in the City's public library and community center, on the City Hall bulletin board, on the community center reader board, and on the City website.

The City's objective is to publicize availability of Orange County mortgage assistance programs by providing links between the County's and City's websites.

Responsible Agency: Orange County Community Services (Affordable Housing Clearinghouse)

Funding Sources: Cal Home funds and federal tax credits

Timeframe: Ongoing

Related Policies: none

H-4. Mortgage Credit Certificate Program

Credit Program administered by the County of Orange. The MCC program was originally created by Congress through the Tax Reform Act of 1986. The program provides assistance to first-time homebuyers in the purchase of owner-occupied residential units. The MCC program increases the loan amount offered to a qualifying homebuyer and reduces federal income taxes by 15% of the annual interest paid on a home mortgage. The MCC program entitles qualified home buyers to reduce the portion of the interest paid during the year on a home mortgage. This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. Since the borrower's taxes are being reduced by the amount of the credit, this increases the take-home pay by the amount of the credit, thus enabling the buyer to qualify for a larger loan than would otherwise be possible. The MCC program was reactivated by the County in 2009.

The City will publicize the availability of the Mortgage Credit Certificate Program to local residents. Potential avenues of advertisement include:

- Publishing information about these programs in the City's quarterly La Palma newsletter, which is distributed to all households; and
- Posting information about these programs in the City's public library and community center, on the City Hall bulletin board, on the community center reader board, and on the City website.

The City's objective is to publicize availability of Orange County mortgage assistance programs by providing links between the County's and City's websites.

Responsible Agency: Orange County Community Services (Affordable Housing Clearinghouse)

Funding Sources: Cal Home funds and federal tax credits

Timeframe: Ongoing

Related Policies: none

H-5. Reverse Mortgage Program

Credit Program administered by the County of Orange. The MCC program was originally created by Congress through the Tax Reform Act of 1986. The program provides assistance to first-time homebuyers in the purchase of owner-occupied residential units. The MCC program increases the loan amount offered to a qualifying homebuyer and reduces federal income taxes by 15% of the annual interest paid on a home mortgage. The MCC program entitles qualified home buyers to reduce the portion of the interest paid during the year on a home mortgage. This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. Since the borrower's taxes are being reduced by the amount of the credit, this increases the take-home pay by the amount of the credit, thus enabling the buyer to qualify for a larger loan than would otherwise be possible. The MCC program was reactivated by the County in 2009.

The City will publicize the availability of the Mortgage Credit Certificate Program to local residents. Potential avenues of advertisement include:

- Publishing information about these programs in the City's quarterly La Palma newsletter, which is distributed to all households; and
- Posting information about these programs in the City's public library and community center, on the City Hall bulletin board, on the community center reader board, and on the City website.

The City's objective is to publicize availability of Orange County mortgage assistance programs by providing links between the County's and City's websites.

Responsible Department/Agency: Community Development Department, Orange County Housing Authority

Funding Sources: Private sector

Timeframe: Ongoing

Related Policies: none

H-6. Section 202 Elderly or Handicapped Housing

Under this federally administered program, direct loans are made to eligible, private nonprofit sponsors to finance the development of rental or cooperative housing facilities for occupancy by elderly or handicapped persons. The interest rate on such loans is determined annually. Section 8 funds are made available for all of the Section 202 units for the elderly. Rental assistance for 100 percent of the units for handicapped persons is also available.

Private nonprofit sponsors may qualify for Section 202 financing. Households of one or more persons, the head of which is at least 62 years old or is a qualified non-elderly handicapped between the ages of 18 and 62, are eligible to live in these units.

While directed at the elderly and handicapped, this program helps to address the needs of extremely low-income households and related problems of overpayment and overcrowding.

The City's Objective is to facilitate development of elderly and handicapped housing by assisting with federal housing applications, providing density bonus incentives, and providing "gap"

financing where possible, such as through application for CDBG funds. Support all viable nonprofit entities seeking Section 202 funding.

Responsible Department: Community Development Department (oversight)
Funding Sources: HUD Section 202 funds

Timeframe: Ongoing

Related Policies: none

H-7. Residential Code Enforcement Relief Program

The City's Residential Code Enforcement Relief Program is designed to provide assistance to lower-income La Palma homeowners who are charged with a Code Enforcement violation but cannot afford to make the necessary repairs. The program provides a grant of up to \$10,000 to allow low-income homeowners to bring their homes up to the City's minimum standards.

The Code Enforcement Officer routinely disseminates information on the Code Enforcement Relief Program. When residents are issued a notice of violation, they are informed of this program as a means to address the violations and provide monetary assistance. This program was previously funded with Redevelopment set-aside funds; as new funding sources are identified, the program may be reactivated.

The City's objective is to identify potential funding sources to continue the Residential Code Enforcement Relief Program. As funding permits, support lower income homeowners to comply with the City's minimum standards for property maintenance.

Responsible Department: Code Enforcement Division; Community Development Department

Funding Sources: Undetermined

Timeframe: Ongoing

Related Policies: none

H-8. Home Spotlight Award Program

The majority of the housing stock in the City was constructed by the late 1970s. The stock is aging but of high quality, and is a source of pride in the community. To ensure the continued maintenance of the housing stock, the Home Spotlight Award program will continue to recognize homes within the community as an incentive for home maintenance and upkeep. Awards will be made to occupants demonstrating home maintenance values the City wishes to promote in areas such as exterior upkeep of the property and landscaping.

The City's objective is to, as funds allow, and continue the Home Spotlight Award Program rewarding high standards of property maintenance.

Responsible Department: Community Activities and Beautification Committee

Funding Sources: General Fund - Ongoing as funds allow

Timeframe: Ongoing

Related Policies: none

H-9. Emergency, Transitional, and Supportive Housing

A homeless population is comprised of persons lacking consistent and adequate shelter. Homeless persons can be considered extremely low income residents (those remaining in an area year-round) or transient. Emergency and transitional shelters can help to address the needs of the homeless.

Emergency shelters provide short-term aid to homelessness and involve limited supplemental services. Transitional and supportive housing, in contrast, is directed at removing the basis for homelessness. Transitional and supportive housing is provided for an extended period of time, and is combined with other social services and counseling to assist in the transition from homelessness to self-sufficiency. Although no homeless persons have been specifically identified in La Palma, state law requires the City to designate at least one zoning district to permit emergency shelters by right (without discretionary review). The City has identified the Public/Institutional zone as the zone appropriate and with adequate capacity for emergency shelter facilities. Amendments to the Development Code to permit emergency shelters by right will be brought forward for consideration and adoption by City Council prior to Housing Element adoption.

Also, the City will revise the Development Code to indicate that transitional and supportive housing are a standard residential use requiring no special review or permits. The Development Code will identify where these uses may be permitted under the same standards that apply to other residential uses. In addition, the City will work to establish a referral list on the City's website for individuals looking for emergency or transitional/supportive housing.

The City's objectives are to permit permanent emergency housing by right in the General Industrial zone with appropriate development standards; clarify that transitional and supportive housing is a residential use that is subject to the same standards as other residential uses of the same type in the same zone; and to work with local faith-based organizations and nonprofits to formally establish appropriate emergency and transitional housing sites, and advertise referral resources.

Responsible Department: Community Development Department

Funding Sources: General Fund

Timeframe: Complete Development Code amendments related to emergency shelters prior to Housing Element adoption; complete other amendments concurrent with General Plan and Housing Element update adoption (2013).

Related Policies: none

H-10. Density Bonus Program

In 2011, the City of La Palma revised the density bonus provisions of its Affordable Housing Regulations (Chapter 26, Sections 26-59 to 26-64 of the Municipal Code) to conform to California Government Code §69915. The Affordable Housing Regulations allow a density bonus of up to 35% for qualifying projects, as well as regulatory concessions to facilitate affordable housing.

The City will promote the program to encourage its use. Possible avenues of advertisement include developing a hand-out to be placed at the Planning and Building Counter in City Hall; these handouts may be delivered to local developers, property owners, and business groups

such as the Orange County Business Council and the Building Industry Association of Southern California.

Responsible Department: Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: none

H-11. Residential Land Use Designations and Controls

This Housing Element update reflects current General Plan land use designations that respond to the needs of the City, and which accurately represent the types of housing stock already in existence. These designations will need to be updated to remain consistent with new laws and City land use requirements as changes may occur.

The City's objective is to ensure consistency between the General Plan and Development Code. Update the Development Code to reflect state law regarding manufactured housing.

Responsible Department: Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: none

H-12. Equal Housing Opportunity

The Fair Housing Council of Orange County provides a range of fair housing services, including housing discrimination response, landlord tenant relations, housing information and counseling, and community education programs. Many of the persons served by this program are likely to be extremely low-income. The City will support the Fair Housing Council by promoting these services. Potential avenues of advertising include publishing information in the quarterly La Palma newsletter which is distributed to all households, placing flyers at the library and community center, and posting information on the City's website.

The City's objective is to support the activities of the Fair Housing Council by publicizing its referral service to local residents.

Responsible Department: Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: none

H-13. Senate Bill 520 - Persons with Disabilities

In conjunction with each Housing Element update, the City will analyze whether City practices or other factors place constraints on the development, maintenance, and improvement of housing

intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. As the policies in this element indicate, the City is committed to amending land use controls, permit and processing procedures, and building codes to removing any perceived constraints. The City developed reasonable accommodation procedures in 2013 and will make information regarding the process available at City counters.

The City's objective is to comply with SB 520 of 2001. Make reasonable accommodation information readily available to the public.

Responsible Department: Community Development Department

Funding Sources: Development Fees

Timeframe: Ongoing

Related Policies: none

H-14. Adequate Sites Implementation Program

The Regional Housing Needs Assessment (RHNA) allocation to the City of La Palma for very low-, low-, moderate-, and above moderate-income units for the 2014-2021 planning period (total of nine units) is as follows:

- Very Low Income: 2 units
- Low Income: 2 units
- Moderate Income: 2 units
- Above Moderate: 3 units

The City's Residential Land Inventory (Appendix C, Table C-26) indicates that adequate sites are available to accommodate the RHNA.

The City's objective is to continue to provide appropriate land use designations to accommodate a range of housing types, particularly at densities that accommodate development of affordable housing. Waive application fees for lot merger and/or rezoning on sites identified to meet the RHNA. Accommodate the RHNA for each income category during the 2014-2021 planning period. Provide technical assistance and information on available parcels for lower-income developments at the request of private or non-profit housing providers. Technical assistance includes land development counseling by City planners; sites identified in the Housing Element will be discussed with interested parties. Maintain the sites inventory and Housing Element on the City's website.

Responsible Department: Community Development Department

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: none

Chapter 5. Growth Management Element

Growth Management Element

GM-1. Measure M2 Fair Share and Competitive Program Funds

Continue to apply for Measure M2 funding for transportation improvement projects. Funding is available for street and freeway improvements, transit, and water quality cleanup associated transportation-generated pollution. Set aside required matching funding to best qualify for the grants. The following are some of the criteria to be eligible for Measure M2 funding:

- Comply with the conditions and requirements of the Orange County Congestion Management Program.
- Establish a policy which requires new development to pay its fair share of transportation-related improvements associated with their new development.
- Maintain a Circulation Element consistent with the Master Plan of Arterial Highways.
- Update the Capital Improvement Program.
- Participate in traffic forums.
- Adopt and maintain a Local Signal Synchronization Plan.
- Maintain a Pavement Management Plan.
- Adopt and provide an annual Expenditure Report to the Orange County Transportation Authority (OCTA).
- Provide the OCTA with a Project Final Report following completion of a project funded with Net Revenues.
- Agree to expend all Local Fair Share revenues received through Renewed Measure M within three years of receipt.
- Satisfy Maintenance of Effort (MOE) requirements.

Responsible Department: Community Services

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: *GM-1.1, GM-2.1, S-5.2*

GM-2. Development Mitigation Program

Continue to update the Traffic Mitigation Fee and other mitigation fees to ensure that all new development pays its share of the costs associated with that development. Participation is determined on a pro-rata basis and is required of all development projects except where an

increased level of participation exceeding these requirements is established through negotiated legal mechanisms.

Responsible Department: Community Services

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: *GM-1.3, CI-2.1*

GM-3. Development Phasing Program

Continue the Development Phasing Program to ensure that infrastructure is added as development proceeds, thereby guaranteeing that a development project's impact is mitigated prior to reaching established development benchmarks. The Program shall provide reasonable lead-time to design and construct specific transportation improvements. Where appropriate, prepare traffic improvement and public facilities development agreements that will ensure development phasing program is executed. Such agreements must be consistent with the General Plan and implementing ordinances, plans, and programs.

Responsible Department: Community Services and Community Development

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: *GM-1.1, GM-1.4*

GM-4. Traffic Demand Management

Continue to implement Chapter 44, Article III, Division 6 (Transportation Demand Management) of the La Palma Municipal Code—or as it may otherwise be located within the Code—that promotes transportation demand management strategies that encourage employers to more efficiently utilize the existing and planned transportation system.

Responsible Department: Community Services and Community Development

Funding Sources: Development Fees

Timeframe: Ongoing

Related Policies: *GM-1.5*

GM-5. Regional Planning Consultation and Forums

Consult with local, regional, State, and federal agencies and other organizations in the long-term planning of roadway improvements, infrastructure upgrades, and utility services, including but not limited to:

- Caltrans
- Orange County Transportation Authority

- Orange County Sanitation District
- Municipal Water District of Orange County
- Orange County Water District
- Orange County and Los Angeles County Flood Control
- Districts
- Utility agencies and companies

Participate in regional transportation and infrastructure forums that address cumulative traffic impact and coordinate improvements in regional transportation systems and infrastructure facilities.

Responsible Department: Community Services and Community Development

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: *GM-2.2, S-3.1*

Chapter 6. Technology Element

Technology Element

T-1. Public user Interface and Interactions

Tablets and smart phone devices are overtaking desktops/laptops as primary interface devices for its residents and the business community. The ability for the City to ensure that people and businesses know about its services and activities will rely heavily of pivoting from traditional mail and postings to digital and cloud based interfaces. The City will work department by department on applying new technology tools that support each other and provide current and future technology tools to the public they serve.

Responsible Department: All City Departments

Funding Sources: Future combination of federal, state and local grants or other revenues.

Timeframe: Ongoing and as defined in Tech Plans

Related Policies: *T-1.2, T-2.1, T-5.1, T-7.1*

T-2. Training Courses and Public Outreach

When new software and hardware technologies are acquired and implemented by the City, provide access to print and digital training resources, as appropriate, for staff and the public on the new software, hardware, and user interfaces.

Responsible Agency: Administration

Funding Sources: Future combination of federal, state and local grants or other revenues to provide training, bandwidth, print and digital outreach efforts.

Timeframe: Ongoing and as defined in Tech Plans

Related Policies: *T-5.1, T-7.1, T-8.1*

T-3. Public Facility Technologic Amenities

With our local schools reinvesting in the next generation's future with 21st Century classrooms, it is paramount for the City to reinvest in its own classrooms (the Council Chambers, conference rooms, and lobbies) to stay relevant, accessible, and transparent to the public. When appropriate, the City will provide study work sessions with the City Council to ensure they are briefed on the trends, needs, and best management practices of the ever evolving technology programs throughout the community.

Responsible Agency: Administration

Funding Sources: Future combination of federal, state and local grants or other revenues to provide training, bandwidth, software and technology equipment.

Timeframe: Ongoing as defined in Tech Plans

Related Policies: *T-1.2, T-5.1, T-7.1, T-8.1*

T-4. Community Technologic Amenities

The City will look for partnership opportunities with local businesses and data/internet providers to address technology upgrades such as fiber optic cables to increase speed and save companies money and deliver the digital content residents need.

Responsible Department: Administration

Funding Sources: Future combination of federal, state and local grants or other revenues to provide training, bandwidth, software and technology equipment.

Timeframe: Ongoing as defined in Tech Plans

Related Policies: *T-2.1, T-4.1, T-7.1*



Appendix C Development and Capital Improvement Activity

Development and Capital Improvement Activity 2015		
Activity	Action Taken	General Plan Implementation
Award of Contract for Energy Conservation Project at City Facilities Contract	City Council Approved 1/20/15	Goal OC-10, Policy OS-4.2
Award of Contract to Willdan Financial Services to Conduct Water & Sewer Rate Study Contract	City Council Approved 2/3/15	Goal OC-13, Policy OS-3.1
Notice of Completion and Acceptance of Work for the Installation of ADA Pedestrian Ramps and Removal and Replacement of Curb, Gutter, and Sidewalk at Various Locations Citywide, City Project No. ST-336	City Council Approved 2/3/15	Goal CI-11, Policy CI-3.1
Lease for real property at 5410 La Palma Avenue for Elite Tae Kwon Do Center, Inc. Resolution No. 2015-05	City Council Approved 2/17/2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-4, Policy LU-4.5 Goal LU-4, Policy LU-4.6 Goal LU-5, Policy LU-5.2
Contract for Replacement of the Walker Street Booster Station PLC Panel. City Project 11-WTR-02 Consent Calendar	City Council Approved 2/17/2015	Goal CI-1, Policy CI-1.2 Goal CI-1, Policy CI-1.4 Goal CI-3, Policy CI-3.1 Goal OS-1, Policy OS-1.4
Contract for Installation of Catch Basin Inserts and Screens Project. City Project No. ST-338 Consent Calendar	City Council Approved 3/3/2015	Goal CI-1, Policy CI-1.2 Goal CI-1, Policy CI-1.4 Goal CI-3, Policy CI-3.1 Goal OS-1, Policy OS-1.4

Development and Capital Improvement Activity 2015

Activity	Action Taken	General Plan Implementation
Recognition of Arbor Day on 4/21/15 Coordinated by the Community Activities & Beautification Committee. Presentation	City Council Proclamation 4/7/15	Goal OC-7, Policy OS-4.5
Quarterly Home Spotlight Award Coordinated and Selected by Community Activities & Beautification Committee. Presentation	City Council Presentation 4/7/15 6/16/15 9/1/15	Goal LU-8, Policy LU-3.5 Goal HE-8, Policy LU-3.5
Stage 2 Water Alert Declared in Response to California's Drought Declaration.	City Council Approved 5/5/15	OC-11, Policy OS-4.2
Award of Contracts to Replace Central Park Playground Equipment and Surfacing. Contracts	City Council Approved 5/5/15	OC-1, Policy OS-1.1 OC-1, Policy OS-1.4
Award of Contract for City Project No. 5414 La Palma Avenue. Resolution No. 2015-20	City Council Approved 5/19/2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-4, Policy LU-4.5 Goal LU-4, Policy LU-4.6 Goal LU-5, Policy LU-5.2
Notice of Completion and Acceptance of Work for the Pavement Rehabilitation of Residential Streets with Asphalt Rubber Overlay (ARHM) City Project No. ST-337.	City Council Approved 6/16/15	Goal CI-11, Policy CI-3.1
Review and Update of Capital Improvement Plan. Resolution No. 2015-26	City Council Approved 6/16/15	Goal LU-6, Policy LU-4.2

Development and Capital Improvement Activity 2015

Activity	Action Taken	General Plan Implementation
Funding Approved to Provide City Sponsored Programs, Classes, and Special Events for all ages. Resolution No. 2015-26	City Council Approved 6/16/15	Goal OC-5, Policy OS-2.1
Updated Development Project Fee Schedule with Service Charges and Adopt Updated User Fee Schedule for Various Municipal Activities and Services. Resolution No. 2015-24 Resolution No. 2015-25	City Council Approved 6/16/15	Goal LU-3, Policy LU-4.7 Goal LU-3, Policy CI-2.1 Goal GM-2, Policy GM-1.3
Certification of General Plan Circulation Element is Consistent with the Master Plan of Arterial Highways and Reaffirmation of Existing Mitigation Fee Program. Resolution No. 2015-23	City Council Approved 6/16/15	Goal CI-2, Policy CI-2.1 Goal CI-2, Policy GM-1.3 Goal GM-1, Policy GM-1.1 Goal GM-1, Policy GM-2.1 Goal GM-1, Policy S-5.2 Goal GM-2, Policy GM-1.3 Goal GM-2, Policy CI-2.1
Irrevocable offer of dedication of certain property at 5100 Orangethorpe Avenue for public right of way purposes. Resolution No. 2015-29	City Council Approved 7/7/2015	Goal LU-4, Policy LU-4.7 Goal CI-1, Policy CI-1.2 Goal CI-1, Policy CI-1.3 Goal CI-2, Policy CI-2.2
Support for County of Orange efforts for a homeless permanent emergency shelter in Anaheim. Resolution No. 2015-34	City Council Approved 7/21/2015	Goal HE-1, Policy 1.3 Goal HE-4, Policy 4.2 Goal HE-4, Policy 4.3
Joining the North Orange County Cities Energy Partnership. Resolution No. 2015-33	City Council Approved 7/21/15	Goal OC-11, Policy OS 4.2
Amend Chapter 42, Article VII of the Municipal Code Regarding Conservation and Water Management. Ordinance No. 2015-03	City Council Approved 9/1/15	Goal OC-11, Policy 11

Development and Capital Improvement Activity 2015

Activity	Action Taken	General Plan Implementation
Water & Sewer Rate Draft Study Presented and Public Hearing Date Scheduled for 1/19/16.	City Council Review 11/3/15 11/17/15	Goal OC-13, Policy OS-3.1
Conditional Use Permit 364 for Straight-Up Fitness at 30 Centerpointe Drive, Suite 6. Resolution No. PC 2015-01	Planning Commission Approved 1/20/2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal LU-2, Policy LU-2.4 Goal LU-4, Policy LU-4.2
Precise Plan 277 for McDonalds rebuild at 5062 Orangethorpe Avenue. Resolution No. PC 2015-02	Planning Commission Approved 2/3/2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal LU-2, Policy LU-2.4 Goal LU-4, Policy LU-4.2
Precise Plan 279 for Gateway Retail Center at 5100 Orangethorpe Avenue. Resolution No. PC 2015-03	Planning Commission Approved 2/3/2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal LU-2, Policy LU-2.4 Goal LU-4, Policy LU-4.2
Conditional Use Permit 365 to permit Taekwondo at 5410 Orangethorpe Avenue. Resolution No. PC 2015-04	Planning Commission Approved 2/3/2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal LU-2, Policy LU-2.4 Goal LU-4, Policy LU-4.2
Amendment to Precise Plan 62 for UMC at 8111 Walker Street. Resolution No. PC 2015-05	Planning Commission Approved 3/17/2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal LU-2, Policy LU-2.4 Goal LU-4, Policy LU-4.2
Conditional Use Permit 366 for Prompt Warehouse at 14020 183rd Street. Resolution No. PC 2015-07	Planning Commission Approved 3/17/2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal LU-2, Policy LU-2.4 Goal LU-4, Policy LU-4.2

Development and Capital Improvement Activity 2015

Activity	Action Taken	General Plan Implementation
Conditional Use Permit 368 for monument sign at Los Coyotes Elementary School at 8122 Moody Street. Resolution No. PC 2015-08	Planning Commission Approved 4/21/2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal LU-2, Policy LU-2.4 Goal LU-4, Policy LU-4.2
TTM 17828 (Ozawa) for 7-lots at 7601 & 7621 Walker Street. Resolution No. PC 2015-10	Planning Commission Approved 7/21/2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal LU-2, Policy LU-2.4 Goal LU-4, Policy LU-4.2
TPM 2015-156 (Sparrow) for 3-lots at 8231 Moody Street. Resolution No. 2015-11	Planning Commission Approved 11/17/2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal LU-2, Policy LU-2.4 Goal LU-4, Policy LU-4.2
Conditional Use Permit 369 for Mega Western Sale (Warehouse) at 6861 Walker Street. Resolution No. PC 2015-13	Community Development Director Approved 12/15/2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal LU-2, Policy LU-2.4 Goal LU-4, Policy LU-4.2
Amendment to Burger King Master Sign Plan for a pole sign at 5545 Orangethorpe Avenue. Resolution No. 2015-06-08-02	Development Committee Approved 6/8/2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal LU-2, Policy LU-2.4 Goal LU-4, Policy LU-4.2
8 – Commercial Sign Permits Administrative Approval	Community Development Director Approved Calendar 2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal LU-2, Policy LU-2.4 Goal CB-3, Policy CB-3.2
6811 Walker Street Commercial Repaint Administrative Approval 2015-73	Community Development Director Approved 8/26/2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal LU-2, Policy LU-2.4 Goal CB-3, Policy CB-3.2

Development and Capital Improvement Activity 2015

Activity	Action Taken	General Plan Implementation
Reasonable Accommodation Application Administrative Approval 2015-61	Community Development Director Approved 7/29/2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal HE-2, Policy HE-2.1 Goal HE-2, Policy HE-2.2
7 - Residential Remodels Level "A" Review Administrative Approval	Community Development Director Approved Calendar 2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal LU-2, Policy LU-2.4 Goal CB-3, Policy CB-3.2
1 - Residential Remodel Level "B" Review Administrative Approval	Community Development Director Approved Calendar 2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal LU-2, Policy LU-2.4 Goal CB-3, Policy CB-3.2
1 - Residential Remodel Level "C" Review Resolution No. DC 2015-6-08-01	Development Committee Approved 6/8/2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal LU-2, Policy LU-2.4 Goal LU-4, Policy LU-4.2
85 - Residential Photovoltaic Solar System Administrative Approval	Community Development Director Approved Calendar 2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal LU-2, Policy LU-2.4 Goal CB-3, Policy CB-3.2
Driveway Modification Application Administrative Approval 2015-22	Community Development Director Approved 3/30/2015	Goal LU-1, Policy LU-1.1 Goal LU-1, Policy LU-1.2 Goal LU-1, Policy LU-1.3 Goal LU-2, Policy LU-2.4 Goal CB-3, Policy CB-3.2

Development and Capital Improvement Activity 2015

Activity	Action Taken	General Plan Implementation
Alert OC Exercise with a Water Conservation and drought message Administrative Approval	Community Services Director Approved 4/7/2015	Goal OC-11, Policy OS-4.2 Goal S-7, Policy S-4.2 Goal S-7, Policy S-6.1
SurfQuake Tabletop Exercise in conjunction with County-wide exercise Administrative Approval	Community Services Director Approved 5/21/2015	Goal S-7, Policy S-4.2 Goal S-7, Policy S-6.1
Urban Water Master Plan Consent Calendar	City Council Approved 10/6/2015	Goal OC-12, Policy OS-3.1 Goal OC-12, Policy OS-3.2 Goal OC-12, Policy OS-3.3 Goal OC-12, Policy OS-3.4
Replace City Yard Well Pump Motor Administrative Approval	City Manager Approved 7/23/2015	Goal CI-13, Policy CI-4.2
Added Emergency Services Coordinator dedicated solely to Emergency Response Preparedness – Held City-Wide Training on Incident Command System, Roles, and Responsibilities	(Police) Council Approved 7/1/2015	Goal S-7, Policy S-4.2, S-6.1
Maintaining Mutual Aid Agreements with local and county municipalities	Orange County Police Chief's and Sheriff's Association	Goal S-8, Policy S-6.2
Community Emergency Response Team, City continues to provide funding for CERT and participate in regional training programs	(Police) City Manager Approved July 1, 2015	Goal S-9, Policy S-6.1, S-4.2



APPENDIX D ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6203)

Jurisdiction: City of La Palma
 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 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				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	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	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. 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

APPENDIX D ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6203)

Jurisdiction City of La Palma
 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	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low	Deed Restricted	0	0							0	2
	Non-deed restricted	0	0							0	
Low	Deed Restricted	0	0							0	2
	Non-deed restricted	0	0							0	
Moderate	Deed Restricted	0	0							0	2
	Non-deed restricted	0	0							0	
Above Moderate		0	0							0	3
Total RHNA by COG. Enter allocation number:		0	0							0	9
Total Units		▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶									
Remaining Need for RHNA Period		▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶ ▶									

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

APPENDIX D ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6203)

Jurisdiction City of La Palma
 Reporting Period 1/1/2015 - 12/31/2015

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
1) Section 8 Rental Assistance	Support OCHA's efforts to increase the amount of funding allocated to HUD programs. Provide referrals to apartment complex owners for information on the Section 8 Housing Choice Voucher program. Continue to participate in the County Housing Authority's Committee for Municipalities participating in Section 8 County- Administered programs.	Ongoing	Implemented. When folks inquire at the public counter about Section 8 Housing we aid via the OC Housing Authority website and their Affordable Housing Rental List. The City continues to lend support to OCHA and participate when asked in Section 8 Administered programs. The City's website includes Section 8 Rental Assistance page with good information.
2) Funding for Preservation and Rehabilitation of Affordable Housing	Apply for and utilize CDBG and HOME and/or other available funds to preserve and rehabilitate affordable housing units. Participate with non-profit housing entities to preserve at-risk affordable multi-family housing and/or convert market-rate housing into covenanted affordable housing.	Ongoing	On hold. Awaiting to be implemented. Currently no funding available.
3) Mortgage Assistance Certificate Program & Mortgage Credit Certificate Program	Publicize availability of Orange County mortgage assistance programs by providing links between the County's and City's websites.	Ongoing	Implemented. The City's website provided links between the County's and City's website.

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4) Reverse Mortgage Program	Publicize the availability of the reverse mortgage program. Refer all eligible parties who contact the City with an interest in this program to the Orange County Housing	Ongoing	Implemented. The City publicizes the reverse mortgage program to interested parties that contact the City. The City's website provides links between the County's and City's website.
5) Section 202 Elderly or Handicapped Housing	Facilitate development of elderly and handicapped housing by assisting with federal housing applications, providing density bonus incentives, and providing "gap" financing where possible, such as through application for CDBG funds. Support all viable nonprofit entities seeking Section 202 funding.	Ongoing	On hold. Awaiting requests/proposals for elderly and handicapped housing.
6) Preserve Moderate-Income Townhomes	Utilize "right-of-first refusal" options to purchase moderate income housing units and extend their term of affordability at Montecito Village.	Ongoing	Unfunded. RDA funds are no longer available. No other identified funding source.
7) Preserve Moderate-Income Single-Family Housing	Work with owners and interested non-profit agencies to prevent 7 remaining units of moderate income housing from reverting to market rate on Kathy Drive.	Ongoing	Unfunded. RDA funds are no longer available. No other funding source identified.

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<p>8) Residential Code Enforcement Relief Program</p>	<p>Identify potential funding sources to continue the Residential Code Enforcement Relief Program. As funding permits, support lower income homeowners to comply with the City's minimum standards for property maintenance.</p>	<p>Unfunded</p>	<p>On hold. Currently no funding available.</p>
<p>9) Home Spotlight Award Program</p>	<p>As funds allow, continue the Home Spotlight Award Program rewarding high standards of property maintenance.</p>	<p>Ongoing as funds allow</p>	<p>Implemented. The City's Community Activities Beautification Committee currently awards the Home Spotlight Award to residents who reinvest in their property and community.</p>
<p>10) Emergency, Transitional and Supportive Housing Sites</p>	<p>1) Permit permanent emergency housing by right in the General Industrial zone with appropriate development standards. 2) Clarify that transitional and supportive housing is a residential use that is subject to the same standards as other residential uses of the same type in the same zone. 3) Work with local faith-based organizations and nonprofits to formally establish appropriate emergency and transitional housing sites, and advertise referral resources.</p>	<p>Ongoing</p>	<p>Implemented. Development Code is consistent with State Law and dialogues have occurred between staff and local faith-based organization. Nothing substantial has manifested yet but City staff is always alert to the cause.</p>
<p>11) Density Bonus Program</p>	<p>Encourage the development of affordable housing by promoting the Affordable Housing Regulations to interested developers and property owners.</p>	<p>Ongoing</p>	<p>Implemented. City staff provide comprehensive zoning code information to property owners and developers regarding benefits of density bonus program to achieve RHNA goals for the City through potential new development(s).</p>

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City of La Palma			
12) Revise Residential Land Use Designations and Controls	Ensure consistency between the General Plan and the Development Code. Update the Development Code to reflect state law regarding manufactured housing.	Ongoing	Completed a comprehensive Zoning Code update to ensure consistency between the General Plan and the Development Code.
13) Equal Housing Opportunity	Support the activities of the Fair Housing Council by publicizing its referral service to local residents.	Ongoing	Implemented. The City publicizes the Fair Housing Council to interested parties that contact the City. The City's website provides links between the County's and City's website.
14) Senate Bill 520 - Persons with Disabilities	Comply with SB 520 of 2001. Adopt a process for making requests for reasonable accommodation and procedures regulating siting, funding, development and use for housing for people with disabilities.	Ongoing	Implemented. The Community Development Departments has processed three no-fee reasonable accommodation requests located on single-family properties during the reporting period that granted relief from existing development standards to achieve better ADA design for the disabled homeowner(s).
15) Adequate Sites Implementation Program	Continue to provide appropriate land use designations to accommodate a range of housing types, particularly at densities that accommodate development of affordable housing. Waive application fees for lot merger and/or rezoning on sites identified to meet the RHNA. Accommodate the RHNA for each income category during the 2014-2021 planning period.	Ongoing	Implemented. The City continues to encourage prospective development/buyers of 5062 La Palma Avenue, take advantage of density bonus and other incentives to create very low/low income affordable project.

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General Comments: