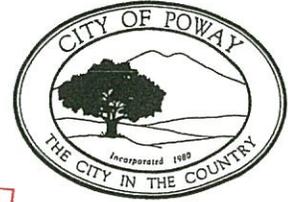


CITY OF POWAY

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



March 7, 2012

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 6, 2011, meeting.

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

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT

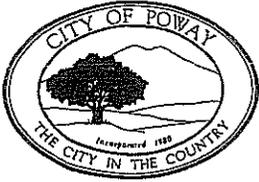


Jim Lyon, AICP
Senior Planner

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

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14



City of Poway COUNCIL AGENDA REPORT

APPROVED	<input type="checkbox"/>
APPROVED AS AMENDED (SEE MINUTES)	<input type="checkbox"/>
DENIED	<input type="checkbox"/>
REMOVED	<input type="checkbox"/>
CONTINUED _____	
RESOLUTION NO. _____	

DATE: March 6, 2012
TO: Honorable Mayor and Members of the City Council
FROM: Penny Riley, City Manager *[Signature]*
INITIATED BY: Robert J. Manis, Director of Development Services *[Signature]*
Rich Whipple, City Planner
Jim Lyon, Senior Planner *[Signature]*
SUBJECT: 2011 Annual Report - Implementation Status of the City of Poway
General Plan

Summary:

Government Code Section 65400(b) requires that the planning agency of a local government provide an annual report to its 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 2011 calendar year in compliance with the various goals, policies and strategies of the Poway General Plan. The information in the report 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 2011 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 2011 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. Pursuant to State law, the 2011 Annual Report will be sent to the State Office of Housing and Community Development and the State Office of Planning and Research.

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.

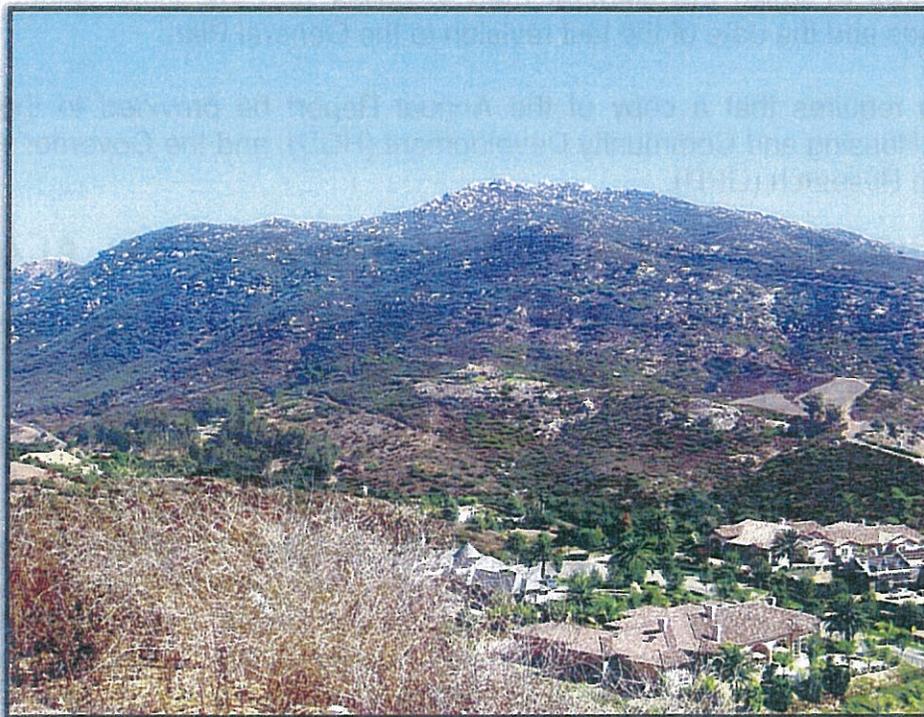
Attachment:

- A. 2011 Annual Report – Implementation Status of the City of Poway General Plan

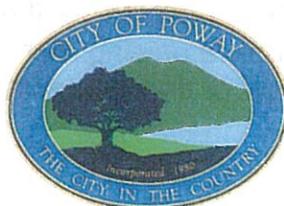
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CITY OF POWAY 2011 ANNUAL REPORT

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 residents 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 2011, 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 for 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). Consultation is sought with the local Native American Tribes on each General Plan amendment, Specific Plan or Specific Plan amendment considered by the City Council.

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. Staff has initiated the preparation of the next Housing Element Update with City Council approval anticipated in early 2013. The City Council approved a comprehensive amendment to the Transportation Element in 2010. With updates in the various Elements, staff will continue to comprehensively review the remaining elements of the General Plan and complete any necessary revisions in light of past amendments.

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:

- Assisted in the development of 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 including active involvement with Smart Growth site mapping and descriptions
- Participated as a voting member on the Regional Housing Working Group including active involvement with the State’s RHNA Affordable Housing Unit Allocation Process
- 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 Corps 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 2011, the City approved two amendments to the Land Use Element related to the redesignation of non-conforming land uses into the appropriate zone:

Type	Location	Description
▪ Land Use Element GPA 10-004	Pomerado Road 7-Eleven Store	Redesignated 0.36-acre parcel from RA to CN
▪ Land Use Element GPA 11-001	Oak Knoll Road Poway Nursery/KRC Rock	Redesignated 1.66-acre site from RS-1 to CB

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. The City has initiated the preparation of the next Housing Element Update with approval anticipated in early 2013.

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 an \$8.8 million loan to Affirmed Housing Group for the acquisition of Orange Gardens Apartments. The project started construction in 2011. 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. The 52 units will be included in the City's new Housing Element to assist in meeting our Regional Housing Needs Assessment (RHNA) housing unit allocation.

- Per the Housing Element, local efforts to remove governmental constraints to the maintenance, improvements, and development of housing for all income levels, as well as for 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 2011, the City completed the roadway improvements on Oak Knoll Road between Poway Road and Carriage Road. This included the installation of curb/gutter, sidewalk, streetlights, storm drainage, and relocation of a sewer main.
- The City Council approved the design of traffic calming medians along Valle Verde Road, and an all-way stop at the intersection of Valle Verde Road and Solera Way/Vinter Way. The project also includes the construction of a sidewalk along Solera Way west to Chaparral Elementary School. The project is funded by a State Safe Routes to School grant program and will be constructed in 2012.
- In 2011, the City 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 anticipated to be completed by spring 2012.
- Three major projects were approved by the City Council last year that had the potential to affect traffic along the Poway Road corridor: the Walmart expansion, the new Lowe's home improvement store and the relocation/expansion of the Toyota dealership. Staff reviewed and commented on the required traffic studies to ensure that proposed traffic impacts were properly mitigated, thereby maintaining the appropriate General Plan levels of service on the surrounding roadways.
- As part of the roads and maintenance program in 2011, the City seal coated 26 miles of roadway, overlaid an additional one mile of roadway, and restriped 30 miles of main arterial roadways.

Pedestrian and Equestrian Trail Systems

- There were no new significant trail extensions made in 2011; however, the City continues to monitor and maintain over 55 miles of existing trails.
- In 2011, the City completed the installation of 1.1 miles of trail improvements between The Heritage Trail in north Poway and the San Dieguito Open Space Park trail system on Highland Valley Road. The Heritage Trail, which passes through City of San Diego lease property near the former water treatment plant, now connects the Poway Trail system with the San Dieguito Regional Park trail system.

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 1,099 facility rentals in 2011, and coordinated the registration of 6,517 program, class and camp participants who enrolled in 743 classes and programs during the course of the year. Facility usage, and related revenues, grew in particular at Lake Poway and Old Poway Park due to targeted marketing campaigns.
- 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 2011, Community Services Department staff members planned, organized, staffed, promoted, and implemented 22 community events, including Christmas in the Park and the Summer Concert series, as well as 119 unique leisure opportunities such as the family campouts at Lake Poway, Winter Fest at Community Park, and Hoot, Howl & Prowl at the Blue Sky Ecological Reserve.
- 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. Three hundred fifty-six scholarships were awarded in 2011, totaling approximately \$16,500. 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. An aggressive fundraising campaign in 2011 ensured that no participants were turned away when scholarship needs, fueled by the sluggish economy, exceeded traditional funding levels.
- 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 has ensured that the functional needs of park users have been addressed as part of the current planning process. Conceptual designs for the park master plan were completed and schematic drawings developed of the first project phase in October 2011. The project has been placed on hold due to the State's dissolution of Redevelopment Agencies.
- In 2011, the City began construction on the renovation of the Arbolitos Sports Fields, which will include lighting for the facility enabling extended access for youth sports leagues. This project was partially funded by \$100,000 in donations from the Poway Youth Soccer League.

Community Outreach

- Community Services utilizes over 500 volunteers who provide over 14,500 volunteer hours annually serving in a wide variety of capacities. Expanded involvement of volunteers at events has produced significant cost efficiencies and enabled Community Services to expand the scope and caliber of programming available, including additional outdoor summer movie nights. Staff continues to offer numerous training and education opportunities to support the department's volunteer programs.
- An ongoing series of family-friendly programming was launched at Community Park through a new relationship with the Poway Chapter of Kiwanis International. Art in the Park and Family Fun Afternoons served 875 patrons. An outdoor summer movie series was expanded, thanks to corporate sponsors, reaching 2,100 patrons.

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. Memoranda of Agreement have been put into place with five facilities, three of which host a fully-stocked seatainer of emergency supplies for use during a disaster. City staff facilitated a refresher care and shelter exercise for volunteers from the three host sites and is planning an annual training for 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 Emergency Operations Center. The packet includes information such as contact numbers, procedures and responsibilities, facility information, and site plans.

Water

- The City replaced the original High Valley water pumping station constructed in 1956, which was at the end of its useful life. The new station increases reliability during fire and power outage events, and features a third standby pump, stationary generator, and modern telemetry system. The City also began construction of approximately 3,900 linear feet of 12-inch welded steel pipe along High Valley Road. Upsizing the waterline from 10 inches to 12 inches in diameter will increase overall water capacity and provide more reliable service to the High Valley residents.

Waste Water

The City initiated the update of the 2001 Sewer Master Plan, which will re-evaluate the overall system capacity and provide recommendations for improvements. On-going manhole rehabilitation and pipe lining projects that eliminate ground water infiltration, in conjunction with water conservation programs to reduce water indoors use, have reduced overall waste water flows by approximately one million gallons a day. The St. Andrew's sewer pump station constructed in 1960 was rehabilitated and modernized to meet system demands.

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 2011, 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 2011, 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.
- In 2011, the Safety Services Department collaborated with the community and Development Services staff to conduct the second year of 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 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.
- On August 30, 2011, the City successfully conducted a training session for staff, reviewing and actively practicing their roles and responsibilities in a Citywide declared emergency known as the Boulder Mountain Wildland Fire.
- The City updated its planning document contained within the County of San Diego's Multi-jurisdictional Hazard Mitigation Plan.
- 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 will continue to provide community education on the abuse of OxyContin, synthetic drugs and other related drugs.
- The Poway Sheriff's Department has worked to reduce categorical crimes and will continue to do so utilizing the Intelligence-Led Policing strategies, crime trend analysis, directed enforcement, and public education.
- 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 (HHW) 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 Collection Facility collected a total of 272,394 pounds of HHW in Calendar Year 2011. Ninety eight percent (98%) of the 4,788 users were Poway residents. The City spent \$191,100 for HHW disposal for its residents in 2011. There are also five Used Oil Recycling Program collection centers in the City, and they collected 12,092 gallons of used motor oil and 1,606 oil filters during the 2010-11 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.

Over the years the City has acquired property to meet the preservation goals of the City's Habitat Conservation Plan (HCP) through the dedication and purchase of biologically sensitive land. Not all of the land shown in the habitat gain column, noted below, was acquired with the use of habitat in-lieu fees. Several hundred acres were purchased in the early 2000's with Sensitive Land funds that preserved portions of notable City landmarks such as Twin Peaks Mountain and Van Dam Peak. These parcels contain native vegetation, will be preserved by the City in their natural state, and can be counted toward meeting the City's HCP habitat preservation goals. Since the approval of the HCP in 1996, the City has collected over \$1.8 million dollars in habitat in-lieu fees, spent approximately \$581,000 for the purchase of native habitat, and has refunded \$60,500 when land was dedicated to replace the in-lieu fees. With a current habitat in-lieu fee balance of approximately \$1.2 million, the City is currently reviewing a list of priority acquisitions sites, identified in the HCP, for possible acquisition.

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	\$119,063
1999	126.60	\$ 7,600
2000	306.21	\$ 54,501
2001	292.50	\$ 51,066
2002	95.62	\$ 59,015
2003	21.59	\$ 166,157
2004	55.67	\$ 22,036
2005	8.65	\$215,889
2006	31.60	\$ 69,319
2007	158.20	\$289,289
2008	10.23	\$ 65,500
2009	68.59	\$117,180
2010	95.09	\$180,122
2011	4.75	\$360,128
Total	1362.92	\$1,807,565

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

CITY OF POWAY HABITAT PURCHASES	
Year	Acreage
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
2011	0.0
Total	515.0

DEVELOPMENT ACTIVITY

Development Applications

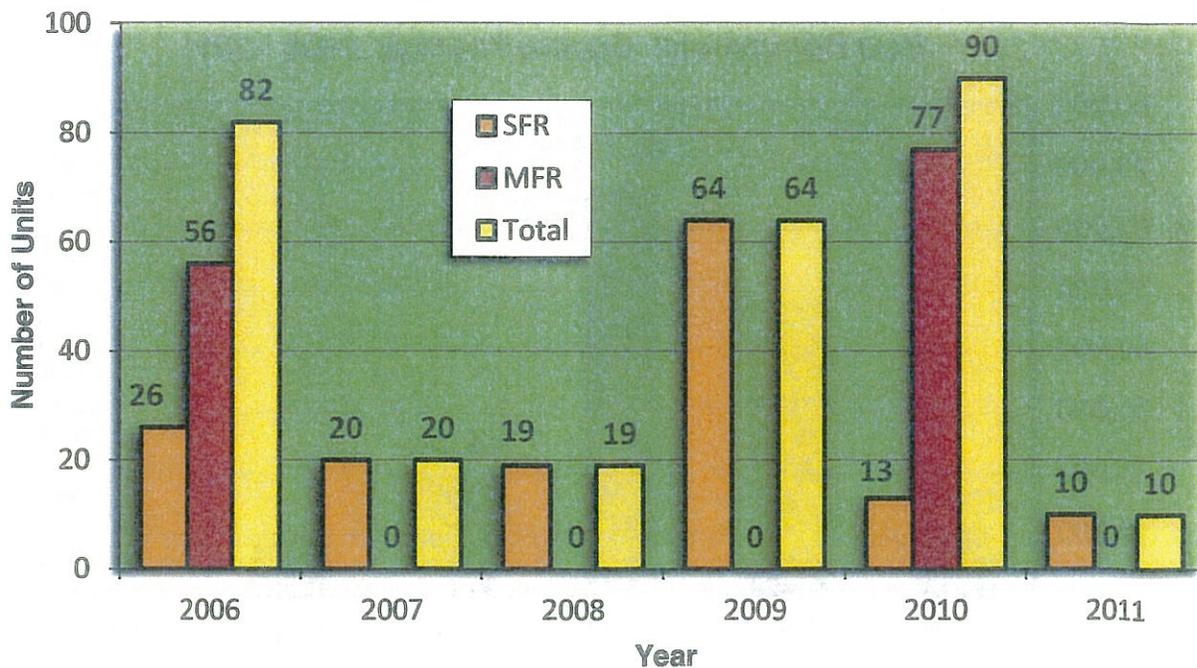
Noted below are a series of tables that summarize the City's development activity over the past six years. Each of the noted applications and new construction projects furthers implementation of the General Plan as all projects were built in conformance with the goals and policies of the General Plan.

The total number of building permits issued in 2011 for new residential development was down compared to 2010. This is partially due to the fact that building permits were issued in 2010 for the 77-unit Brighton Place, the City's latest multi-family affordable housing project in Old Poway. Ten building permits were issued for new single-family homes in 2011. However, 13 homes received a certificate of occupancy during the same period. The 2009 housing unit number was also higher than 2011 as it included The Meadows, the City's 33-unit, single-family affordable housing development. The numbers for single-family homes include rebuilds from the 2007 Witch Creek Fire. Not included were the permits issued for the renovation of the 52 units in the Orange Gardens Apartment complex.

In 2011, new development applications included two subdivision maps, seven Development Review applications, and 27 Minor Development Review Applications. The total number of Development Applications received in 2011 was 36.

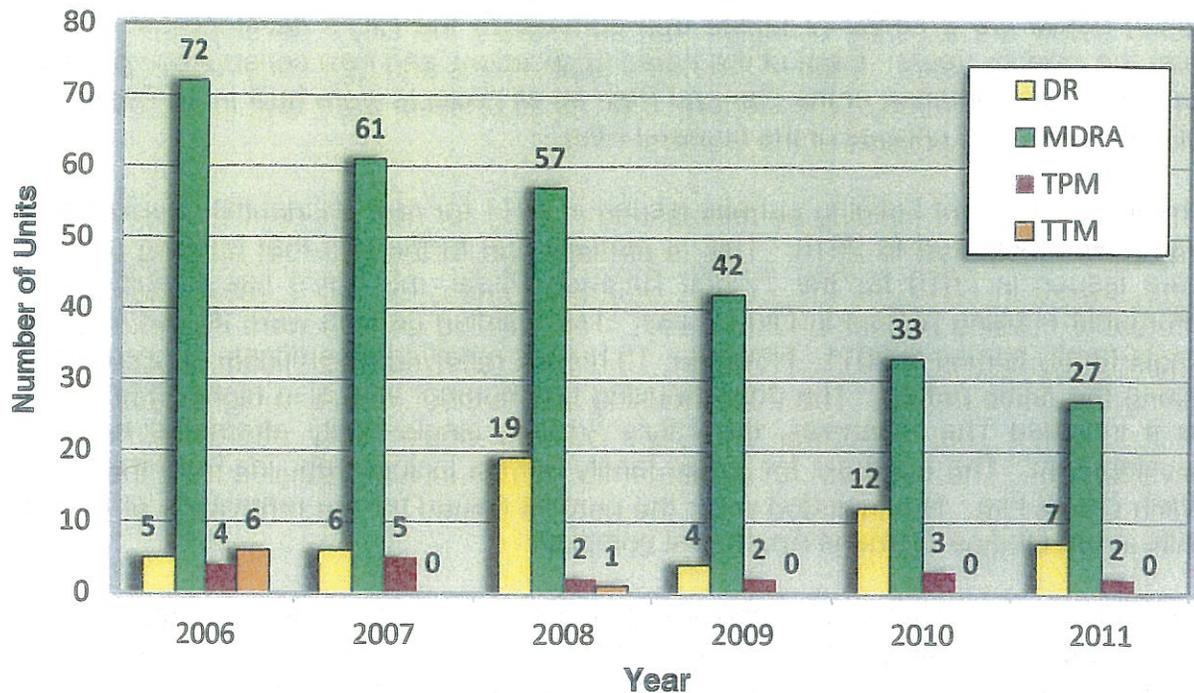
New Residential Development

New Residential Building Permits 2006-2011



Residential Land Use Applications

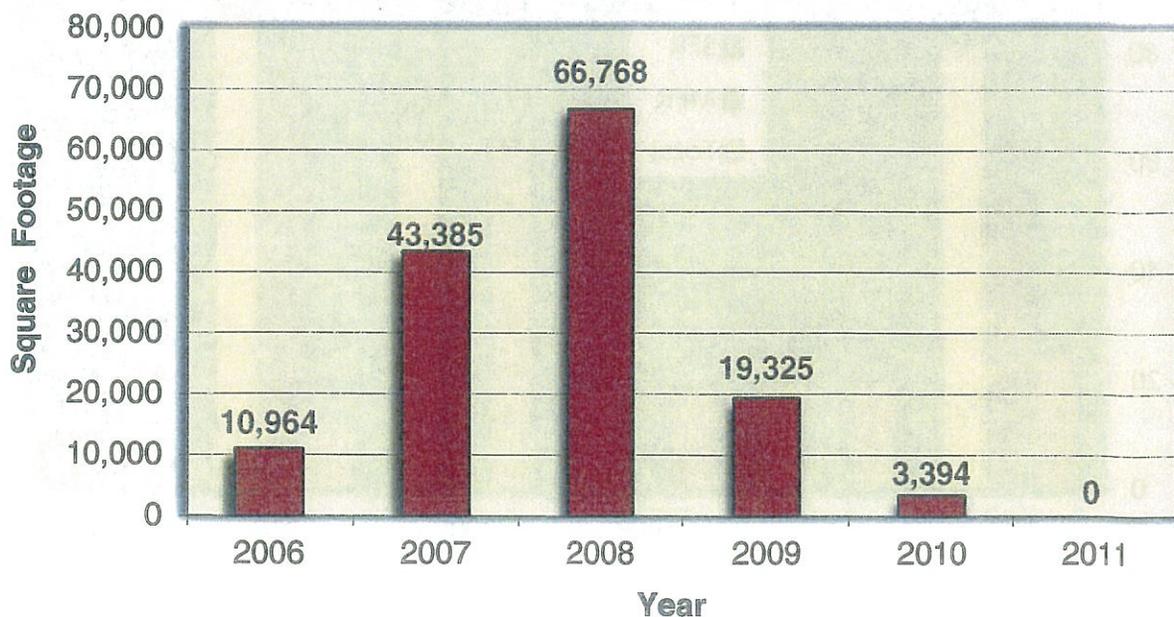
New Development Applications 2006-2011



New Commercial Development

There were no building permits issued for new commercial square footage in Poway in 2011, reflective of a limited quantity of vacant commercially zoned land, a slower economy, and a preference for the acquisition and/or reuse of vacant buildings.

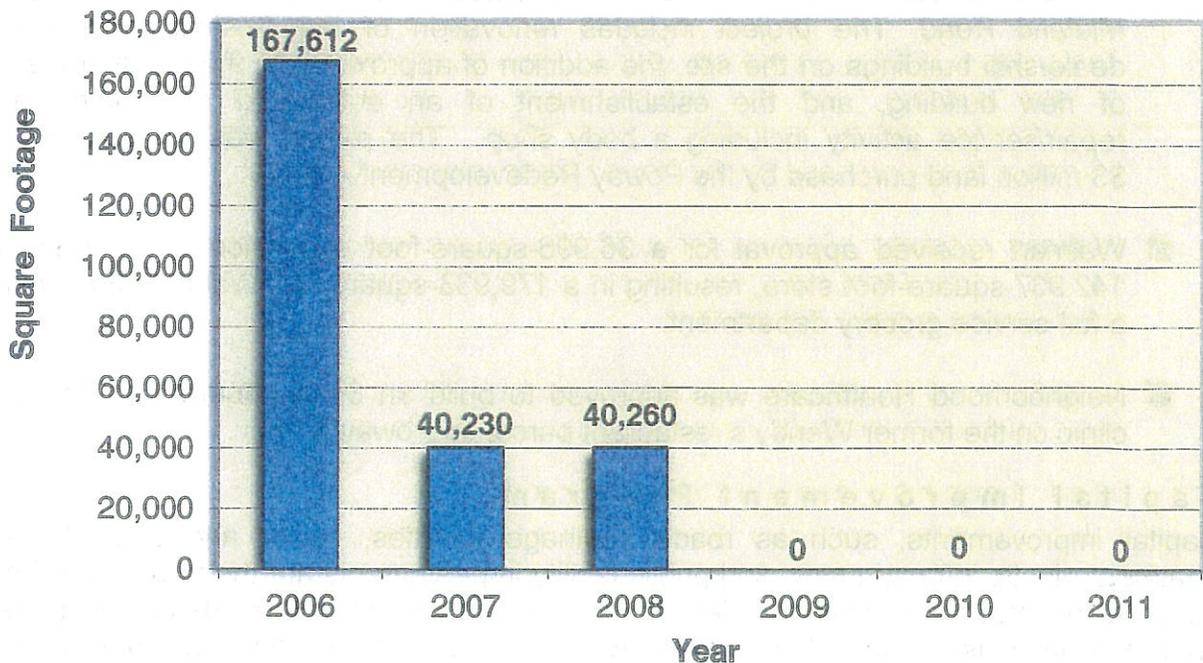
New Commercial Square Footage 2006 - 2011



New Industrial Development

In 2011, there was no building permits issued for new industrial square footage in the Business Park, a continued reflection of a slower economy, businesses selecting the less expensive option of reuse of vacant buildings, and a sign that the Poway Business Park is also nearing build out. At this time, there remains approximately 173 net acres of vacant industrially zoned land within the Business Park. With a maximum building lot coverage of 50% per parcel allowed in the Business Park, it is estimated the remaining undeveloped acres would have the potential to create approximately 3,768,000 square feet of new industrial/office space. Over the past several years, General Atomics has purchased 11 existing buildings and has retrofitted them for their use. General Atomics now owns and manages over 1.5 million square feet of industrial space in the Business Park. Building permits for new square footage are anticipated in early 2012 for the planned 128,000-square-foot Hoist Fitness facility and later in the year with the Ridgeview development project located on the south side of Kirkham Way. Grading for the four lot 42-developable acre Parkway Summit project, located at the east end of the Business Park, has been completed. Preliminary design estimates anticipate the site is capable of supporting approximately 400,000 square feet of new industrial/office space. The project must first receive final map approval before any development applications can be considered. The estimated 400,000 square feet is included in the 3,768,000 square foot remaining build out total.

New Industrial Square Footage 2006 - 2011



Notable New Development Projects

- Target started a 9,593-square-foot upgrade and expansion of its store on Pomerado Road.

- In 2011 In-N-Out opened a 3,394-square-foot fast food restaurant in the Business Park.
- The City began the construction of Brighton Place, a new 77-unit affordable housing community located in Old Poway. This project includes new energy and water efficient units for 46 very-low and 30 low-income families, and a market rate manager's unit/office. Opening of the development occurred in February 2012.
- The Poway Redevelopment Agency, in partnership with Poway Family Housing Partners, began a major remodel of the existing 52-unit Orange Gardens apartment complex located at 12510 Oak Knoll Road. The project also includes the addition of a 1,800-square-foot community building. The grand reopening of the apartment complex is scheduled for summer 2012.
- Lowe's Home Improvement received approval for the re-use 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.
- The existing Toyota of Poway automobile dealership was approved to relocate to an approximate 5.5-acre site on the southeast corner of Poway Road and Midland Road. The project includes renovation of the existing automobile dealership buildings on the site, the addition of approximately 9,000 square feet of new building, and the establishment of an automated car wash and repair/service activity including a body shop. The project was assisted by a \$3 million land purchase by the Poway Redevelopment Agency.
- Walmart received approval for a 36,996-square-foot expansion of its existing 142,937-square-foot store, resulting in a 179,933-square-foot Walmart store with a full-service grocery department.
- Neighborhood Healthcare was approved to build an 8,509-square-foot medical clinic on the former Wendy's restaurant parcel on Poway Road.

Capital Improvement Program

Capital improvements, such as roads, drainage facilities, sewer and water lines, treatment plants, infrastructure, and public facility improvements 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 sheriff 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

Development Services		* Completed
	Street Maintenance Slurry Seal*	
	Street Overlay Project*	
	Oak Knoll Road Improvements*	
	RDA Demolition Project*	
	2010/11 ADA Barrier Removal, Fire Station Upgrades*	
	Valle Verde Road Traffic Calming/Solera Way Sidewalk Improvements	
	Arbolitos Sports Field Renovation and Lights	
	2011/2012 ADA Barrier Removal Old Poway Park	
	Old Poway Park Maintenance Project	
	Rattlesnake Creek Streambank Stabilization	
	Blue Sky Amphitheater	
	Public Works Server Room Remodel	
	Public Works Administration Building Emergency Generator	

Public Works – Water	
	High Valley Pump Station*
	Clearwell Redundant Pipeline
	High Valley Waterline Replacement
	Water Treatment Plant Corrosion Repair

Public Works – Sewer	
	St. Andrews Sewer Pump Station*
	Sewer Master Plan Update
	Reline/Replace Sewer Pipelines, Old Winery Road

Safety Services	
	Fire Station 1 Emergency Generator*
	High Valley Turnaround*
	Fire Protection Upgrades
	Fire Station 2 Apparatus Storage Building Design

Attachment 1: Annual Element Progress Report – Housing Element Implementation

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Poway
 Reporting Period 1/1/2011 - 12/31/2011

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

1		4				5	7		8
		Housing Development Information					Housing with Financial Assistance and/or Deed Restrictions		
Project Identifier (may be APN, project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	Affordability by Household Incomes			Total Units per Project	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.
			Very Low-Income	Low-Income	Moderate-Income				
(9) Total of Above Moderate from Table A2			▶	▶	▶	▶			10
(10) Total by income units (Field 5) Table A			▶	▶	▶	▶			10

Table A2

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

	Single-Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	10					10

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.	RHNA Allocation by Income Level		2003 Year 1	2004 Year 2	2005 Year 3	2006 Year 4	2007 Year 5	2008 Year 6	2009 Year 7	2010 Year 8	2011 Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Income Level												
Very Low	Deed Restricted	285	155			44		26		31		256	29
	Non-deed restricted												
Low	Deed Restricted	216			12		26	26	5	46		89	127
	Non-deed restricted												
Moderate	Deed Restricted	235							28			28	207
	Non-deed restricted												
Above Moderate		505	81	74	41	26	20	19	31	13	10	315	190
Total RHNA by COG. Enter allocation number.		1,242											
Total Units			236	74	41	82	20	71	64	90	10	688	
Remaining Need for RHNA Period			▲	▲	▲	▲	▲	▲	▲	▲	▲		615

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
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 rates. Rehabilitation is complete.
2.	Rehabilitation Loans for Low Income Households (Rehabilitation Loan Program)	Provide rehabilitation loans to 50 low-income homeowners.	2010	Approximately 30 loans have been processed to date. The Community Development Block Grant (CDBG) funds needed for the program have diminished. Program has ended due to reduced funding availability.
3.	Preservation of Mobile Home Park Affordability and Maintenance	Preserve mobile home affordability for 50 mobile home park residents.	2010-2011	The Mobilehome Park was sold to a private party. Rent restrictions remain in place.
4.	Condominium Conversion Regulations	Preserve current rental housing stock.	2010-2011	Ongoing
5.	Mobile Home Park Zoning	Preserve all existing mobile home spaces and the affordability of the homes therein.	2010-2011	Ongoing
6.	Construction Codes	Ensure a safe, durable housing stock for Poway and prevent the occupancy of substandard dwelling units.	2010-2011	Ongoing - includes adoption of the 2010 Construction Building Code and Green Building Code

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.	
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 as identified in Housing Element.
Name of Program	Status of Program Implementation
Objective	Deadline in H.E.
7. Neighborhood Revitalization	The 52 market rate apartment units that were converted to affordable units in 2010 pursuant to Program 1 above are in a neighborhood that was built in the 1950's and 1960's. The area has been designated by the Department of Housing and Urban Development as a Revitalization Area. The City made significant street and sewer improvements as part of its Capital Improvement Program to repair the aging infrastructure in this neighborhood. Street and infrastructure improvements are complete. In addition to the project the City acquired in 2010, another 52-unit apartment complex was acquired in this area (Orange Gardens) to rehabilitate for affordable housing units. Renovation work is underway and scheduled for completion in 2012.
8. Maintain and Enhance Resident Services	Resident services are active at all Poway affordable housing communities. A resident services standard has been established for all Poway affordable housing.
9. Capacity Building for Nonprofit Housing Development Corporation	Capacity building grants have been issued to various nonprofit affordable housing developers. The nonprofits have used some of this funding to conduct studies of how to offer services that would prepare affordable housing renters for local job opportunities.
10. Procedure for Reasonable Accommodation Requests	The amendment to the Zoning Ordinance was completed in 2009. ADA improvements for public facilities are made each year using CDBG funds.
11. Monitoring Affordable Housing Projects	Ongoing

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 as identified in Housing Element.	Deadline in H.E.	Status of Program Implementation
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
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 were completed to ensure proper maintenance.
13. Development of New Rental Housing	Assist development of 302 affordable rental housing units.	2010-2011	To date, 211 affordable housing rental units have been built. The entitlements for an additional 77 affordable housing rental units have been approved with project completion in February 2012. In 2010, the City acquired the 52-unit Orange Gardens Apartment complex to rehabilitate for affordable housing units. Completion is expected by August 2012.
14. New Ownership Housing	Assist 70 households to become first time buyers in newly constructed units.	2010-2011	Construction was completed on 28 moderate income and 5 low-income for-sale homes. As of December 31, 2011, 31 homes were sold.
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 the General Plan has been completed. The amendment to the Zoning Ordinance will be completed in 2012.
16. Mixed Use Development Standards	Adopt the Zoning Ordinance and General Plan Amendments.	12/31/2008	Minimum standards already exist in the Municipal Code and Poway Road Specific Plan. City policy has changed where commercial/residential ratio in a MU project should vary based on location and surrounding development and not be a fixed ratio as proposed when the Housing Element was drafted.

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 as identified in Housing Element.	Objective	Deadline in H.E.	Status of Program Implementation
Name of Program				
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 rezoned and a 77-unit low-income family apartment project was approved for the site in February, 2009, that included a low-income overlay zone. Another low-income project (Monte Vista) received approval of its concept design in December, 2009. The placement of overlay zones on sites identified in the Housing Element will be completed in 2012.
18. Transitional Housing	Adopt new zoning standards.		12/31/2008	An Ordinance amendment will be processed in 2013 in conjunction with the new Housing Element.
19. Inclusionary Housing Ordinance	Continue to collect in-lieu fees to be used in support of affordable housing projects and programs.		2011	Ongoing
20. Redevelopment Agency Implementation Plan	Continue to review and evaluate sites for potential acquisition for affordable housing.		2011	Ongoing. Property on Pomarado Road purchased for future affordable housing.
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 amendment prohibiting single-family homes in the RA and RC zones was completed in 2008.
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 amendment will be processed in 2013 in conjunction with the new Housing Element. Poway participates in the North County Regional Alliance that funds winter shelters and includes local churches that provide temporary shelter.
23. Provision of Transitional Housing	Work with local churches and other nonprofit groups to provide an additional 4 units of transitional housing for families.		2010-2011	2 units are available at Hillside Village, 1 unit is available in Solara, and 1 unit is available in the Parkview Terrace development.

March 6, 2012

Item # 1.6

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 as identified in Housing Element.	Objective	Deadline in H.E.	Status of Program Implementation
24. First Time Homebuyer Assistance Program (SHOP)	Assist up to 90 households to become first time homebuyers.	Fund up to 8 loans.	2010-2011	The Meadows, a 33-unit for sale affordable development, has been completed. 31 of the homes have been sold. The homes are sold through Poway's SHOP program.
25. Home Enhancement Loan Program (HELP)	Encourage diversity of development to serve as many types of residents as possible while minimizing land use related conflict.	Ensure high quality design and construction and design compatibility with surroundings for new affordable housing.	2010-2011	Ongoing
26. Maintain Zoning Categories in the General Plan.	Provide affordable housing on infill sites in close proximity to public transit, community services and other amenities.	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.	2010-2011	The Redevelopment Agency purchased an additional parcel in the Mixed Use zone for a total of 6 to date. With recent RDA dissolution, continued ownership of parcels is uncertain.
27. Enforce City Codes, General Plan Policies, and Zoning Regulations	Monitor Ordinances, User Charges and Fees	Amend zoning ordinance.	12/31/2008	The amendment to the Zoning Ordinance was completed in December 2009.
28. Assemble Available Land in the Mixed Use District				
29. Monitor Ordinances, User Charges and Fees				
30. Modify Density Bonus Ordinance to Comply with New State Law				

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 as identified in Housing Element.	Objective	Deadline in H.E.	Status of Program Implementation
31. Public Outreach and Education	Raise public awareness of and public support for affordable housing.	Make Poway residents aware of these issues, laws and available services for fair housing.	2010-2011	Poway's Housing Solutions program has made great strides increasing public awareness about affordable housing. The group continues to present the findings of a recent study demonstrating who lives in affordable housing and how affordable housing supports the neighborhood.
32. Provide Information on Fair Housing	Promote awareness of the housing services provided by the County.	Promote awareness of the services and laws discussed by the posters.	2010-2011	Poway provides public information about fair housing, which is available on the City's website.
33. Obtain and Distribute Flyers on Fair Housing from San Diego County	Obtain and Display Posters on Fair Housing from the State of California	Ensure a legal City mechanism for complaints against housing discrimination in deed transactions.	2010-2011	An information website has been created and will be uploaded to the website.
34. Obtain and Display Posters on Fair Housing from the State of California	Include Anti-Discrimination Clauses in Deed Restrictions for Affordable Housing	Promote knowledge of Fair Housing Law and services, and ensure Poway residents have access to appropriate fair housing services.	2010-2011	Ongoing
35. Deed Restrictions for Affordable Housing	Continue to Assist in Addressing and Referring Fair Housing Questions	Anti-discrimination clauses are in place in all Poway's affordable housing leases and deeds.	2010-2011	Poway residents are referred to North County Life Line where counselors are on staff to help residents. Spanish speaking counselors are available.
36. Referring Fair Housing Questions				