CITY OF MOORPARK

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Housing Policy Department
Received on:
MAY 13 2016

April 28, 2016

Lisa Bates, Deputy Director
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Department of Housing and Community Development
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Ventura, CA 93009

RE: 2015 CITY OF MOORPARK GENERAL PLAN ANNUAL REPORT

Enclosed please find a copy of the 2015 City of Moorpark General Plan Annual Report including the Housing Element Progress Report.

Please call me at (805) 517-6281 if you have any questions.

Respectfully,

David A. Bobardt
Community Development Director

Attachment: 2015 General Plan Annual Report

c: Steven Kueny, City Manager (without attachment)
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JANICE S. PARVIN, Mayor | ROSEANN MIKOS, Ph.D., Councilmember | KEITH F. MILLHOUSE, Councilmember | DAVID POLLOCK, Councilmember | MARK VAN DAM, Councilmember

ITEM 10.L.

MOORPARK CITY COUNCIL
AGENDA REPORT

TO: **Honorable City Council**

FROM: **David A. Bobardt, Community Development Director**
Prepared by: Freddy A. Carrillo, Associate Planner I

DATE: **April 14, 2016 (CC Meeting of 4/20/2016)**

SUBJECT: **Consider the City of Moorpark 2015 General Plan Annual Report Including the Housing Element Progress Report**

BACKGROUND

Government Code Section 65400 requires the planning agency of each local government to provide an annual report on the status of the General Plan and its implementation, including progress in meeting the community's share of regional housing needs, with information concerning City efforts to remove local governmental constraints to the maintenance, improvement, and development of housing. This annual report, covering activities in the prior calendar year, must be provided to the City Council, the Governor's Office of Planning and Research, and the California Department of Housing and Community Development (HCD).

DISCUSSION

STATUS OF GENERAL PLAN AND IMPLEMENTATION PROGRESS

Land Use Element

A comprehensive update to the Land Use Element was adopted in May 1992. A number of substantial amendments have been made to this element since that time. These include the conversion of about 1,000 acres of rural residential designated land to higher residential densities and open space, the adoption or substantial amendment of three (3) Specific Plans (Carlsberg, Downtown, and Moorpark Highlands), and the approval of a voter-initiated City Urban Restriction Boundary (CURB). The Community Development Department has been working on a comprehensive update to this element, with hearings expected in FY 2016-17.

Amendments to the Land Use Element Approved in 2015

None.

Land Use Element Amendment Applications in Process in 2015 that have Completed Pre-Screening

On December 4, 2013, the City Council adopted Resolution No. 2013-3242, amending the procedures for review of General Plan Amendment Pre-Screening applications. Among the amendments was a provision that existing Pre-Screening authorizations would expire in two years if a project application has not been filed and deemed complete. For existing authorizations, a complete application was needed by December 4, 2015 for the authorization to be valid. On December 16, 2015, the City Council adopted Resolution No. 2015-3466, extending this timeframe for existing authorizations to March 31, 2016.

1. General Plan Amendment No. 2005-02 – On December 7, 2005, John C. Chiu filed a General Plan Amendment application, along with other project applications, to add a new residential density category to the General Plan which would allow up to 25 units per acre, and to change the land use designation of 2.4 acres on Everett Street east of Walnut Canyon Road from High Density Residential (H) to this proposed density. This request is part of a request to develop 60 condominium units. The application is complete and is under review.

2. General Plan Amendment No. 2010-01 – On March 18, 2010, Pacific Communities filed a General Plan Amendment application to change the planned use of approximately 37 acres on the south side of Los Angeles Avenue between Leta Yancy Road and Maureen Lane from 32 acres High Density Residential (H) and 5 acres Very High Density Residential (VH) to 24 Acres High Density Residential (H) and 13 Acres Very High Density Residential (VH) to allow for a proposed residential development of 157 single-family detached homes and 300 condominium homes. The applicant is no longer pursuing this proposal, and the Pre-Screening authorization expired on March 31, 2016.

3. General Plan Amendment No. 2012-01 – On October 20, 1993, Dennis Hardgrave, on behalf of Hitch Ranch, filed an application on approximately 283 acres located north of the Union Pacific Railroad, west of Walnut Canyon Road (Highway 23), and east and west of Gabbert Road, for the development of Specific Plan No. 1 (Hitch Ranch), for development of up to 620 dwelling units, three (3) acres of institutional use, and open space. On June 3, 2009, the City Council, to assist in meeting state goals for affordable housing required in the City's Housing Element Update, authorized the processing of an alternative with 755 units, up from 620 units identified as the maximum in the Land Use Element of the General Plan. This General Plan Amendment application was updated on January 3, 2012, for the development of up to 755 units. Preliminary draft

working documents for the Specific Plan and EIR have been submitted. An updated Notice of Preparation (NOP) for the project Environmental Impact Report (EIR) was released on May 8, 2012, with public comments due by June 11, 2012. Comments were received and the Draft EIR is being completed by the applicant's consultant.

4. General Plan Amendment No. 2013-02 - On September 3, 2013, 1 Moorpark, LLC, (c/o Ernie Mansi), filed an application for a General Plan Amendment, along with other project applications, to change the land use designation from Rural Low (RL) and Medium Density Residential (M) to Very High (VH) Density Residential on 49.52 Acres at the Northwest corner of Casey Road and Walnut Canyon Road, for a proposed 390-unit Senior Continuing Care Retirement Community. The application is complete and is under review.

5. General Plan Amendment No. 2014-01 – On October 10, 2014, Sky Line 66, LLC (Manny Kozar), filed an application for a General Plan Amendment, along with other project applications, to change the land use designation from General Commercial (C-2) to Very High Residential Density (VH) on 4 acres at 635 Los Angeles Avenue for a proposed 66 townhouse development. The application is complete and is under review.

6. General Plan Amendment No. 2015-01 – On September 29, 2015, Sunbelt Enterprises, LLC, filed an application for a General Plan Amendment at 14399, 14401, and 14501 Princeton Avenue to amend the land use designation from Freeway to Light Industrial (I-1) on two small remnant freeway parcels that have been incorporated into an existing industrial development. The application is complete and is under review.

7. General Plan Amendment No. 2015-02 – On November 17, 2015, Spring Road, LLC, filed an application for Residential Planned Development No. 2015-02, General Plan Amendment No. 2015-02, Zone Change No. 2015-03, Vesting Tentative Tract Map No. 5972, Development Agreement No. 2015-01 to allow construction of a 95-unit townhouse condominium project on 8.25 acres at 4875 Spring Road and 384 Los Angeles Avenue. The application is complete and is under review.

Pre-Screening Applications for Land Use Element Amendments

City Council Resolution No. 99-1578 (updated by Resolution Nos. 2008-2672, 2013-3166, 2013-3178, 2013-3242, and 2015-3466) requires pre-screening of requests for General Plan amendments, based on adopted criteria, prior to submittal of formal General Plan amendment applications. The following pre-screening applications were on file with the City as of December 31, 2015, without the subsequent filing of a General Plan Amendment application, if authorized:

1. PS 2008-02 – On May 29, 2008, A-B Properties filed a General Plan Amendment Pre-Screening application to change the land use designation on 88.2 acres at the northerly terminus of Gabbert Road from Rural Low Density Residential (RL) to Light Industrial (I-1), Rural High Density Residential (H), and Medium Low Density Residential (ML), to develop an industrial technology park and two gated residential neighborhoods. This application has since been amended, eliminating the proposed industrial designation. The application was considered by the City Council on February 17, 2010, and was authorized to proceed with the filing of a General Plan Amendment application; however, an application has not been filed to date. This authorization expired on March 31, 2016.

2. PS 2010-01 - On May 20, 2010, James Rasmussen, Moorpark Property 67 LLC, filed a General Plan Amendment Pre-Screening application to change the land use designation on 67 acres west of Gabbert Road from Rural Low Density Residential (RL) to allow for higher density residential uses. The original application included requests to provide a combination of Rural Low Density Residential (RL), High Density Residential (H), Very High Density Residential (VH), and Open Space 1 (OS-1) land use designations, to allow construction of 271 total dwelling units (150 senior apartments, 36 attached condominiums, 66 single family detached units, and 5 large lot custom home lots). This proposal was considered by the Community and Economic Development Committee on August 24, 2011. The Committee directed removal of the very high density uses and replacement with high density uses before this application is considered by the City Council. Staff worked with the applicant on various options for design, uses, and density and presented a revised plan to the Community and Economic Development Committee on April 17, 2013, which authorized the application to go forward to the City Council for review. On October 16, 2013 the City Council held a public hearing on this pre-screening application, and the City Council remanded the application back to the Community and Economic Development Committee, with the applicant required to make revisions and updates to address adjacent neighborhood concerns raised during the review process. On June 18, 2014, the Community and Economic Development Committee authorized an application for 137 homes to go forward to the City Council for recommendation. On November 5, 2014, the City Council authorized a General Plan Amendment application to be filed, provided that the area proposed for High Density Residential (H) uses be changed to Medium Density Residential (M) uses. This Pre-Screening authorization will expire on November 5, 2016 if a General Plan Amendment application is not filed and deemed complete.

Circulation Element

An updated General Plan Circulation Element was adopted in May 1992. Further analysis of circulation system alternatives continued in 1999 with the approval of Specific Plan No. 2. The adoption of Specific Plan No. 2 included a circulation system amendment to allow for the construction of an extension of Spring Road, to function as a connecting arterial between Los Angeles Avenue and Walnut Canyon Road, through the central portion of the City, establishing an additional north/south corridor. Specific Plan No. 2 also includes right-of-way reservations for the SR-23 and SR-118 arterials across the project site.

The city-wide equestrian and bicycle trails were expanded by the adoption of a Class 1 and Class 2 bicycle trail within Specific Plan No. 2, and the addition of a segment of the city-wide and regional connection of equestrian trails to serve the northern portion of the community. Modification No. 2 to Tract 4928 (Toll Brothers), approved in 1999, included an alignment alteration to provide an expanded "C" Street (now Championship Drive) right-of-way which includes an equestrian/multi-use trail alignment.

Measure "S", adopted by the voters of the City of Moorpark in January 1999, restricted the future eastern extension of Broadway to serve circulation needs of potential agricultural, open space, or recreational uses in the portion of the planning area northeast of the City limits.

City staff is currently preparing a comprehensive update to Circulation Element.

Amendments to the Circulation Element Approved in 2015

None.

Circulation Element Amendment Applications in Process in 2015 that have Completed Pre-Screening

None.

Pre-Screening Applications for Circulation Element Amendments

None.

Noise Element

The Noise Element was amended in 1998, satisfying Implementation Measure No. 2 in the Land Use Element that required an update of the Noise Element to reflect the City's land use and circulation plans. A Noise Ordinance was also adopted.

Amendments to the Noise Element Approved in 2015

None.

Noise Element Amendment Applications in Process in 2015 that have Completed Pre-Screening

None.

Pre-Screening Applications for Noise Element Amendments

None.

Open Space, Conservation, and Recreation (OSCAR) Element

The OSCAR Element is a combined element, meeting State mandates for an Open Space Element and Conservation Element, and providing an optional Recreation Element. The City adopted the OSCAR Element in August 1986.

In 1996, the City Council approved a contract with a consultant to prepare an updated OSCAR Element. A final draft was prepared, received staff review and was anticipated to go to public hearing late in 1999. However, due to the adoption of a Voter Initiative Measure "S", several provisions of the OSCAR Element require revision. The Planning Commission and Parks and Recreation Commission held a joint workshop on the draft element in May 2000. The Parks and Recreation Commission gave further review to the document in July 2000. The rewritten element was discussed at public workshops before the Planning Commission in June and August 2001. Hearings were held by the Planning Commission in September 2001. In October 2001, the City Council considered the draft element and referred it to an ad-hoc committee for further study. In 2007, this assignment was transferred to the Community and Economic Development (standing) Committee. A draft update will be prepared by staff following completion of updates to the Land Use and Circulation Elements. The update will include goals and policies on stormwater quality to address National Pollution Discharge Elimination System (NPDES) issues, as well as goals and policies related to the reduction of greenhouse gases.

Amendments to the Open Space, Conservation, and Recreation Element Approved in 2015

None.

Open Space, Conservation, and Recreation Element Amendment Applications in Process in 2015 that have Completed Pre-Screening

None.

Pre-Screening Applications for Open Space, Conservation, and Recreation Element Amendments

None.

Safety Element

The Safety Element was approved in April 2001. This update includes information and environmental studies related to the West Simi Valley Alquist-Priolo Zone. The adopted Safety Element includes the most recent information on earthquake faults, including identification of active faults and policies on setbacks and development constraints.

Amendments to the Safety Element Approved in 2015

None.

Safety Element Amendment Applications in Process in 2015 that have Completed Pre-Screening

None.

Pre-Screening Applications for Safety Element Amendments

None.

Housing Element

The current 2014-2021 Housing Element was approved by the City Council on January 15, 2014 with adoption of Resolution No. 2014-3259. It was subsequently certified by the California Department of Housing and Community Development on January 29, 2014.

Amendments to the Housing Element Approved in 2015

None.

Housing Element Amendment Applications in Process in 2015 that have Completed Pre-Screening

None.

Pre-Screening Applications for Housing Element Amendments

None.

Progress in Implementing the Housing Element, Including Meeting the Local Share of the Regional Housing Needs

The City's implementation of the Housing Element is summarized on forms provided by the California Department of Housing and Community Development, attached.

STAFF RECOMMENDATION

1. Receive and file the report.

2. Direct staff to forward the 2015 Annual Element Progress Report - Housing Element Implementation to the Governor's Office of Planning and Research, the California Department of Housing and Community Development, and the Ventura County Planning Division.

ATTACHMENT:

1. 2015 Annual Element Progress Report – Housing Element Implementation

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

Jurisdiction City of Moorpark
Reporting Period January 5, 2015 - December 31, 2015

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 See Instructions	Deed Restricted Units See Instructions	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
			Extremely Low and Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Tr 5405 (Brighton)	SF	O	4	4	9		17			Development Agreement	
Tr. 5187 (Meridian)	SF	O				30	30				
Tr 5425 (Ivy Lane)	SF	O		11		51	62			Development Agreement	
Tr 5463 (Masters)	SF	O				13	13				
Tr. 5045 (Highlands)	SF	O				17	17				
Tr. 5860 (Living Smart)	SF	O		1		33	34			Development Agreement	
Miscellaneous Units (Including 2nd Dwellings) *Reported in Table A-3*	SF	O									
(9) Total of **Moderate and Above Moderate** from Table A3 ► ► ► ► ► ►					9	144	173				
(10) Total by income Table A/A3 ► ►			4	16	18	288	346				
(11) Total **Extremely Low-Income Units***			20								

* Note· These fields are voluntary

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

Jurisdiction City of Moorpark
Reporting Period January 5, 2015 - December 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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583 1(c)(1)

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

* Note This field is voluntary

Table A3

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No of Units Permitted for **Moderate**	9					9	
No. of Units Permitted for **Above Moderate**	144					144	

* Note. This field is voluntary

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

Jurisdiction City of Moorpark
Reporting Period January 5, 2015 - December 31, 2015

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			2014	2015								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		
Extreme Low and Very Low	Deed Restricted	289	3	4								7	282
	Non-deed restricted		0	0									
Low	Deed Restricted	197	0	16								16	181
	Non-deed restricted		0	0									
Moderate	Deed Restricted	216	0	9								9	207
	Non-deed restricted		0	0									
Above Moderate		462	159	144								303	159
Total RHNA by COG Enter allocation number		1,164	162	173								335	829
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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

Jurisdiction City of Moorpark
Reporting Period January 5, 2015 - December 31, 2015

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
1. Housing Rehabilitation Program	Provide loans for a maximum of 25 single-family units and 10 Mobile Homes	2014-2021	Ongoing
2 Code Compliance	Continue code compliance activities.	2014-2021	Ongoing
3 Sites to Accommodate Fair Share Needs	Ensure no net loss of esidential capacity commensurate with the RHNA allocation thoughout the planning period.	2014-2021	Ongoing
4 Downtown Specific Program	Continue to implement the Downtown Specific Plan	2014-2021	Ongoing
5 Farmworker Housing	Continue to impment zoning regulations in conformance with the Employee Housing Act.	2014-2021	Ongoing
6 Second Units	Continue to allow second units. Publicize second unit regulations	2014-2021	Ongoing
7. Emergency Shelters and Transitional/ Supportive Housing	Continue to permit emergency shelters and transitional/ suppportive housing in conformance with SB 2 throughout the planning period. Process an amendment to the Zoning Code concurrent with adoption of the Housing Element to update the definitions of transitional housing and supportive housing consistent woth SB 745 of 2013.	Concurrent with Housing Element adoption/ 2014-2021	Complete/ Ongoing
8 Single Room Occupancy	Continue to allow SROs by-right in the C-2 zone	2014-2021	Ongoing
9 Section 8 Rental Assistance	Continue to participate in the Section 8 program, advertise program availability, and encourage rental property owners to register their units with the Housing Authority	2014-2021	Ongoing
10. Mortgage Credit Certificate Program	Continue to participate in program and advertise.	2014-2021	Ongoing
11a Mobile Home Affordability	Continue monitoring Villa del Arroyo's compliance with the requirements of the Regulatory Agreement to ensure that the 48 housing units are occupied by very-low income families	2014-2021	Ongoing
11b Resale Refinance Restrictions and Option to Purchase	Continue to monitor the status of the Resale Refinance Restriction and Option to Purchase Agreements for affordable units	2014-2021	Ongoing

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

Jurisdiction City of Moorpark
Reporting Period January 5, 2015 - December 31, 2015

12	Inclusionary Program	Continue to implement fee expenditure priorities, Use inclusionary funds to assist in the development of up to 20 VL units by end of 2014.	2014-2021	No very-low income units were developed in 2014, however, several current and upcoming projects are expected to provide these units per the affordable housing agreements
13	Land Assemblage /Disposition/ Acquisition	Assist in the purchase and assembly of land for housing at least twice during the planning period in order to accommodate the City's fair share of housing needs.	2014-2021	The Successor Housing Agency is in the process of negotiating disposition and development agreements on properties it owns on Everett Street and Walnut Canyon Road to provide for the development of affordable housing.
14	Regulatory and Financial Assistance	Continue to provide regulatory assistance for projects that address local housing needs at least twice during the planning period.	2014-2021	Ongoing
15	Assistance to CHDOs	Continue to work with local CHDOs by providing assistance for affordable housing.	2014-2021	Ongoing
16	Density Bonus	Continue to monitor State density bonus law and make changes to local regulations as necessary	2014-2021	Ongoing
17	R-P-D Zone Designation and Planned Development Permit Process	Continue to use the R-P-D Zone designation to encourage a variety of housing types to address local needs	2014-2021	Ongoing
18	Off-Street Parking	Continue to monitor parking conditions in residential developments.	2014-2021	Ongoing
19.	Fair Housing Services	Continue to support provision of fair housing services and publicize these services thoughout the community using the City website and flyers posted in at least five locations	2014-2021	Ongoing
20	Reasonable Accommodation	Continue to implement the Reasonable Accommodation Ordinance thoughout the planning period	2014-2021	Ongoing
22	Childcare Facilities	Continue to consider incentives for co-locating childcare facilities with affordable housing; prioritize funding for projects with family support and childcare, provide funding assistance to support childcare.	2014-2021	Ongoing

General Comments: