Annual Report on the City of La Habra General Plan 2011

Prepared By:

City of La Habra
Community Development Department
Planning Division

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PART I INTRODUCTION

Government Code Section 65400(b)(1) mandates that all Cities and Counties submit to their legislative bodies an annual report on the status of the General Plan and progress in its implementation. A copy of this report must also be sent to the Governor's Office of Planning and Research and the Department of Housing and Community Development. The report is to provide information regarding the progress on the implementation of the City's General Plan, including the progress in meeting the City's share of regional housing needs.

Purpose

The intent of the statute (65400(b)(1)) is to insure that the General Plan directs all land use decisions and remains an effective guide for future development. The General Plan is to act as a "constitution" for the long-term physical development of a community and because it is required that it be updated periodically to reflect current circumstances, it is critical that periodical review of the General Plan and its implementation is undertaken.

How the State Uses the Report

Upon completion and approval by the City Council, this report is required to be submitted to the Office of Planning and Research (OPR) and the state's office of Housing and Community Development (HCD). Providing a copy of the report to HCD fulfills the requirement of providing housing information, including the City's progress in meeting its share of regional housing needs. The report also provides information to OPR about local planning activities and helps to identify trends in land use planning and decision making throughout the state.

This information also helps the OPR in its' role as the statewide planning agency. By compiling all the information from local agencies, OPR can identify any improvements or modifications that are needed to a city's General Plan Guidelines, determine how local activities compare to statewide planning goal and policies, and facilitate the state legislative process as it pertains to land use planning issues.

La Habra General Plan 2020

The "La Habra General Plan 2020" was adopted by the City Council through Resolution No. 3961 on July 31, 1990. The plan contains goals, policies, and programs, which are intended to guide land and development decisions. The formulation of the plan was a joint effort by the Council, the Staff and a citizen General Plan Advisory Committee specifically appointed by the Council to assist in the preparation of the General Plan.

All decisions made by the City Council and Planning Commission through the course of each year must conform or relate to the City's General Plan. The State Government Code mandates that the Council and Commission make required "findings of approval" for certain specific uses to assure that these actions are consistent with goals and policies of the General Plan. For example, all zoning, subdivision, land use approvals, public works projects and the City's Capital Improvement Program must be found to be consistent with the General Plan.

Status of the General Plan

During the 2011 reporting period no amendments were proposed or adopted. The last amendment took place in 2009 to the Circulation Element for a roadway reclassification.

During this reporting period the city continued moving forward with our update of the current general plan. The appointed General Plan Advisory Committee (GPAC) has been meeting regularly on the second Wednesday of every month. Work continues on the creation of the Technical background report which is expected to be completed by the spring of 2012. More public workshops are scheduled and it is anticipated the revised General Plan and accompanying Environmental Impact Report will be completed and scheduled for public hearings by the end of 2012.

PART II ACTION TAKEN TOWARDS IMPLEMENTATION OF THE GENERAL PLAN 2011

The La Habra General Plan does not consist of separate elements in the traditional sense but has been organized into a component format. This is possible because of the inter-related nature of the requirements and data of the various elements. This format contains all the mandatory requirements for general plans as established in the California Government Code, plus several optional components which have been included to provide for the local need of La Habra. The plan is divided into two documents, The Policy Guide and the Background Report.

The policy guide in essence is "the General Plan". It contains all the goals, policies and implementation programs. The Background report contains all the supporting data and analyses which form the basis used in establishing the Goals and Policies. The three main topic areas are:

1. Environmental Management
2. Community Development
3. Regional Issues

Listed below are the actions taken by the City of La Habra during this past year towards implementation of the General Plan goals. They are identified utilizing the main topic areas of the General Plan.

Environmental Management Plan

The Environmental Management Plan provides the information relating to the management of the City's natural and urban environment. The first part deals with conservation of the natural environment and the second part deals with health and safety.

Natural Environment

The Natural Environment section of the Environmental Management Plan addresses two state mandated General Plan elements, specifically, Open Space and Conservation. This section identifies the City's parks and open spaces, as well as addressing landscaping, aesthetics and established goals and policies for their preservation and enhancement. It also addresses conservation of resources.

Open Space

Goal: To protect and encourage the conservation of natural resources within the city including both natural and man made open space for the welfare and enhancement of the equity of life through recreational opportunities for all residents

- Continued enforcement and implementation on the Zoning Code Development standards that required landscaping setbacks and 7% minimum onsite landscaping for all commercial and industrial zoned parcels.
- Installed landscape improvements along the street medians on Lambert Road
- Continued to collect park fees on all new development
- Continued to maintain all of the city parks and open spaces.
- Maintained the joint use agreement with the La Habra City School District for the use of the school athletic fields and facilities that was signed in October 6, 1999.

Conservation

Goal: To provide an adequate water supply to meet the needs of the residents and to assure proper facilities exist to properly deal with waste water and its treatment

- Maintained ongoing contracts with Metropolitan Water District and California Domestic Water Services to provide water supply.

- Continued enforcement and implementation of state codes that require all new and major renovated buildings to provide water conservation devices such as low flush toilets, self closing faucets, and similar devices.

- Approved and began the construction of the City's Second water well and pump station in La Bonita Park to reduce the city's need to import water.

Goal: To create an energy efficient environment for people who live and work in La Habra

- Continued enforcement and implementation of Title 24 of the State Government Code in regards to energy conservation measures as part of all building designs.

Goal: To reduce the amount of solid waste generated by the City sent to landfills.

- Continued to comply with AB 939 with regards to utilizing recycling methods and provide ongoing public education programs.

Health and Safety

The purpose of the Health and Safety section of the Environmental Management Plan is to identify hazards in the environment and to establish appropriate policies to minimize the exposure of those hazards to the residents of the city. The Health and Safety section incorporates three state-mandated elements: Safety, Seismic and Noise. This section also stresses the importance of emergency preparedness in reducing risk to the City's residents. Health and Safety issues include natural hazards caused by seismic and geologic incidences as well as man-made hazards in urban environments such as crime, fire, and hazardous waste incidences.

Safety

Goal: Provide a safe and healthful environment for the La Habra Community

- Continued participation in the National Flood Insurance Program and practices of flood plain management in accordance with Federal guidelines through the enforcement of the Uniform Building Code.

- Continued participation in "Mutual Assistance" agreements between other local, state, and federal law enforcement agencies.

- Continued participation in "Automatic Aid" agreements between the County of Los Angeles (contracted with the City of La Habra) and the fire departments of nearby local cities, and Los Angeles and Orange Counties.

- Continued enforcement and implementation of City of La Habra code standards that require fire prevention measures to be built into all new structures.

Seismic

Goal: Protect the public health and welfare of the community through identification and control of hazardous conditions in the city.

- Continued enforcement and implementation of the earthquake standards as set forth in the California Building Code.

- Continued to require comprehensive soil engineering investigation as part of the permitting process.

- Continued to enforce the city Hazardous waste ordinance as codified in Chapter 18.58 of the La Habra Municipal Code.

Noise

Goal: Minimize noise impacts to the people who live and work in La Habra

- Continued enforcement and implementation of the City of La Habra noise ordinance to control excessive noise within the city.

- Continued to require noise mitigation measures, as needed, on all new projects that require discretionary review.

Community Development Plan

The Community Development Plan addresses the issues concerning the character desired by the community. It defines and locates land uses for balance of infrastructure and circulation systems required to support the land uses desired within the community. The Community Development Plan incorporates the state-mandated information for Housing, Land Use and Circulation Elements. It also includes the optional Economic Development and Community Identity Elements.

The Housing Element addresses housing and housing-related issues for all income groups. The City's 2008-2014 Housing Element that was adopted by the City Council on December 19, 2011 (and Certified by HCD in January 2012) describes population and

housing characteristics, identifies strategies and programs, which addresses housing affordability; rehabilitation and conservation; and provides an inventory of the number and condition of the housing stock. The Element also describes current and anticipated needs for affordable housing and identifies goals, policies and programs for addressing housing needs.

The Land Use and Circulation section of the General Plan indicates the location and extent of development in the City. There are two major components in this plan. One is for the older well-established central area of the community where the focus is on revitalization of commercial and industrial areas and maintenance and preservation of the residential neighborhoods. The second is for the newly developing or underdeveloped portions of the southern section of the City where planning is directed towards encouraging economic viability and mitigating the impacts associated with new development.

The Community Identity Element is a non-mandatory element that was created to identify ways to encourage changes and improvements to the City's infrastructure thereby enhancing the City's aesthetic image and pride. The second goal of this Element is to enhance and encourage the social image and theme, which distinguishes the City as "a Caring Community". Primarily, the Element was created to help delineate the differences between La Habra and our neighboring cities and to promote its unique characteristics.

The Economic Development Element is another non-mandatory element which was created to link development related programs, strategic components, and action items, to the greatest extent possible. This link was developed to create a systematic manner to achieve the overall goals and objectives of the General Plan.

Housing

Goal: Promote adequate housing development by the private sector to meet the economic, social and transportation needs of all citizens. The goal shall be best utilize existing community facilities and structures; minimize environmental hazards and incompatible land uses, and enhances the quality of life in residential neighborhoods.

Goal: Maintain and conserve the existing housing in the community in a decent, safe and sanitary condition in each neighborhood. To protect the quality of life in each neighborhood from encroachment of other uses or environmental hazards; and maintain the public facilities and services.

Goal: Achieve adequate housing opportunities for all economic segments of the community regardless of race, creed, age, sex, ethnic background, physical conditions, or family status.

- The Citizen Participation Committee, which provided opportunities for citizen participation and input in identifying housing and community development needs, was continued as required by the Housing and Urban Development's Consolidated Plan.

- Continued the City's Code Enforcement program to ensure proper maintenance and neighborhood revitalization of all residential neighborhoods.

- Continued to support and fund Neighborhood Housing Services, a non-profit organization that provides free informational workshops on foreclosure prevention, homeownership, housing rehabilitation, financial counseling and assistance to first time homebuyers.

- Continue a home improvement program to provide loans to eligible low and moderate-income homeowners for necessary interior and exterior home repairs.

- Continued the City's effort to investigate housing programs to assist low and moderate-income residents for obtaining affordable housing. Continued to participate in the County's Mortgage Credit Certificate (MCC) Program and Section 8 Rental Assistance Program.

- Continued the City's Child Care and Head Start programs which have provided working parents the opportunity of affordable and safe day care and educational programs for their children.

- Continue to maintain and operate the La Habra Housing Authority's La Habra Inn Senior Housing Single Room Occupancy and two mobile home parks.

- Continue to fund the Fair Housing Education Counseling through the Fair Housing Council of Orange County through the La Habra Fair Housing Counseling and Enforcement Program. The purpose of the program is to counteract and eliminate discriminatory housing practices.

- Continue to offer several home improvement programs for our owner occupied single family and mobile homes located within the City limits through our Residential Rehabilitation Grants Program.

- Continued Community Development Block Grant program for the purpose of improving low- to moderate-income housing throughout the City.

Land Use

Goal: Maintain, enhance and develop the urban residential environment with appropriate types and distribution of land use which balance and maintain a high quality of life for all of its residents.

- During the reporting period, completed the construction of the 111 unit Lambert/Idaho Specific Plan area.
- Maintained and improved the city owned mobile home parks that provide 400 affordable housing units in the city.
- Continued with the Home owner Rehab program. Assisted 11 low-income mobile home owners and 9 low-income single family residential home owners.
- Continued enforcement and implementation of the La Habra Boulevard Specific Plan.
- Continued enforcement and implementation of the La Habra Consolidated Redevelopment Plan.
- Continued enforcement and implementation of the Zoning Code, Subdivision Ordinance, and California Building Code.
- Approved an 18-unit infill housing project at 400 North Walnut Street

Circulation

Goal: To provide balanced circulation systems coordinated with land uses to ensure the safe, efficient, and environmentally sound movement of people and goods freely in the community.

- Continued enforcement and implementation of the City's Master Plan of Arterial Highways to maintain acceptable Levels of Service (LOS) to reduce congestion.
- Completed Intersection improvements at Beach Boulevard/Lambert Road and Harbor Boulevard/La Habra Boulevard improving the LOS.
- Completed year 4 of the 6 year street rehabilitation master plan.
- Continued enforcement and implementation of the Zoning Code to ensure that sufficient off-street parking and circulation is provided for all new developments.

Economic Development

Goal: To link related development policies and programs in a systematic, formal manner to provide for decision making by the city's political, policy, and administrative leadership, in order to attract and acquire new resources to assist in the implementation of the La Habra 2020 General Plan

- Encouraged business incentive and investment by the City's continued support and participation in the Local Development Corporation's efforts to provide low interest loans to businesses.

- Continued to promote cooperative efforts between businesses, industry and public agencies by providing funding to the La Habra Area Chamber of Commerce and by participating in the Chamber of Commerce events, thereby providing networking between city staff and business owners/operators.

- Continued to work with the Orange County Demographic Center at California State University Fullerton to assure that all the information regarding the City of La Habra was up to date and accurate.

- Continued to operate the City of La Habra's Child Development Centers and Head Start facilities, thereby helping to provide safe and affordable child care service to low income families.

- Continued to utilize free market dynamics to allow for privately held properties to redevelop for more intense developments and uses through the planning process.

- Continued to work with property owners to revitalize vacant or underutilized commercial centers.

Community Identity

Goal: To pursue and encourage the visual enhancement of the community in order to present an image of La Habra as a desirable place to live, work and shop.

- Continued to fund the Community Preservation division's effort for code enforcement activities on blighted and non compliant commercial and residential properties throughout the City.

- Replanted additional street median on Lambert Road with enhanced landscape features.

- Continued to maintain the city's parkway trees and replaced missing or dying trees.

Goal: To create/provide programs and activities for the social and economic enhancement of the families of the city, especially the youth, which will help to offer a positive image for the community and present La Habra as a desirable place to live.

- Continued to enforce the Property Maintenance Ordinance of the La Habra Municipal Code and approved a Vacant Lot Ordinance.

- Actively enforced the sign code for the placement of all new signs and abatement of non-conforming existing signs.

- Continued to support and promote the La Habra Children's Museum.

- Continued support of the Child Development and Head Start programs.

- Continued to support the School Resources Officer program.

- Supported the continued operation of the Cleta Harder Developmental School, Help for Brain Injured Children.

- Supported the continued operation of the Boys and Girls Club.

- Continued the administration of the Job Training and Placement program through the city operated youth center.

- Continued to support the activities of the Gary Center.

- Supported and provided for the continuation of the classes and programs which are offered through the Community Services Department.

Regional Issues

This section includes three optional elements adopted by the City: Air Quality, Transportation, and the Urban and Stormwater Run-off sections. The role of the Regional Issues element is to identify issues and provide data so that the City can comply with federal and state regulations, while maintaining internal consistency with the goals, policies and objectives of all of the elements which make up the La Habra General Plan.

Air Quality

Goal: To promote air quality that is compatible with the health, well being, and enjoyment of life for all the residents of La Habra

- Continued to participate in the development of a countywide air quality implementation plan and remain actively involved in appropriate SCAG and South Coast Air Quality Management District (SCAQMD) work on the regional Air Quality Management Plan.

- Continued enforcement of the transportation demand management ordinance.

- Assisted in the efforts to create a Sustainable Community Strategy (SCS) for all of Orange County, this included Best Management Practices (BMPs) to encourage the reduction of emissions within La Habra

Transportation

Goal: Support regional transportation and growth management plans to conserve energy and improve air quality as appropriate and beneficial to the public welfare of the city and adjacent communities.

- Continued to participate in the cooperative planning efforts with local jurisdictions within the City's sub-region of Southern California.

- Continued to maintain the seven-year Capital Improvement Program in conformance with the provisions of Measure M for the purpose of maintaining Level of Service established by this Element.

Goal: Promote alternate modes of transportation and overall system efficiency by maximizing use of existing transportation networks and developing new models.

- Continued to maintain the seven-year Capital Improvement Program.

- Continued to operate the City's senior shuttle program.

- Continued to maintain the bikeway system and participated in multi-jurisdictional efforts to obtain funding for enhancements to the system.

Goal: To support a local arterial highway network, which complements the countywide roadway component to achieve a balanced transportation network.

- Continued to maintain a Master Plan of Arterial Highways consistent with the Orange County Master Plan of Arterial Highways.

Urban and Stormwater Run-off

Goal: To restore and maintain the chemical, physical, and biological integrity of bodies of water in the City of La Habra and surrounding watershed.

- Continued to ensure that urban and storm water runoff and water quality protection principles are properly considered in the land use decision making process through enforcement of the National Pollutant Discharge Elimination System requirements (NPDES)

- Continued the implementation and enforcement of the City's Local Implementation plan (LIP), including inspections and citations of violators of NPDES regulations.

- Continued with an NPDES education program whereby all City employees attended NPDES training for the purpose of identifying violations, reporting requirements, and enforcement.

- Continued a community NPDES information program by providing water quality information on the City's website, providing water quality literature to new businesses, and posted literature and other materials at City facilities.

Progress towards meeting Regional Housing Needs

The Regional Housing Needs Assessment (RHNA) projects future housing needs for La Habra during the projected seven-year growth, adjusted for vacancy and the local income distribution. The Southern California Association of Governments (SCAG) is developing the 2012 RHNA. ON February 2, 2012 the SCAG Regional Council approved the draft RHNA Allocation Plan for distribution to all SCAG jurisdictions. The Draft RHNA Allocation Plan was developed using RHNA Methodology which was adopted by the SCAG Regional Council on November 3, 2012. The draft RHNA allocation Plan for the City of La Habra is as follows:

Very Low Income	1
Low Income	1
Moderate Income	1
Above Moderate Income	1
Total Draft Net RHNA Allocation	4

After revision requests and appeals, the RHNA adoption will occur in October 2012 and housing elements need to be adopted by respective jurisdictions by October 2013.

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

Jurisdiction City of La Habra
Reporting Period 7/1/2011 - 12/31/2012

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	0	0				
			0	0	0	0	0	0			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

Jurisdiction City of La Habra
Reporting Period 7/1/2011 - 12/31/2012

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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

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

Jurisdiction City of La Habra
Reporting Period 7/1/2011 - 12/31/2012

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	54				12						12	42
	Non-deed restricted												
Low	Deed Restricted	44			1	10						11	33
	Non-deed restricted												
Moderate	Deed Restricted	50											50
	Non-deed restricted												
Above Moderate		110	239		200		28	29				496	-386
Total RHNA by COG. Enter allocation number:		258	239		201	22	28	29				519	-261
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

The City of La Habra is anticipating meeting these draft regional numbers by provided financial incentives to include tax credits and residential rehabilitation grants to increase the availability of very-low and low income units. Through new construction, the City will exceed the housing needs for moderate and above-moderate income levels. Previously, through rehabilitation and conversion of a market rent apartment into a restricted rent project, the City was able to meet some of the needs for the very low and low income groups. The City will continue to be very proactive with the implementation of all the housing programs and make an effort to meet the housing needs. The development of new moderate, and above moderate housing units, has provided the opportunity for residents in the City to move up thus making the other homes available either "for rent" or "for sale". The City will continue to initiate and work with non-profits and developers to build more affordable housing.

Specific Plans

A Specific Plan is a tool for implementation of the General Plan and it contains development goals and guidelines for specified areas and/or districts. The City of La Habra has five specific plans: the La Habra Boulevard Specific Plan, the La Habra Hills Specific Plan, the Lambert/Idaho-Voit Specific Plan(s), and the Euclid Street Specific Plan.

La Habra Boulevard Specific Plan

The La Habra Boulevard Specific Plan is centered along La Habra Boulevard and runs from Beach Boulevard on the west and Harbor Boulevard on the east. The plan area consists of 203.5 acres, which is divided into three sub-areas. The revised plan was

adopted by the City Council in December of 1999. The following accomplishments were made:

- Continued to enforce the development standards along with the architectural design standards adopted in the La Habra Boulevard Specific Plan and the prosecution of code enforcement cases along the boulevard.

La Habra Hills Specific Plan

The La Habra Hills Specific Plan is located in the southwest quadrant of the City and is bounded by the City Limit line on the south, Beach Boulevard to the west, Imperial Highway to the north, and Euclid Street on the east. The 380-acre site consists of 700 single-family lots, a 145-acre Golf Course (Westridge) and a 30+ acre community park (Vista Del Valle). This plan was adopted by the City Council on 5/26/92 and build out was completed in 2004.

Lambert/Idaho-Voit Specific Plan(s)

The Lambert/Idaho Specific Plan is located in the southwest quadrant of the City and is bounded by Idaho Street on the east, Lambert Road on the south, and a drainage channel on the west. The 14.3-acre site will consist of 111 single-family lots, a pocket park, and a common area recreation facility. This plan was adopted by the City Council on 9/7/04. The Voit Specific Plan was an extension of the Lambert/Idaho plan and consists of 3 single-family lots. It was adopted on 2/22/05.

- Construction of the single-family homes continued and the plan is nearing build out.

Euclid Street Specific Plan

The Euclid Street Specific Plan is located in the central part of the City and is bounded by Euclid Street on the West, the Union Pacific Railroad right of way on the south, Cypress Street on the east and by developed industrial properties on the north near First Avenue. The 11.21-acre site will consist of 91 single-family homes, a public park at the southeast corner of Euclid Street and First Avenue.

This plan was adopted by the City Council June 4, 2007. No activity occurred for this plan during this review period.