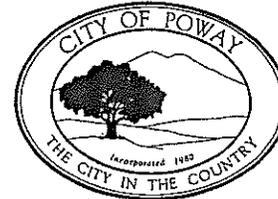


# CITY OF POWAY

DON HIGGINSON, Mayor  
JIM CUNNINGHAM, Deputy Mayor  
MERRILEE BOYACK, Councilmember  
DAVE GROSCH, Councilmember  
JOHN MULLIN, Councilmember



March 23, 2011

MAILED 3 0 2011

Cathy Creswell  
Deputy Director, Housing Policy Development  
Department of Housing and Community Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

Dear Cathy:

A copy of the City of Poway's Annual Report - Implementation Status of the Poway General Plan for Calendar Year 2010 is enclosed for your records. The report has been prepared in compliance with Government Code Section 65400(b) and was reviewed by the Poway City Council at its March 15, 2011, meeting.

Should you have any questions regarding this report, please contact me via email at [jlyon@poway.org](mailto:jlyon@poway.org) or by phone at (858) 668-4657.

Sincerely,

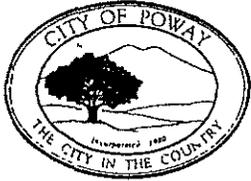
DEVELOPMENT SERVICES DEPARTMENT

  
Jim Lyon, AICP  
Senior Planner

c: Cuauhtemoc Gonzales, Governor's Office of Planning and Research  
Susan Baldwin, Senior Regional Planner, San Diego Association of Governments

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City Hall Located at 13325 Civic Center Drive  
Mailing Address: P.O. Box 789, Poway, California 92074-0789  
[www.poway.org](http://www.poway.org)



# City of Poway COUNCIL AGENDA REPORT

For City Clerks Use:	
APPROVED	<input checked="" type="checkbox"/>
APPROVED AS AMENDED (SEE MINUTES)	<input type="checkbox"/>
DENIED	<input type="checkbox"/>
Reso No. _____	

**DATE:** March 15, 2011

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Penny Riley, City Manager *PR*

**INITIATED BY:** Robert J. Manis, Director of Development Services *RM*  
Suparna Dasgupta, City Planner *SD*  
Jim Lyon, Senior Planner *JL*

**SUBJECT:** 2010 Annual Report - Implementation Status of the City of Poway  
General Plan

### Summary:

Government Code Section 65400(b) requires that the planning agency of local governments provide an annual report to their legislative body on the status of the General Plan. The attached report provides a list of projects and programs implemented by the City during the 2010 calendar year in compliance with the various goals, policies and strategies of the Poway General Plan. The information shows the City's success in implementing the policies of the General Plan.

### Recommended Action:

It is recommended that the City Council receive and file this report.

### Background:

Government Code Section 65400(b) requires that an annual report be provided to the City Council on the status of the implementation of the General Plan. The report must address the City's progress in its General Plan implementation, including the progress in meeting its share of regional housing needs. The Annual Report should also include a discussion of constraints to the maintenance, improvement, and development of housing.

The intent of this requirement is to ensure that the General Plan directs all land use decisions and remains an effective guide for future development. Since the General Plan acts as a long-term guide for the physical development of the City, and because it is required to be updated periodically to reflect current circumstances, it is important that the City annually review the General Plan and its implementation.

The information shown in the Annual Report (Attachment A) provides a list of projects and programs implemented by the City during the 2010 Calendar Year in compliance with the direction of the various goals, policies and strategies of the Poway General Plan.

### Findings:

The information provided in the report is intended to assist the City Council in determining the success of implementing the policies in the General Plan. The 2010 Annual Report –

Implementation Status of the City of Poway General Plan, addresses the goals of the following elements of City of Poway General Plan:

- Community Development
- Housing
- Transportation
- Public Facilities
- Public Safety
- Resources

The City of Poway has many ongoing programs and maintenance projects that contribute to the implementation of the policies of the General Plan. A brief overall description of these ongoing programs and maintenance projects is discussed in the document, along with the specific projects that implement the goals and policies of each element.

**Fiscal Impact:**

None.

**Environmental Review:**

This item is not subject to CEQA review.

**Public Notification:**

A copy of this report was mailed to Susan Baldwin at SANDAG.

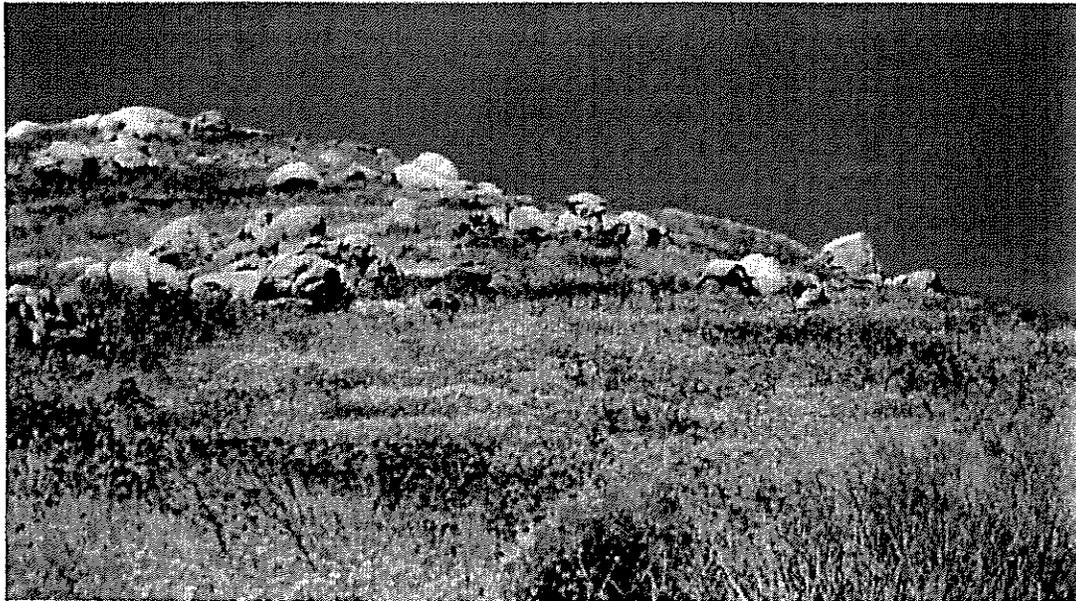
**Attachment:**

- A. 2010 Annual Report – Implementation Status of the City of Poway General Plan

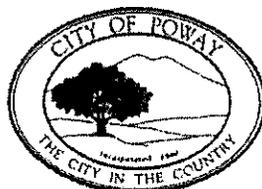
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# CITY OF POWAY 2010 ANNUAL REPORT

## IMPLEMENTATION STATUS OF THE CITY OF POWAY GENERAL PLAN



**Department of Development Services**  
13325 Civic Center Drive  
Poway, CA 92064



## INTRODUCTION

The purpose of this report is to help citizens and City officials gauge the progress toward achieving the goals listed in the General Plan, as required by Government Code Section 65400(b). This report covers Calendar Year 2010, and provides information on the following:

- ❑ The status of the General Plan and the City's progress in its implementation;
- ❑ The City's progress in meeting its share of regional housing needs, and the City's efforts to remove governmental constraints to the maintenance, improvement, and development of housing for all income levels, as well as disabled persons; and
- ❑ The degree to which the General Plan complies with the State General Plan Guidelines and the date of the last revision to the General Plan.

State law also requires that a copy of the Annual Report be provided to the State Department of Housing and Community Development (HCD), and the Governor's Office of Planning and Research (OPR).

## STATUS AND IMPLEMENTATION OF THE GENERAL PLAN

The purpose of the General Plan is to provide for the long-range physical planning of the City through the establishment of general guidelines for decision making with regard to land use, circulation, environmental, economic, and social goals and policies. While the General Plan is primarily a policy document, it is also an information base. It provides background and analysis relative to the policies that it contains.

The City of Poway Comprehensive Plan, originally adopted in 1983, included the General Plan, the Zoning Development Code and an Environmental Analysis Section. In 1991 and 1996, the General Plan underwent a major review and update, and the Environmental Analysis section was replaced with a Master Environmental Assessment (MEA).

On August 19, 2008, the City Council approved General Plan Amendment 08-01 adopting the 2005-2010 Housing Element update and General Plan Amendment 08-02 approving related amendments to the Land Use Element of the General Plan. The Housing Element was subsequently certified by the HCD. In 2010, the City Council approved a comprehensive amendment to the Transportation Element. Upon completion of the update to the Housing Element and the Transportation Element, staff will comprehensively review the remaining elements of the General Plan and complete any necessary updates in light of the changes made.

Volume One of the Comprehensive Plan is the General Plan. It is divided into six master elements: Community Development, Public Facilities, Transportation, Resources, Public Safety, and Housing. Some of these master elements are further divided into elements: Community Development includes Land Use and Community Design; Transportation includes Roadways, Public Transit, Bikeways, and Pedestrian Facilities; Resources includes Natural Resources, and Prehistoric and Historic Resources; and Public Safety includes Emergency Services and Hazard Management.

The Poway General Plan was prepared as a comprehensive, internally consistent document that promotes sustainable development, and maintains the flexibility to provide the long-term perspective and direction to guide the community into the future. As such, the Poway General Plan is consistent with, and in compliance with, the State General Plan Guidelines.

As the California General Plan Guidelines 2003 states, "the success of a General Plan, and in particular the land use element, rests in part upon the effectiveness of a consistent zoning ordinance in translating the long-term objectives and policies contained in the plan into everyday decisions." The City's adopted land use plan and zoning map have remained identical since their adoption. This consistency provides clear direction and certainty to developers and property owners alike as to the development potential of their land and adjoining parcels. Additionally, this consistency facilitates the implementation of the General Plan through the use of a consistent set of goals and policies that cumulatively set the long-term direction for the City.

## **REGIONAL ISSUES**

- ❑ City staff coordinated with the San Diego Association of Governments (SANDAG) on the following:
  - Facilitated implementation of and the ongoing outreach of the 2010 Census,
  - Assisted in the 2050 Regional Growth Forecast,
  - Participated as a voting member on the Environmental Mitigation Program Committee for the TransNet,
  - Participated as a voting member on the Regional Planning Technical Working Group,
  - Participated as a voting member on the Cities/County Transportation Advisory Committee.
  
- ❑ The City participated in the implementation of the San Dieguito Watershed Master Plan and has a representative on the San Dieguito Watershed Council.
  
- ❑ The City has a representative on the Marine Corp Air Station Miramar Community Leaders Forum Committee that works with the military to address base-related noise and operational impacts on surrounding communities.

# AMENDMENTS TO THE GENERAL PLAN

## 1. Community Development Element

*It is the goal of the City of Poway to provide for an orderly balance of both public and private land uses in convenient and compatible locations throughout the City, and to ensure that all such uses serve to protect and enhance the environment, character and image of the City.*

### General Plan Amendments

In 2010, the City approved two amendments to the Land Use Element and one amendment to the Transportation Element of the General Plan:

Type	Location	Description
▪ Land Use Element GPA 10-001	Various Location	Redesignated 92 parcels to OS-RM
▪ Land Use Element GPA 10-003	Westview Rd	Myer/Wilson BCE ZC
▪ Transportation Element GPA 10-002	Citywide	Transportation Element

## 2. Housing Element

*It is the goal of the City of Poway to provide adequate and appropriate housing opportunities to meet the needs of current and future residents.*

On August 19, 2008, the City Council approved General Plan Amendment 08-01 adopting the 2005-2010 Housing Element update. The Housing Element was certified by the HCD on September 18, 2008.

As part of the General Plan Annual Report, the State Department of Housing and Community Development requires an update on the City's efforts to implement its housing programs, with specific regard to the following:

- ❑ The City's progress in meeting its share of regional housing needs.

The Poway Redevelopment Agency provided a \$1.2 million loan to Affirmed Housing Group for the acquisition of Orange Gardens Apartments. The project entitlements were approved by the City Council in 2010. Once the renovation has been completed, Orange Gardens will be home to 52 very-low income households. This project is similar to the previous City acquisition and rehabilitation of the 52-unit Oak Knoll Villa apartment complex on Oak Knoll Road for affordable housing.

- ❑ Per the Housing Element local efforts to remove governmental constraints to the maintenance, improvement and development of housing for all income levels, as well as disabled persons are ongoing.

The City's complete Annual Element Progress Report for Housing Element Implementation is included as Attachment 1 of this report.

### 3. TRANSPORTATION ELEMENT

*It is the goal of the City of Poway to provide a safe, realistic, efficient, and integrated transportation system to serve the present and future mobility needs of all the residents of Poway.*

#### Roadways and Circulation

- ❑ In 2010, City Council adopted a major update of the Transportation Element of the General Plan.
- ❑ As part of the Interstate 15 Traffic Light Synchronization Program (I-15 TLSP) funded under a grant from State Proposition 1B, SANDAG completed installation of signal detections on Pomerado Road to implement a Traffic Signal Responsive System. A responsive signal system will automatically change timing coordination plans to adjust to fluctuations in the traffic flow. The project should be completed and in operation by 2011.
- ❑ In 2010, the City and Bureau Veritas, a Transportation Engineering consultant, worked to update noise, air quality, visual, historic, biology, and socio-economic technical studies for the Espola Road Improvement Environmental Impact Report (EIR). The project EIR is required in order to improve Espola Road between Twin Peaks Road and Titan Way to a three-lane roadway with curb, gutter and sidewalks, and signalize the intersection of Espola Road and Durhullen Street/Golden Sunset Road. The Draft EIR is scheduled to be completed by summer 2011.
- ❑ In 2010, the City completed most of the roadway improvements on Oak Knoll Road between Pomerado Road and Carriage Road. This included the installation of curb/gutter, sidewalk, streetlight, storm drainage, and relocation of a sewer main. The project is expected to be completed in 2011 and will include similar improvements on the roadway section between Pomerado Road and Poway Road
- ❑ As part of the roads and maintenance program in 2010, the City seal coated 29 miles of roadway and overlaid an additional one mile of roadway.

## Pedestrian and Equestrian Trail Systems

- ❑ There were no new significant trail extensions made in 2010; however, the City continues to monitor and maintain over 55 miles of existing trails.
- ❑ In 2010, the City completed negotiations with the City of San Diego to finalize the trail connection between The Heritage Trail in north Poway and the San Dieguito Open Space Park trail system on Highland Valley Road. The Heritage Trail passes through City of San Diego lease property and adjacent to their former water treatment plant connecting with the San Dieguito Regional Park trail system. In 2011, the City of Poway will be installing improvements along the new segment of the trail in San Diego.

## **4. PUBLIC FACILITIES ELEMENT**

*It is the goal of the City of Poway to enhance the well-being of Poway residents by providing opportunities for relaxation, rest, activity, and education through a well-balanced system of private and public facilities distributed to serve the entire community.*

### Parks

- ❑ Community Services Department staff accommodated the reservation of 1,786 facility rentals in 2010, and coordinated the registration of 5,397 program, class and camp participants who enrolled in 776 classes and programs during the course of the year.
- ❑ Poway is home to 18 community and neighborhood parks, and 10 recreation centers and sports complexes, as well as the Poway Center for the Performing Arts and the Poway branch community library, all of which are highly valued and regularly used community resources. In 2010, Community Services Department staff members planned, organized, staffed, promoted, and implemented 18 community events, including Christmas in the Park and the Summer Concert series, as well as 79 unique leisure opportunities such as the family campouts at Lake Poway and Hoot, Howl & Prowl at the Blue Sky Ecological Reserve.
- ❑ In 2010, the City Council approved a Conditional Use Permit for the lighting and renovation of the Arbolitos Sports Fields.
- ❑ The City of Poway continues to offer the PLAY (Poway Leisure Assistance for Youth) Scholarship program; providing financial assistance to children who wouldn't otherwise be able to participate in City-sponsored recreation programs. Four hundred twenty scholarships were awarded in 2010, totaling \$16,647. The program is available to children 17 years or younger (or those of any age who are developmentally disabled) whose families meet established income guidelines. The program is supported by private donations, as well as by City funding.

- ❑ The City worked in cooperation with the Poway Unified School District to fund and design the placement of artificial turf on the sports fields located at Valley Elementary School and Meadowbrook Middle School.
- ❑ The Community Services Department serves as a vital member of the Community Park Master Plan project team headed by Development Services. In that role, department staff helped organize and implement a community workshop in March, 2010, to present the latest information on the planning process. The workshop, which included a walking tour, was a well-received opportunity to reaffirm resident goals and priorities for the 31-year-old park.
- ❑ The City completed the Veterans Park Capital Improvement Project and dedicated it to the public on November 11, 2010. Veterans Park serves as a permanent tribute to the past, present, and future veterans of the United States Military who have provided unselfish and honorable service to this country. The project includes a raised, colored concrete platform, lighted flag poles for each of the armed and unarmed services, an 1800's era cannon, wrought iron fence, benches, lighting, landscaping and service monuments. The Poway Veterans Committee, with representatives from the VFW, American Legion, Navy Fleet Reserve, and the Elks Club, were instrumental in the fundraising campaign and will continue their efforts to complete the Wall of Honor.

#### Disaster Preparedness/Care & Shelter

- ❑ In conjunction with the Fire Department, Community Services staff members have fully implemented all components of a Red Cross grant to identify and equip emergency shelter facilities among the faith-based community in Poway. Memorandums of Agreement have been struck with five facilities, three of which host a fully-stocked seatainer of emergency supplies for use during a disaster. City staff has worked with representatives from the American Red Cross to provide care and shelter training to volunteers from the three host sites, and will include these individuals in the annual refresher training given to Community Services personnel. Staff continues to update and refine an emergency response packet for management staff that report to the Care & Shelter Unit, or the Logistics Section of the City's E.O.C. The packet includes information such as contact numbers, procedures and responsibilities, facility information, and site plans. In September, Community Services staff took part in the department's annual in-house care and shelter preparation training, which includes a hands-on experience of setting up cots, becoming familiar with the various care and shelter assignments, seeing where emergency supplies are stored, and knowing how to set up the auditorium in the event of an emergency.

## Community Outreach

- ❑ Community Services web pages continue to be among the top pages viewed every month on the City's website. Software capabilities have been expanded to implement customized surveys that will help the City plan more effective programming and marketing strategies.

## Water

- ❑ The City completed installation of a 42-inch water line in Espola Road, replaced launders at the water treatment plant, completed GIS conversion of the water system data, and rehabilitated reservoirs at Boca Raton and Skyridge.

## Waste Water

- ❑ The City rehabilitated the Highlands Ranch lift station. Overall waste water flows declined by 3.4 million gallons, or 9,408 gallons each day, compared to last year. Poway's total waste water flow was 1.148 billion gallons or 3.145 million gallons each day. Since 1998, overall waste water flows have fallen approximately one million gallons a day due to manhole rehabilitation to eliminate ground water infiltration and water conservation that has reduced water use indoors.

## **5. PUBLIC SAFETY ELEMENT**

*It is the goal of the City of Poway to provide a safe and healthy environment for the residents of Poway.*

### Fire Safety

- ❑ In 2010, the Safety Services Department continued to operate from three fire stations strategically located within the City of Poway. Service delivery is provided 24 hours a day, seven days a week. The Department responds to emergency and non-emergency service requests.
- ❑ In 2010, Safety Services continued to maintain daily staffing levels to provide efficient and effective responses to requests for both emergency and non-emergency services.
- ❑ Safety Services developed, distributed and implemented wildland fire pre-incident plans within the Very High Fire Hazard Areas designed to assist and improve regional partner's firefighter safety and situational awareness in the event of a major wildland fire incident.

- ❑ The Safety Services Department collaborated with the community and Development Services staff to conduct the Wildfire Defensible Space Program, which included the thinning and reduction of fuel on both City-owned and privately-owned parcels adjacent to and within 100 feet of habitable structures.
- ❑ The Safety Services Department, with CERT volunteers, was actively involved with the countywide "*Beyond the Threat*" community awareness/public education Wildland Urban Interface public/private partnership program.
- ❑ The Safety Services Department continues to collaborate with and contribute to the Fire Services Geodatabase (GDB) Project designed to increase the functionality of existing mobile technology and to improve regional response capability by creating one common countywide response map and providing for the capability for regional CAD-to-CAD interoperability.
- ❑ The City successfully conducted training sessions for staff, reviewing and actively practicing their roles and responsibilities in a Citywide declared emergency.
- ❑ The City updated its planning document contained within the County of San Diego's Multi-jurisdictional Hazard Mitigation Plan.
- ❑ The City updated its Wildland Urban Interface (WUI) document and maps in compliance with State requirements.
- ❑ The City has improved its Emergency Planning and Disaster response capability with the installation of video down-linking, video conferencing, electronic display boards, and computer support equipment in the E.O.C.

#### Law Enforcement Services

- ❑ The Poway Sheriff's Department conducted multiple traffic enforcement details. The goals of these operations are to reduce traffic collisions and the number of persons driving under the influence, and to improve teen driver safety.
- ❑ The Poway Sheriff's Department has worked to reduce categorical crimes and will continue to do so utilizing the Community Policing strategies, crime trend analysis, directed enforcement, and public education.
- ❑ The Poway Sheriff's Department implemented a bicycle patrol program allowing staff to conduct directed enforcement in and around parks and residential neighborhoods.
- ❑ The Poway Sheriff's Department will continue efforts to control gang-related crime and disrupt the recruiting efforts of known gang members.

## Hazardous Waste Management

- ☒ The City has a regional, permanent Household Hazardous Waste Collection Facility where residents can recycle used oil, and dispose of HHW and electronic waste. It is open every Saturday, 9 a.m. to 3 p.m., except holiday weekends. The City's Household Hazardous Waste Facility collected a total of 307,417 pounds of HHW in FY09/10. Approximately 99% of the 4,305 users were Poway residents. The City spent \$156,456 for HHW disposal for its residents in FY09/10. There are also five Used Oil Recycling Program collection centers in the City, and they collected 12,116 gallons of used motor oil during the 2009/2010 reporting year.

## 6. RESOURCES ELEMENT

*It is the goal of the City of Poway to preserve its natural, scenic, and cultural resources for the future benefit and enjoyment of its residents, and to protect biological and ecological diversity.*

The following is a list of habitat dedications and in-lieu fees paid by developers to the City:

YEAR	HABITAT GAIN (in acres)	IN LIEU FEE COLLECTED
1996	41.14	\$ 7,000
1997	9.91	\$ 23,700
1998	36.57	\$ 1,300
1999	126.60	\$ 18,500
2000	306.21	\$ 24,425
2001	292.50	\$ 46,500
2002	95.62	\$ 89,480
2003	21.59	\$ 47,750
2004	55.67	\$ 80,150
2005	8.65	\$ 6,100
2006	31.60	\$ 61,321
2007	158.20	\$ 31,700
2008	10.23	\$ 81,780
2009	68.59	\$ 80,791
2010	95.09	\$458,666
<b>Total</b>	<b>1,358.17</b>	<b>\$1,059,163</b>

The following is a list of the City's past habitat purchases:

<b>CITY OF POWAY HABITAT PURCHASES</b>	
<b>Year</b>	<b>Acreage</b>
1997	18.0
1998	109.0
1999	0.0
2000	76.0
2001	82.0
2002	102.4
2003	121.6
2004	0.0
2005	0.0
2006	0.0
2007	0.0
2008	0.0
2009	6.0
2010	0.0
<b>Total</b>	<b>515.0</b>

## **DEVELOPMENT ACTIVITY**

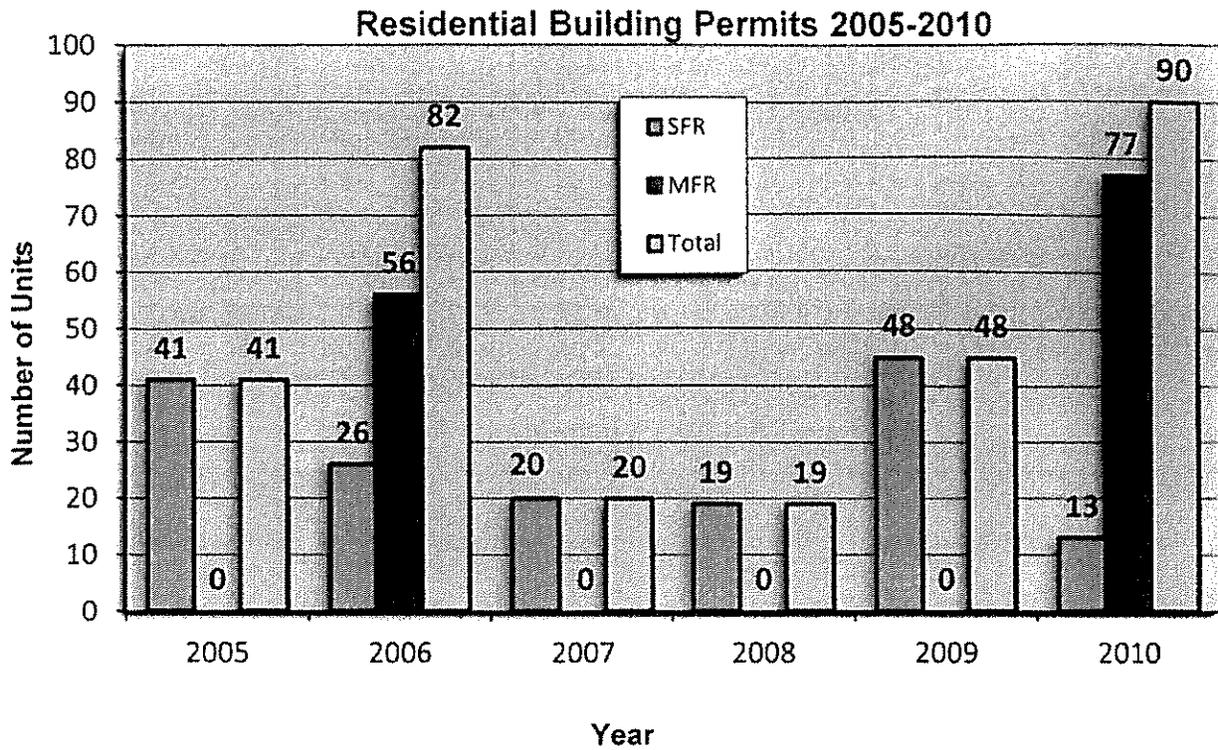
### **Development Applications**

Noted below are a series of tables that summarize the City's development activity over the past six years. The tables will be expanded upon each subsequent year to provide an overall view of the City's development direction. Each of the noted applications and new construction projects furthers implementation of the General Plan as all these projects were built in conformance with the goals and policies of the General Plan.

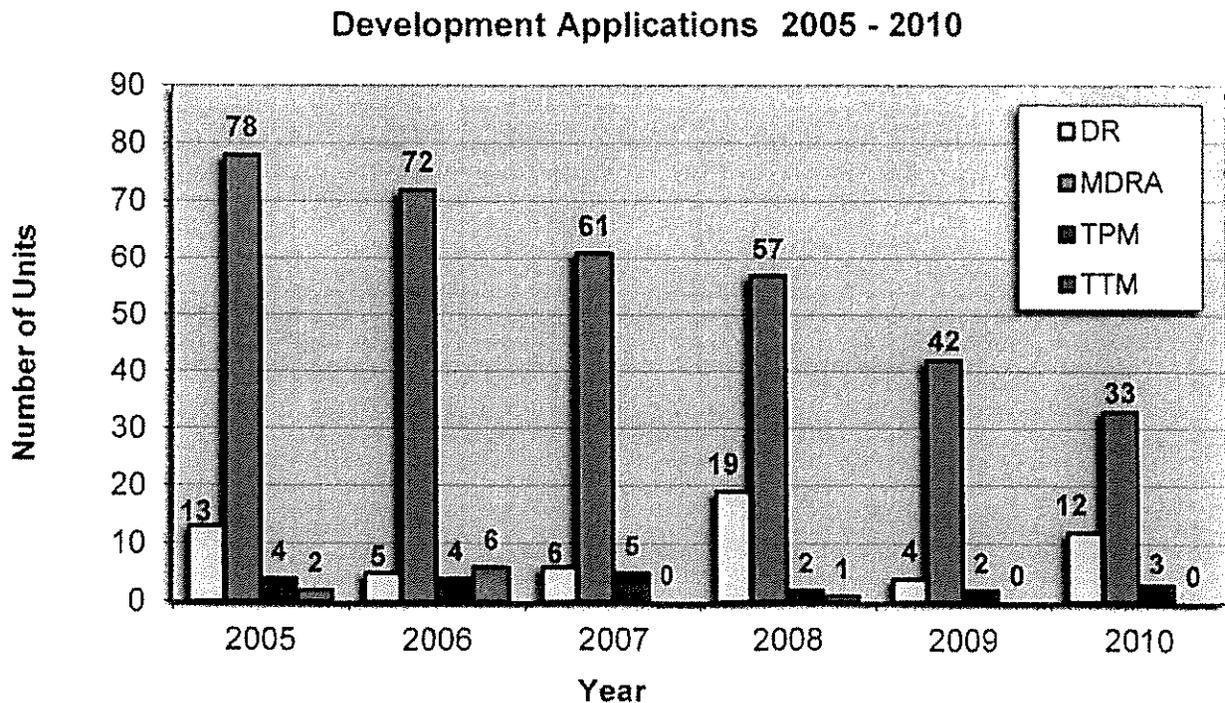
The total number of Residential Building Permit applications approved in 2010 was almost double the number of applications approved in 2009. This is due mainly to the commencement of the 77-unit Brighton Place, the City's latest multi-family affordable housing project in Old Poway. The total number of new single-family homes was higher in 2009, as this number included The Meadows, the City's 33-unit, single-family affordable housing development. The numbers for single-family homes include rebuilds from the Witch Creek Fire.

In 2010, new development applications included 3 subdivision maps, 12 Development Review applications, and 33 Minor Development Review Applications. The total number of Development Applications received in 2010 (48) is equal in number to that submitted in 2009.

Residential Units - Building Permits Issued



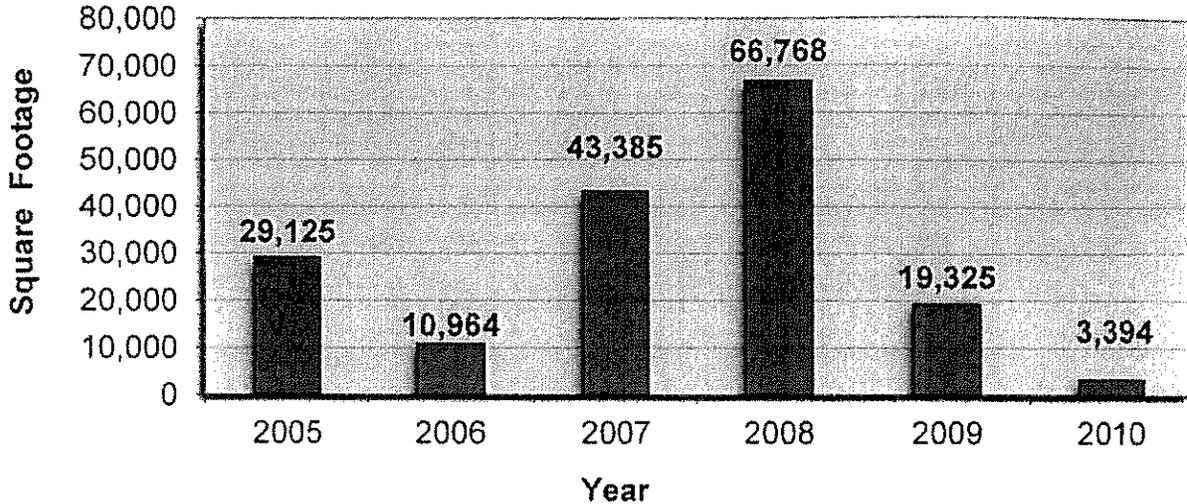
Residential Land Use Applications



New Commercial Construction

The amount of new commercial square footage constructed in Poway decreased in 2010, reflective of a slower economy and the acquisition and/or reuse of vacant buildings. A commercial building permit was issued for In-N-Out in 2010.

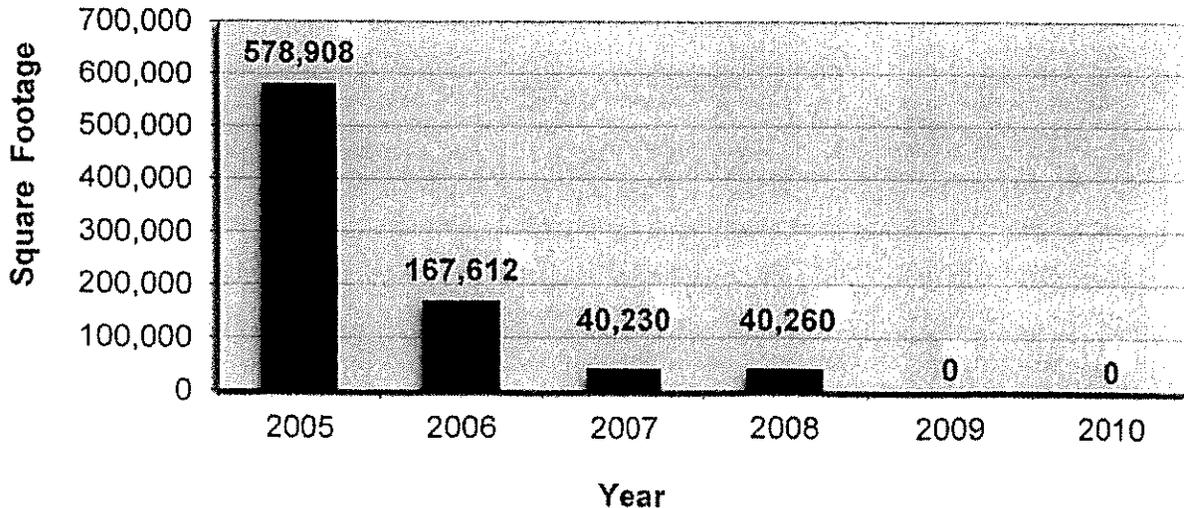
**New Commercial Construction 2005 - 2010**



New Industrial Construction

In 2010, there was no new industrial square footage constructed in the Business Park, again reflective of the recession, the less expensive option of reuse of vacant buildings, and a sign that the Business Park is also nearing build out. New square footage is anticipated in the near future with the construction of the Parkway Summit development.

**New Industrial Construction 2005 - 2010**



## Notable New Development Projects

- ❑ St. Michael's Church, located at 15546 Pomerado Road, continued grading and construction of a 34,500-square-foot, two-story, detached, multipurpose building and additional parking lot.
- ❑ Walgreens, a national pharmacy chain, completed construction on an approximately 13,500-square-foot commercial retail building, with a drive-through facility, on a one-acre site located at the northwest corner of Poway Road and Community Road. The site was previously occupied by a gas station and several small commercial buildings.
- ❑ The City began the construction of Brighton Place, a new 77-unit affordable housing community located in Old Poway. This project will include new energy and water efficient units for 46 very-low and 30 low-income families, and a market rate manager's unit/office.
- ❑ The Poway Redevelopment Agency, in partnership with Poway Family Housing Partners, began a major remodel of an existing 52-unit apartment complex located at 12510 Oak Knoll Road. The project also included the addition of a 1,800-square-foot community building.
- ❑ Lowe's Home Improvement submitted plans for the redevelopment of the existing Toyota and Chevrolet dealership sites located at 13742, 13750, and 13760 Poway Road. The project involves re-subdivision of the 11-acre site into 2 lots and construction of a 121,000-square-foot retail building, with a 30,000-square-foot garden center, a 4,500-square-foot fast food/drive through restaurant, and 518 parking spaces.
- ❑ Sysco Food Services commenced a 104,000-square-foot expansion of their existing warehouse and distribution business located at 12180 Kirkham Road, in the South Poway Business Park. Sysco also added truck fleet and vehicle parking on the 40-acre site.

## Capital Improvement Program

Capital improvements, such as roads, drainage facilities, sewer and water lines, treatment plants, and transit lines, are the framework that supports development. Their availability plays an important part in determining the pattern of land uses within the community, as well as the direction and intensity of growth. Public facilities, such as police and fire stations, libraries, and parks, are important to residents' safety and quality of life. Equally important are the improvements to roads, water lines and reservoirs, sewer lines and drainage systems, and other infrastructure systems that implement the goals and policies of the General Plan. The ability to provide these facilities is important to the well-being of the community. Below is a list of the City's Capital Improvement Projects staff worked on and/or completed in 2010.

<b>Development Services</b>		<b>* Completed</b>
1	Street Maintenance Slurry Seal*	
2	Street Overlay Project*	
3	Poway Center for Performing Arts Speaker & Digital Sound System*	
4	Iron Mountain Trail Parking Lot & Route 67 Right-Turn Lane*	
5	Skate Park Security Upgrades*	
6	Oak Knoll Road Improvements	
7	ADA Barrier Removal, Poway Road, Hilleary Park, Lake Poway Pavilion*	
8	Tannin Drive Slope Revegetation*	
9	Big Stone Lodge	
10	Valle Verde Road Traffic Calming/Solera Way Sidewalk Improvements	
11	RDA Demolition Project	
12	Espola Road Landscape Restoration*	
13	2010/11 ADA Barrier Removal, Fire Station Upgrades	
14	CMP Replacement – Standish Drive and Garden Road*	
15	Drainage Master plan	

<b>Public Works – Water</b>	
1	High Valley Waterline Replacement
2	High Valley Pump Station
3	Reservoir Upgrades Boca Raton and Skyridge*
4	Clearwell Redundant Pipeline
5	Water Treatment Plant Security Upgrade – Phase 2*
6	Water Treatment Plant Launder Replacement*
7	Boulder Mountain Reservoir Repair and Replacement

<b>Public Works – Sewer</b>	
1	Reline Replace Sewer Pipelines, Old Winery Road
2	St. Andrews Sewer Pump Station
3	Highlands Ranch Sewer Pump and MCC Replacement*
4	Sewer Master Plan Update

<b>Safety Services</b>	
1	Fire Station 1 Apparatus Door Replacement*
2	High Valley Turnaround
3	Fire Station 1 Emergency Generator
4	Fire Protection Upgrades

Attachment 1: Annual Element Progress Report – Housing Element Implementation

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# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Poway  
 Reporting Period 1/1/2010 - 12/31/2010

**Table A**  
**Annual Building Activity Report**  
**Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Pr**

Housing Development Information								Housing with F Assistance a Deed Restrict	
1	2	3	4				5	6	
Project Identifier (may be APN, project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	R
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			
(9) Total of <b>Above Moderate</b> from Table A2			▶	▶	▶	▶	25		
(10) Total by income units (Field 5) Table A			▶	▶	▶		25		

March 15, 2011 - Item # 1.4

Table A2

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

	Single-Family	2 - 4 Units	5+ Units	Second Unit	Mobile Hor
No. of Units Permitted for Above Moderate	25				

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		2003	2004	2005	2006	2007	2008	2009	2010	
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	
Very Low	Deed Restricted	285	155			44		26		
	Non-deed restricted									
Low	Deed Restricted	216				12		26	5	
	Non-deed restricted									
Moderate	Deed Restricted	235						28		
	Non-deed restricted									
Above Moderate		505	81	74	41	26	20	19	31	25
Total RHNA by COG. Enter allocation number		1,242								
Total Units ▶ ▶ ▶			236	74	41	82	20	71	64	25
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶										

Item # 1.4

March 15, 2011

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 progress in removing regulatory barriers by Element .		
Name of Program	Objective	Deadline in H.E.	Status of	
1. Oak Knoll Conversion - Alternative Sites Program	Convert 52 non-affordable rental units to affordable rental units for very low and low-income households	2010	Rents reset to affordable complete.	
2. Rehabilitation Loans for Low and Moderate-Income Households (Rehabilitation Loan Program)	Provide rehabilitation loans to 50 low-income homeowners	9/18/2010	Approximately 30 loans. The Community Development funds needed for the	
3. Preservation of Mobile Home Park Affordability and Maintenance	Preserve mobile home affordability for 50 mobile home park residents	2010	The Mobilehome Park restrictions were rec	
4. Condominium Conversion Regulations	Preserve current rental housing stock.	2010	Ongoing	
5. Mobile Home Park Zoning	Preserve all existing mobile home spaces and the affordability of the homes therein.	2010	Ongoing	
6. Construction Codes	Ensure a safe, durable housing stock for Poway and prevent the occupancy of substandard dwelling units.	2010	Ongoing	

March 15, 2011

Item # 1.4

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers to affordable housing.		
Name of Program	Objective	Deadline in H.E.	Status of	
7. Neighborhood Revitalization	Investigate opportunities to link infrastructure improvements to maximize the revitalization results of such efforts.	2010	The 52 non-affordable units converted to affordable housing above are in a neighborhood developed in the 1950's and 1960's. The City of Poway Department of Housing and Community Development is currently in the process of a Neighborhood Revitalization Area. The City is currently working on street improvements as part of the Neighborhood Revitalization Program to repair the infrastructure of the neighborhood. Street improvements are currently underway. In 2010 the City is currently working on the Gardens Apartment building to convert housing units to affordable housing.	
8. Maintain and Enhance Resident Services	Help local students excel academically, help youth stay connected with positive leaders, help adults plan for their future and achieve financial goals, and help seniors make new friends and stay connected.	2010	Residents services and housing community partners to establish	
9. Capacity Building for Nonprofit Housing Development Corporation	Enhance the ability of local nonprofit housing development corporations to provide affordable housing and related services to Poway residents	2010	Capacity building grant for nonprofit affordable housing	
10. Procedure for Reasonable Accommodation Requests	Achieve compliance with State law regarding this matter and best serve persons with disabilities and special housing needs.	12/31/2008	The amendment to the ordinance was completed in 2009	
11. Monitoring Affordable Housing Projects	Assure affordability for the longest feasible time, not less than required by law	2010	Ongoing	

March 15, 2011

Item # 1.4

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583 Describe progress of all programs including progress in removing regulatory b: Element .		
Name of Program	Objective	Deadline in H.E.	Status of	
12. Development of Comprehensive Maintenance Agreements for Affordable Housing Developments	Keep affordable housing developments in a safe, functional, well maintained, code compliant state.	2010	Annual site visits we maintenance.	
13. Development of New Rental Housing	Assist development of 302 affordable rental housing units.	2010	To date, 211 afforda built. The entitlemer housing rental units is under construction unit Orange Garden for affordable housir	
14. New Ownership Housing	Assist 70 households to become first time buyers in newly constructed units.	2010	Construction was cc and 5 low-income ov 31, 2010, 25 homes	
15. Revise the Affordable Housing Overlay for Lower Income Households and Establish a Moderate Affordable Housing Overlay for Moderate Income Households in the General Plan and Zoning Ordinance	Adopt the Zoning Ordinance and General Plan Amendments.	12/31/2008	The amendment to t completed. The am will be completed in	
16 Mixed Use Development Standards	Adopt the Zoning Ordinance and General Plan Amendments	12/31/2008	The amendment to t completed in 2011.	
17 Amend the General Plan Land Use Designation and Zoning on the Properties Identified in the Site Inventory to Include an Affordable Housing Overlay for Lower Income Households or Moderate Affordable Housing Overlay as described in Program 15	Amend the General Plan and Zoning Ordinance.	8/19/2009	Brighton, was rezon- apartment project w: 2009, that included : low-income project ( concept design in D: approval anticipated zones on all sites id: be completed in 201	
18. Transitional Housing	Adopt new zoning standards.	12/31/2008	An Ordinance amen	

March 15, 2011

Item # 1.4

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers to housing in the Housing Element.	
Name of Program	Objective	Deadline in H.E.	Status of
19. Inclusionary Housing Ordinance	Continue to collect in-lieu fees to be used in support of affordable housing projects and programs.	2010	Ongoing
20. Redevelopment Agency Implementation Plan	Continue to review and evaluate sites for potential acquisition for affordable housing.	2010	Ongoing
21. Residential Apartment and Residential Condominium Zoning Ordinance Amendment	Amend the Zoning Ordinance to prohibit single-family residential and mobile home parks in the multi-family zones (RA and RC).	12/31/2008	An Ordinance amending homes in the RA and
22. Emergency Housing	Ensure that at least one shelter is available consistently during inclement weather, amend the Zoning Ordinance to provide for regulatory concessions to permit and encourage the development of emergency housing.	12/31/08 for Zoning Ordinance Amendment	An Ordinance amending
23. Provision of Transitional Housing	Work with local churches and other nonprofit groups to provide an additional 4 units of transitional housing for families.	2010	2 units are available available in Solara, and Parkview Terrace de
24. First Time Homebuyer Assistance Program (SHOP)	Assist up to 90 households to become first time homebuyers.	2010	The Meadows, a 33-unit development, has been have been sold. At least first time homebuyer
25. Home Enhancement Loan Program (HELP)	Fund up to 11 loans.	2010	Five loans have been
26. Maintain Zoning Categories in the General Plan	Encourage diversity of development to serve as many types of residents as possible while minimizing land use related conflict.	2010	Ongoing

March 15, 2011

Item # 1.4

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers to Housing Element .		
Name of Program	Objective	Deadline in H.E.	Status of	
27. Enforce City Codes, General Plan Policies, and Zoning Regulations	Ensure high quality design and construction and design compatibility with surroundings for new affordable housing.	2010	Ongoing	
28. Assemble Available Land in the Mixed Use District	Provide affordable housing on infill sites in close proximity to public transit, community services and other amenities.	2010	The Redevelopment parcel in the Mixed Use District	
29. Monitor Ordinances, User Charges and Fees	Ensure unnecessary and/or inappropriate financial and/or regulatory constraints do not hamper the development of housing, especially affordable housing. Ensure that funds collected through charges and fees are appropriate and sufficient to fund City activities supported by these charges and fees.	2010	The City completed development fees in 2008. Fees have been determined to be reasonable and that are supported by the community. Fees are not a deterrent to housing.	
30. Modify Density Bonus Ordinance to Comply with New State Law	Amend zoning ordinance.	12/31/2008	The amendment to the ordinance was completed in December 2008.	
31. Public Outreach and Education	Raise public awareness of and public support for affordable housing.	2010	Poway's Housing Study Group is increasing public awareness of affordable housing. The group is demonstrating who is interested in affordable housing.	
32. Provide Information on Fair Housing	Make Poway residents aware of these issues, laws, and available services for fair housing.	2010	Poway provides public information on fair housing which is available on the City website.	
33. Obtain and Distribute Flyers on Fair Housing from San Diego County	Promote awareness of the housing services provided by the County	2010	An information website was uploaded to the web.	

March 15, 2011

Item # 1.4

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers to Housing Element .		
Name of Program	Objective	Deadline in H.E.	Status of I	
34. Obtain and Display Posters on Fair Housing from the State of California	Promote awareness of the services and laws discussed by the posters	2010	Ongoing	
35. Include Anti-Discrimination Clauses in Deed Restrictions for Affordable Housing	Ensure a legal City mechanism for complaints against housing discrimination in deed transactions.	2010	Anti-discrimination cl affordable housing le	
36. Continue to Assist in Addressing and Referring Fair Housing Questions	Promote knowledge of Fair Housing Law and services, and ensure Poway residents have access to appropriate fair housing services.	2010	Poway residents are where counselors ar speaking counselors	