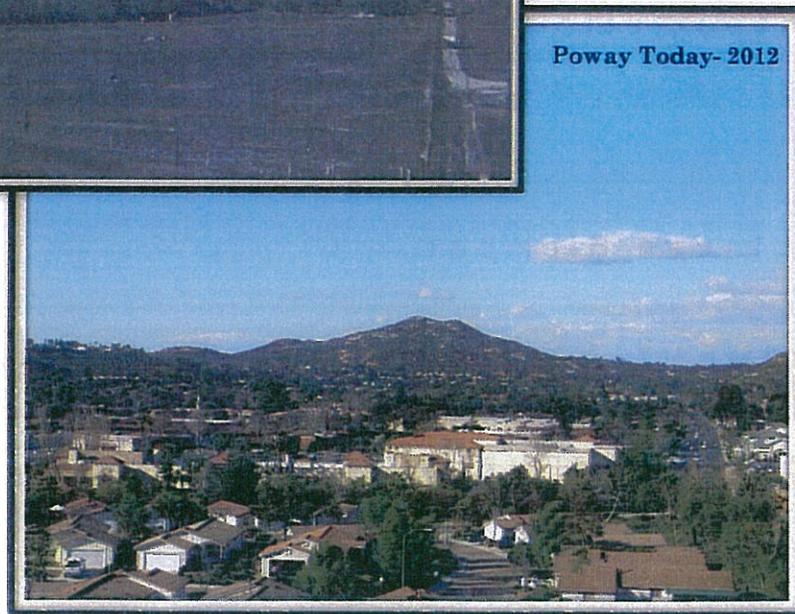
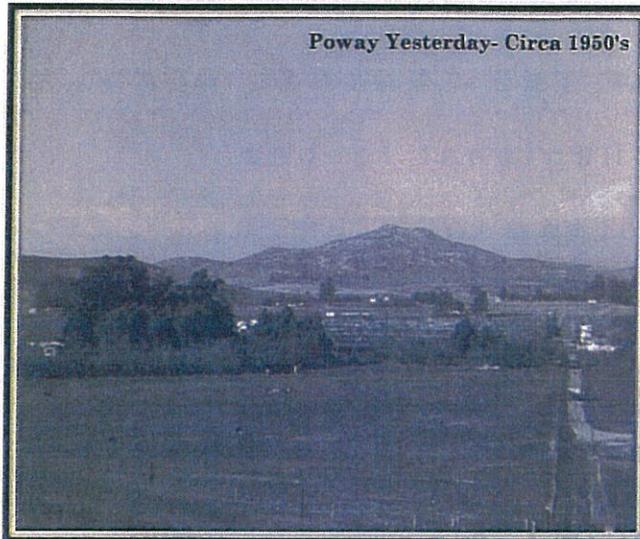
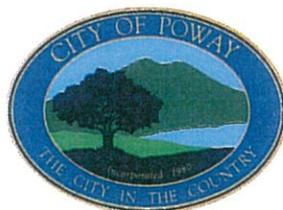


# CITY OF POWAY 2012 ANNUAL REPORT

## IMPLEMENTATION STATUS OF THE CITY OF POWAY GENERAL PLAN



Development Services Department  
13325 Civic Center Drive  
Poway, CA 92064



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## **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(a)(2). This report covers Calendar Year 2012, 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 special housing needs; 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) before April 1<sup>st</sup> of each year.

## **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, housing, conservation, open-space, noise, safety 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 was originally adopted in 1983 and 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).

The Poway General Plan 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 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,

Poway's General Plan is consistent with, and in compliance with, the State General Plan Guidelines.

The Housing Element is currently undergoing an eight-year update to cover the 2013-2020 planning cycle and is scheduled for City Council approval of the update in April or May 2013. The Housing Element was last updated and certified in 2008 for (2005 - 2010). A comprehensive amendment to the Transportation Element was adopted by the City Council in 2010. With updates in the various Elements, staff will continue to comprehensively review the elements of the General Plan and complete any necessary revisions in light of past amendments.

### State-wide and Regional Issues

#### State-wide

The California Supreme Court upheld a legislative action and ruled that redevelopment agencies throughout the state had to discontinue operation by February 2012. The City of Poway Redevelopment Agency (RDA) was established in 1983 and had been instrumental in providing the primary financing to develop capital improvement projects (CIP) that benefitted the community and were consistent with and promoted the implementation of the goals and strategies of the Poway General Plan. These projects included the development of new parks and community facilities and construction and improvement of roadways. The RDA also fostered commercial revitalization, promoted development of the South Poway Business Park, and development of affordable housing projects. For the time being, the elimination of redevelopment funding has significantly affected planned and future proposed development of community facilities in the City. The City is hopeful that new avenues for funding economic development will be created in the coming years.

#### Regional

While Poway's policies, plans and programs seek to maintain a high quality of life for its residents and businesses, the City does not exist unto itself. Poway is a member of the region and actively participates in regional policies and plans established for the benefit of the San Diego County region. The San Diego Association of Governments (SANDAG) is the regional public agency that serves as the forum for regional decision making, building consensus, making strategic plans, obtaining and allocating resources, and providing information on a broad range of topics relevant to the region's quality of life. Poway participates in the following SANDAG planning processes and programs:

 City staff coordinated with 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 funding program;
- Participated as a voting member on the Regional Planning Technical Working Group, including active involvement with Smart Growth site

- mapping and descriptions, as well as the development of the scoping for the update to the Regional Comprehensive Program;
- o Participated as a voting member on the Cities/County Transportation Advisory Committee; and
- o Participated as a voting member on the San Diego Transportation Engineers Council (SANTEC) 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.

## 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 2012, the City approved a General Plan Amendment (GPA) to the Community Development Element and an amendment to the Transportation Element.

Type	Location	Description
<ul style="list-style-type: none"> <li>▪ Community Development Element - Approved GPA 12-01</li> </ul>	Designated Affordable Housing Overlay Zone (AHOZ) Sites	Modified Low Income AHOZ and Established Moderate Income AHOZ; Established Development Standards for Affordable Housing Projects for Low and Moderate Incomes; Established AHOZ on six (6) publicly-owned sites.
<ul style="list-style-type: none"> <li>▪ Transportation Element - Approved GPA 12-02</li> </ul>	City-wide	Corrections to the Pedestrian Trail System Map

## 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.*

In 2008, the City Council approved General Plan Amendment 08-01 adopting the 2005-2010 Housing Element, which was also certified by the California Department of Housing and Community Development (HCD) that year. Since that time, changes to State law for the new Housing Element cycle require cities in San Diego County to

adopt and submit an updated Housing Element for the 5th housing cycle to HCD by April 30, 2013. State law allows an additional 120 day after April 30, 2013 for cities to adopt updates to their Housing Elements without penalty. Staff anticipates approval of the update in April or May 2013.

To comply with this mandate, the City began preparing an update to the Housing Element in 2012. Government Code Section 65583 states that each jurisdiction in the State is required to update its Housing Element to plan to accommodate its "fair share" of regional housing needs. In 2011, HCD made a determination on the Regional Housing Needs Assessment (RHNA) for the San Diego region. Also in 2011, the San Diego Association of Governments (SANDAG), approved the RHNA allocation for the region, which distributed a share of those units to all of the jurisdictions in the region.

The RHNA process for the next Housing Element cycle is an eight-year "planning period" (January 1, 2013 - December 31, 2020). Poway's Housing Element cycle is now aligned with other jurisdictions in the region as all are required to update their Housing Elements at the same time. Poway's fair share of the RHNA housing unit allocation for the region, as adopted by SANDAG, is 1,253 units. This includes housing units in all four income categories as required by the State. The 2013-2020 Housing Element Update identifies affordable housing sites in a new Residential Sites Inventory. The update also includes a Housing Plan that identifies future goals and objectives.

Recent statewide legislation has impacted Poway affordable housing opportunities. The State Legislature took action to eliminate California redevelopment agencies in 2011. The City of Poway anticipated the State's intent to eliminate redevelopment agencies and formed the Poway Housing Authority in March 2011. In January 2012, the City designated the Poway Housing Authority as Successor Agency to the former Poway Redevelopment Agency and the recipient of the housing assets and liabilities of the former redevelopment agency.

Unfortunately, there were no provisions made when redevelopment agencies were eliminated to provide ongoing funding for affordable housing. Although the impacts from the California Supreme Court decision to eliminate redevelopment funds may be unknown for several years, many speculate that this decision will result in a loss of millions of dollars of annual funding designated for affordable housing throughout California. It is anticipated that new avenues for funding economic development and affordable housing will be created and tested in the coming years.

The Draft Housing Element Update for Poway is similar to the previous Housing Element except that a new Residential Sites Inventory that identifies all affordable housing sites is included and Poway's housing policies are required to be in compliance with new State mandates. The update describes demographic changes, constraints that impact development of housing, refinements to the City's objectives and programs to incorporate recent legislation, public participation, and an assessment of the City's housing needs.

In preparing the 2013-2020 Housing Element Update, the City was diligent with its efforts to involve public participation in its development and adoption. During 2012, the Housing Element's public outreach program included public meetings and workshops where participants provided feedback on housing topics, as well as broader community issues.

State Law also requires jurisdictions to submit draft documents to HCD for review and comment prior to adoption. In February 2013, the City Council approved a draft of the Housing Element Update to be submitted to HCD for review and comment. The community will have an opportunity to provide comments as well. It is anticipated that the City Council will conduct a public hearing in April or May 2013 to consider adopting the Housing Element Update. HCD will then review the adopted Housing Element prior to certification anticipated in Summer 2013.

As part of the General Plan Annual Report, HCD requires an update on the City's efforts to implement its housing programs. Programs from the 2005-2010 Housing Element are still applicable. The City has achieved progress on many of the programs listed in the current Housing Element as follows:

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

In 2012, certificates of occupancy were issued for the acquisition/rehabilitation of affordable housing units at Orange Gardens. The project contained 52 market-rate apartments, which were recently converted to 52 affordable housing units (26 Very-low Income and 26 Low Income) through an acquisition/rehabilitation program. The project is eligible for site credits through the Adequate Sites Program Alternative pursuant to Government Code Section 65583.1. The project started construction in 2011. The 52 units are included in the new Residential Sites Inventory of the Housing Element Update and contribute toward meeting our Regional Housing Needs Assessment (RHNA) housing unit allocation.

Construction of Brighton Place began in 2010 and included a total of 77 affordable housing units (31 Very-Low Income and 46 Low Income). Certificates of Occupancy were issued in 2012, and the project is included in the new Residential Sites Inventory of the Housing Element Update.

■ Per the requirements of the Housing Element, local efforts are ongoing to remove governmental constraints to the maintenance, improvements, and development of housing for all income levels, as well as for special needs housing.

■ Several of the goals and objectives identified in the previous Housing Element were addressed through implementation of programs designed to facilitate the support for housing in Poway. Within the past few years, the City amended its Municipal Code to:

- Implement an Affordable Housing Overlay Zone (AHOZ) program; and

- Incorporate State Requirements (Water Conservation Landscape Ordinance, California Green Building Standards); and
- Streamline certain permit processes; and
- Modify Density Bonus regulations and Reasonable Accommodation requirements.

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

## 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 2012, the City Council approved funding for the Poway Road Corridor Study (Poway Road between Oak Knoll Road and Garden Road) for fiscal year 2013/2014 as part of the 5-year RTIP (Regional Transportation Improvement Program) funding program. The study will identify potential capacity on Poway Road to carry projected traffic volumes, as well as the State of California requirement for complete street concept. The Study will also consider existing land uses adjoining Poway Road, and potential changes to enhance connectivity and access.
- In 2012, the City completed the traffic calming improvements at the Valle Verde Road and Solera Way intersection. The improvements also included the installation of sidewalk along the north side of Solera Way between Valle Verde Road and Chaparral Elementary School, and an overlay of Solera Way. The project was partially funded by a grant from the California Safe Route-to-School Program.
- City Council approved funding for the Traffic Signal Synchronization Project in 2011. The project re-timed 32 signals along Poway Road, Twin Peaks Road, Community Road and Espola Road. Traffic volume data was collected during 2012. The new coordination timing plans will be based on recent traffic volumes during peak periods at these signalized intersections. The project was completed in March 2013.
- In 2012, the City continued to work to update noise, air quality, visual, historic, biology, and socio-economic technical studies for the Espola Road Improvement Project 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 certified by Summer 2013.

- City Council approved the development of Parkway Summit at the southeast corner of Scripps Poway Parkway and Danielson Street/General Atomics Way in 2007. The project grading and the adjacent roadway improvements were completed in 2012. The applicant is working with the City and Caltrans staff on improvements for the SR-67 southbound right-turn lane at the Scripps Poway Parkway intersection. These improvements were identified in the project conditions as traffic mitigation.
- The relocation/expansion of the Toyota dealership was a major project approved by the City Council in 2011 that had the potential to affect traffic along the Poway Road corridor. The required road improvements associated with the project were completed in 2012.
- As part of the roads and maintenance program in 2012, 30 miles of roadway were slurry sealed and an additional two miles of roadway were overlaid.

#### Pedestrian and Equestrian Trail Systems

- There were no new significant trail extensions made in 2012. However, a small segment of new trail improvements were completed in the Heights Subdivision in 2012. The City continues to monitor and maintain over 55 miles of existing trails.

### 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 staff accommodated 1,531 facility rental reservations in 2012, and coordinated 6,524 registrations for participants who enrolled in 891 classes, programs and camps offered throughout 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 (PCPA) and the Poway branch community library, all of which are highly valued and regularly used community resources. In 2012, Community Services staff members planned, promoted, and implemented 22 community events, including the Old-Fashioned Fourth of July, Winterfest, and both a Summer Concert in the Park and a Movie in the Park series. The Department additionally facilitated more than 100 leisure opportunities such as campouts,

fishing derbies, supervised bike and skate sessions, and park-centered art activities.

- The City of Poway continues to offer the PLAY (Poway Leisure Assistance for Youth) Scholarship program, providing financial assistance to children who would not otherwise be able to participate in City-sponsored recreation programs. Four hundred scholarships were awarded in 2012, totaling \$16,000. 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 Community Services Department serves as a member of the team headed by the Development Services Department that successfully applied for Housing Related Park Program grant funding from the California Department of Housing and Community Development to complete park improvement projects in Community Park. In that role, department staff has evaluated the functional needs of park and facility users, and recommended projects to address various needs. The projects include playground resurfacing, senior center operable and accordion door replacements, drainage improvements in the outdoor patio at the senior center, bocce court drainage enhancements, repairs to existing bridges, and a new picnic area gazebo and barbecue area.
- In 2012, the City re-opened the Arbolitos Sports Fields, after installing field lighting, new turf, additional drainage and a refurbished irrigation system for the facility. This expands access for youth sports leagues. The project was partially funded by \$100,000 in donations from the Poway Youth Soccer League.
- Community Services staff worked with Development Services staff to build an outdoor amphitheater on City property adjacent to the Blue Sky Ecological Reserve. Project funding was provided by the Blue Sky Community Foundation. The facility will be utilized to host nature education programs throughout the year and is fully accessible with a Reserve viewing area.

### Community Outreach

- Community Services utilizes over 650 volunteers who provide over 34,000 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 enhance the scope and caliber of programming available. Staff continues to offer numerous training and education opportunities to support the department's volunteer programs.
- Community Services staff placed high priority on involving teens in positive programming and volunteer opportunities. Staff partnered with the Poway Unified School District during holiday and summer breaks to offer teen

focused camps and programs. The Department offered 116 programs and classes geared toward teens. The Lifeguard Training Program was directly promoted to teens in the School District, and offers both job training and employment opportunities. Teens were also offered the opportunity to volunteer at community events, programs and activities, and provided more than 500 hours of service.

### Disaster Preparedness / Care & Shelter

- City staff facilitated a care and shelter meeting with volunteer coordinators from the three faith-based partners' sites. A training PowerPoint presentation was provided to each group for individualized training at each location. All church volunteers signed updated Red Cross agreements, and will be attending a Red Cross care and shelter class that will keep their Red Cross certifications up-to-date.

### Water

- In 2012, the City completed the design and began the installation of corrosion repair measures at the City's water treatment plant. Some of the older concrete surfaces at the plant are exhibiting signs of corrosion and will be coated with a protective surface to extend the life of the concrete.
- The City replaced 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. The City installed a stationary generator at the Northcrest water pumping station and replaced the main electrical panel. This increases the station's reliability and ensures the continued delivery of potable water during emergencies such as power outages and wild land fires.

### Wastewater

- The City began preparing an update of the 2001 Sewer Master Plan to evaluate overall system capacity and provide recommendations for improvements to the wastewater conveyance system. On-going pipe lining projects and lateral repairs provide protection against ground water infiltration. Additionally, water conservation efforts have reduced indoor water use and resulted in overall wastewater flows being reduced approximately one million, one hundred thousand gallons a day. The City installed a stationary generator at Camino del Valle wastewater pumping station. This increases the station's reliability during power outages and wildland fires, thus lowering the risk of a wastewater spill into the environment. The Old Winery Sewer Replacement project was completed in 2012. This project used the jack and bore method to replace a sagging sewer main that was prone to clogging.

## 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 2012, the Safety Services Department continued to respond from three fire stations strategically located within the City of Poway. Emergency and non-emergency response is provided 24 hours a day, seven days a week.
- In 2012, the Safety Services Department maintained staffing levels to provide efficient and effective response. Seventeen first responders staff three paramedic engines, two paramedic ambulances, one paramedic ladder truck, and one incident command vehicle.
- In 2012, the Safety Services Department continued to deliver manipulative skill learning and training activities that promote the professional development of its personnel resources and improve team response capabilities.
- In 2012, the Safety Services Department continued to collaborate with the Development Services Department to implement defensible space strategies for protection from wildfires. These strategies include use of landscape design on new developments and management of a Wildfire Defensible Space Program (WDSP) that requires the thinning and reduction of fuels within 100 feet of habitable structures. The total number of properties served through the WDSP in 2012 was 954.
- In 2012, the Safety Services Department continued its management of the City's Emergency Operations Plan (EOP) and Emergency Operations Center (EOC). The Department continues to foster regional partnerships to ensure an effective response to large-scale emergencies and disasters.
- In 2012, the City completed the design of the Fire Protection Upgrades project. This project will install new water lines and fire hydrants to improve fire protection in two residential neighborhoods.

### Law Enforcement Services

- In 2012, 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.
- In 2012, the Poway Sheriff's Department continued to reduce youth access to drugs and alcohol through education, prevention and enforcement.
- In 2012, the Poway Sheriff's Department continued to employ a strategy that uses information-led policies, practices, and philosophies to prevent, reduce and disrupt crime within the community.

- In 2012, the Poway Sheriff's Department continued its efforts to control gang-related crimes 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 272,000 pounds of HHW in Calendar Year 2012. Ninety eight percent (98%) of the 4,710 users were Poway residents. The City spent \$177,414 for HHW disposal for its residents in 2012. There are also eight Used Oil Recycling Program collection centers in the City, and they collected 13,119 gallons of used motor oil and 1,716 oil filters during the 2011-12 reporting year.

### R e s o u r c e s E l e m e n t

*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 City of Poway has historically protected its biological and natural resources. The Poway Subarea Habitat Conservation Plan (HCP) was approved in 1996. A key objective was to create sustainable, interconnected habitat preserves. Implementation of the HCP ensures compatibility between development and conservation in the City while meeting the mitigation requirements for building private and public development projects.

Through the dedication and purchase of biologically sensitive land, the City has acquired property over the years to meet the preservation goals of the HCP. 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 that will be preserved by the City in their natural state, and count 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 has been reviewing a list of priority acquisition 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 (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
2012	5.27	\$ 391
<b>Total</b>	<b>1,368.19</b>	<b>\$1,807,956</b>

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
2012	0.0
<b>Total</b>	<b>515.0</b>

## DEVELOPMENT ACTIVITY

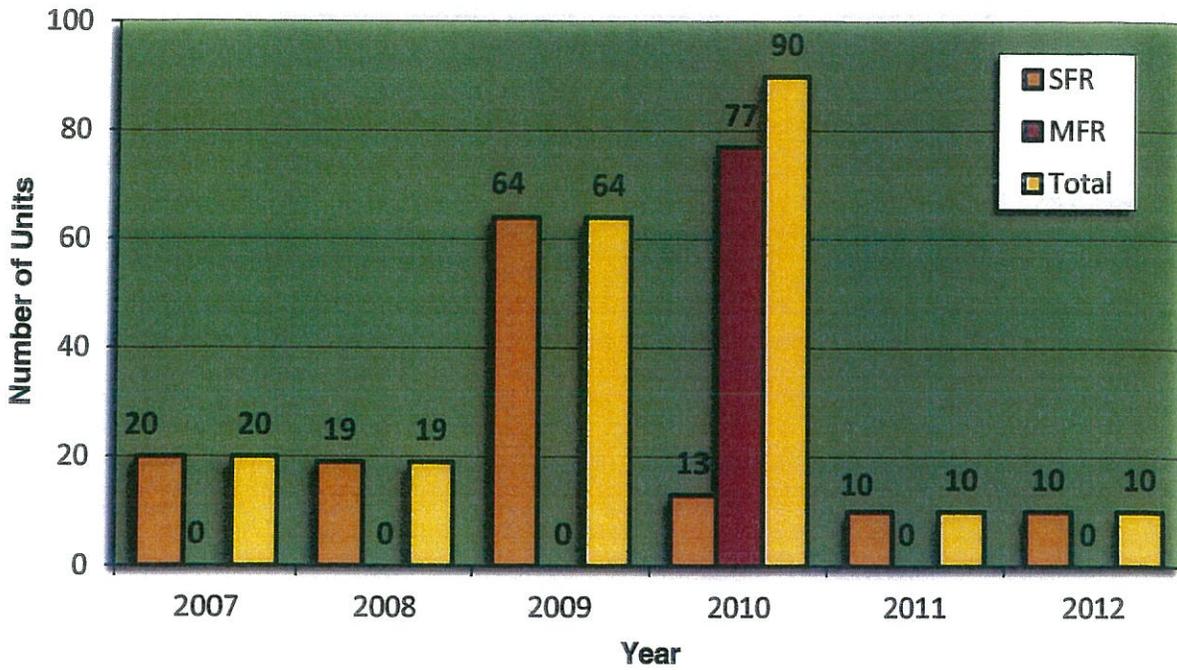
### Development Applications

The following series of tables summarize the City's development activity over the past six years. Each of the noted applications and new construction projects contribute to implementation of the General Plan in that all projects were built in conformance with the goals and policies of the General Plan.

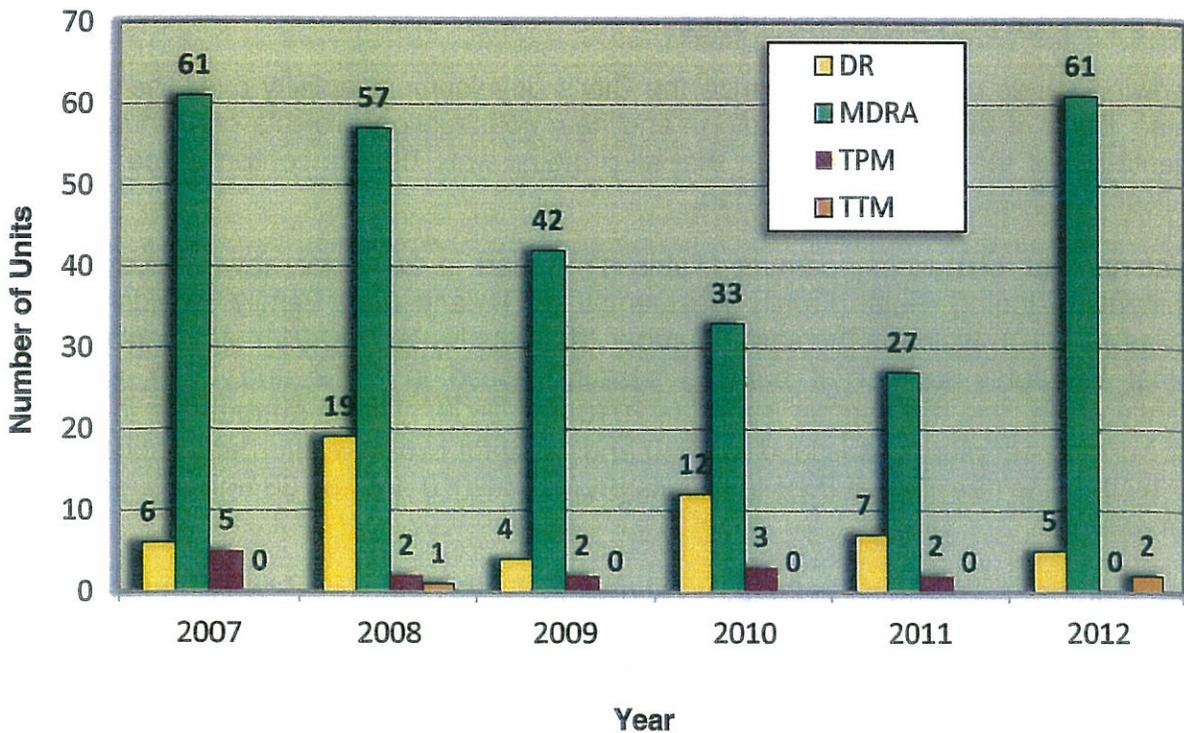
The total number of building permits (Table 1) issued in 2012 for new residential development, including Single Family Residential (SFR) and Multi-Family Residential (MFR) was ten (10), which is the same number that was issued in 2011. It should be noted that the total number of building permits issued in 2012 and 2011 were significantly down from the number issued in 2010 and 2009. This is attributable to the fact that building permits were issued in 2010 and 2009 for two new affordable housing projects by the City (the 77-unit Brighton Place project in 2010 and the 33 unit Meadows project in 2009).

New development applications in 2012, as shown in Table 2, included two subdivision maps (Tentative Tract Map [TTM] - one application was for a revision to the design of a previously approved map), five Development Review (DR) applications, and 61 Minor Development Review Applications (MDRA). No new Tentative Parcel Maps (TPM) were submitted in 2012. The total number of development applications received in 2012 was 68.

**TABLE 1**  
**New Residential Building Permits 2007-2012**



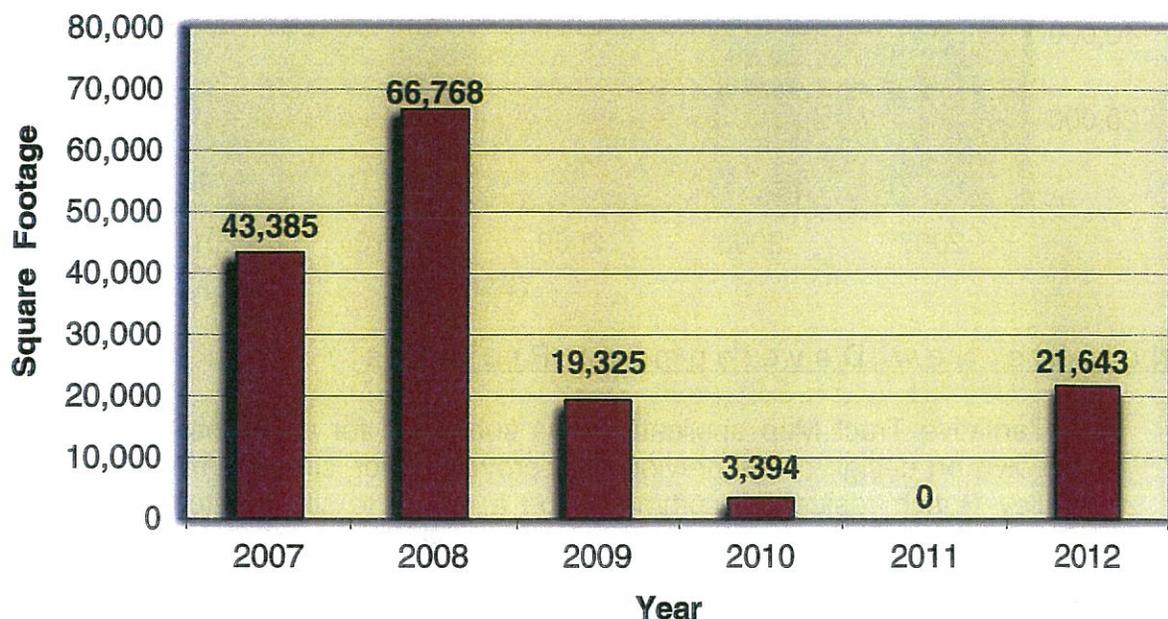
**TABLE 2**  
**New Development Applications 2007-2012**



## New Commercial Development

Building permits issued for new commercial construction in Poway in 2012 included permits for an 11,343 square-foot religious facility on 9th Street; a 1,300 square-foot car wash on Poway Road; and permits for approximately 9,000 square feet of additions as part of the Toyota of Poway relocation project. Building permits were also issued for tenant improvements for renovations or remodels of existing commercial spaces including the former Dixieline Lumber building to create two separate tenant spaces that will house Michael's Craft Store and a secondary tenant.

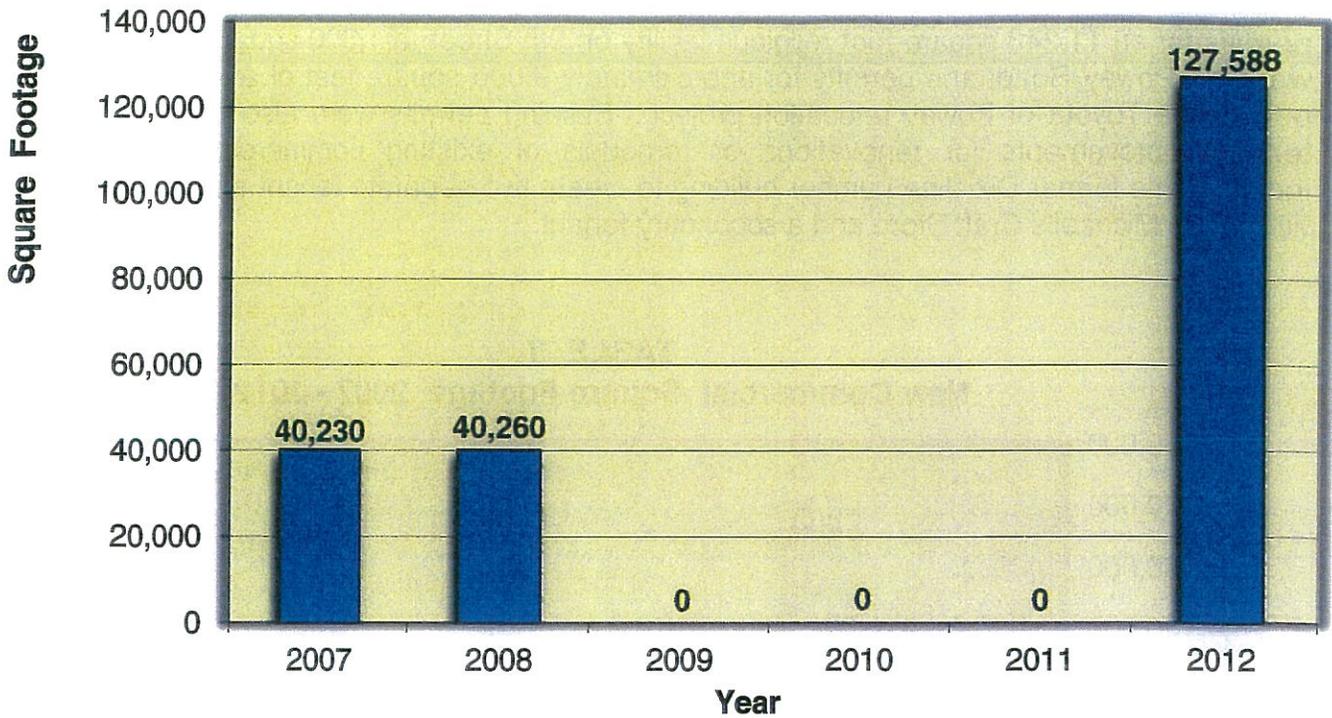
**TABLE 3**  
**New Commercial Square Footage 2007 - 2012**



## New Industrial Development

In 2012, there was one building permit issued for Hoist Fitness for a new 127,588 square-foot industrial building in the South Poway Business Park (Table 4). Occupancy approval of the building is anticipated to occur in early 2013.

**TABLE 4  
New Industrial Square Footage 2007 - 2012**



Notable New Development Projects

- A Tentative Tract Map application was submitted for a proposal to modify the subdivision design of the previously approved 41-lot, single-family home Hidden Valley Ranch residential community on a 420-acre site located at 17150 Old Coach Road. Actual development related to the project has not been undertaken to date.
- A Tentative Tract Map application was submitted for a proposal to subdivide approximately 12 acres into 12 single-family residential lots located primarily on the east side of Tierra Bonita Road at Poway Valley Road.
- A Development Review application was approved for demolition and reconstruction of the showroom and service area of the Perry Ford auto dealership on Poway Road.
- Construction was almost completed on the 127,588 square-foot Hoist Fitness building located at 11900 Community Road, in the South Poway Business Park, for manufacturing, warehousing and a retail component for fitness equipment. Certificate of Occupancy for this project is anticipated in early 2013.
- Blue Sky Ecological Reserve Amphitheater project was approved and constructed.

- Construction was undertaken on the Toyota of Poway automobile dealership that was approved for relocation to an approximate 5.5-acre site on the southeast corner of Poway Road and Midland Road. The project included renovation of existing vacant automobile dealership buildings onsite. The project also involved the addition of approximately 9,000 square feet of new building space, and the establishment of an automated car wash, a repair/service area and an auto body shop.
- Building and grading plans were submitted for plan review of the approved 36,996 square-foot expansion project to the existing 142,937 square-foot Wal-Mart store. The expansion will allow the establishment of a full-service grocery department.

## 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 community. Below is a list of the City's Capital Improvement Projects staff worked on and/or completed in 2012.

	Development Services	* Completed
	*2012/2013 Street Maintenance Slurry Seal*	
	*2012/2013 Street Overlay Project*	
	*Valle Verde Road Traffic Calming/Solera Way Sidewalk Improvements	
	*Arbolitos Sports Field Renovation and Lights	
	*2011/2012 ADA Barrier Removal Old Poway Park	
	*Blue Sky Amphitheater	
	*Public Works Server Room Remodel	
	Old Poway Park Pedestrian Improvements	
	Rattlesnake Creek Streambank Stabilization	
	2012/2013 ADA Barrier Removal Old Poway Park	
	Traffic Signal Synchronization	
	Corrugated Metal Pipe Study	
	Espola Road EIR	

<b>Public Works – Water</b>	
	*High Valley Waterline Replacement
	Water Treatment Plant Corrosion Repair
	Reservoir Safety Modifications

<b>Public Works – Sewer</b>	
	*Reline/Replace Sewer Pipelines, Old Winery Road
	Sewer Master Plan Update
	2012/2013 Sewer Pipeline Repair/Replace Project

<b>Safety Services</b>	
	Fire Protection Upgrades
	Sheriff Station Emergency Generator Project

**Attachments:**

1. Annual Element Progress Report



# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Poway  
Reporting Period 1/1/2012 - 12/31/2012

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity				0		
(2) Preservation of Units At-Risk				0		
(3) Acquisition of Units		26	26	52		Orange Gardens, which was previously a market-rate apartment development, was recently converted to a 52 unit affordable housing development (26 Very Low Income and 26 Low Income) through an acquisition/rehabilitation program and is eligible for site credits through the State's Adequate Site Program Alternative, pursuant to Government Code Section 65583.1.
(5) Total Units by Income	0	26	26	52		

\* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Home	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	0
No. of Units Permitted for Above Moderate	10					10	0

\* Note: This field is voluntary

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

Jurisdiction City of Poway  
Reporting Period 1/1/2012 - 12/31/2012

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

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	RHNA Allocation by Income Level		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Income Level	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11		
Very Low	Deed		31		26									57	144
	Restricted Non-deed restricted	201													
Low	Deed		46		26									72	80
	Restricted Non-deed restricted	152													
Moderate	Deed														282
	Restricted Non-deed restricted	282													
Above Moderate			13	10	10									33	585
Total RHNA by COG. Enter allocation number:		1,253	90	10	62									182	1,091
Total Units															
Remaining Need for RHNA Period															

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

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

Jurisdiction City of Poway  
Reporting Period 1/1/2012 - 12/31/2012

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
		Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
1. Program	Oak Knoll Conversion - Alternative Sites	Convert 52 non-affordable rental units (Oak Knoll Villas) to affordable units for very low and low-income households.	2010	Rents reset to affordable rates. Rehabilitation is complete.
2. Households (Rehabilitation Loan Program)	Rehabilitation Loans for Low Income Households	Provide rehabilitation loans to 50 low-income homeowners.	2010	27 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. Affordability and Maintenance.	Preservation of Mobile Home Park	Preserve mobile home affordability for 25 mobile home park residents.	2010	Poway Royal was sold to a private party in 2010. Rent restrictions remain in place.
4. Condominium Conversion Regulations	Condominium Conversion Regulations	Preserve current rental housing stock.	2010	Ongoing
5. Mobile Home Park Zoning	Mobile Home Park Zoning	Preserve all existing mobile home spaces	2010	Ongoing
6. Construction Codes	Construction Codes	Ensure a safe, durable housing stock for Poway and prevent the occupancy of substandard dwelling units	2010	Ongoing - includes adoption of the 2010 Construction Building Code and Green Building Code
7. Neighborhood Revitalization	Neighborhood Revitalization	Investigate opportunities to link infrastructure improvements to maximize the revitalization results of such efforts.	2010	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 (Oak Knoll Rd.). Street and infrastructure improvements are complete. In addition to the project, the City acquired another 52-unit apartment complex (Orange Gardens) in this area in 2010 to rehabilitate for affordable housing units. Renovation work on Orange Gardens was completed in 2012. Due to elimination of redevelopment agencies, available funding is not known at this time, therefore this program may not be continued.

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Poway  
Reporting Period 1/1/2012 - 12/31/2012

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation	
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	Resident services are active at all Poway affordable housing communities. A resident services standard has been established for all Poway affordable housing and will remain ongoing.	
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	In 2012, the City did not provide any capacity building grants. Funding is available, however, the issuance of future grants is dependent on State Department of Finance determination as part of the dissolution of redevelopment agencies.	
10. Procedure for Reasonable Accommodation Requests	Achieve compliance with State law regarding this matter and best serve persons with disabilities and special housing needs.	2008	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	Assure affordability for the longest feasible time, not less than required by law.	2010	Ongoing	
12. 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	To date, 469 affordable housing rental units have been built during the current cycle. Due to elimination of redevelopment agencies, available funding is not known at this time, therefore this program may not be continued.	
14. New Ownership Housing	Assist 70 households to become first time buyers in newly constructed units.	2010	Construction was completed on 28 moderate income and 5 low-income for-sale homes. As of 2012, all 33 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 and Zoning Ordinance was completed in 2012.	

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(CCR Title 25 §6202 )

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Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
	Name of Program	Objective	Timeframe In H.E.
16. Mixed Use Development Standards	Adopt 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.
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	An amendment to the General Plan and Zoning Ordinance was completed in 2012. The placement of overlay zones on six (6) sites identified in the Housing Element was completed in 2012.
18. Transitional Housing	Adopt new zoning standards.	12/31/2008	An Ordinance amendment clarifying types of special needs housing 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.	2010	Ongoing
20. Redevelopment Agency Implementation Plan	Continue to review and evaluate sites for potential acquisition for affordable housing.	2010	Ongoing. City and Housing Authority will continue to evaluate legislation and legal interpretations of redevelopment law to determine the need and extent of an Implementation Plan in the future.
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.	12/31/2008 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 Winter Shelter Program that funds winter shelters and social services for homeless persons. Each year, religious facilities provided temporary shelters for approximately six weeks.
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 at Hillside Village, 1 unit is available in Solara, and 1 unit is available in the Parkview Terrace development. These will be maintained.

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Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
24. First Time Homebuyer Assistance Program (SHOP)	Assist up to 90 households to become first time homebuyers.	2010	The Meadows, a 33-unit for sale affordable development, has been completed. All 33 of the homes have been sold. The homes were sold through Poway's SHOP program.
25. Home Enhancement Loan Program (HELP)	Fund up to 8 loans.	2010	Six loans have been funded.
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.
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 former Redevelopment Agency purchased an additional parcel in the Mixed Use zone for a total of 6 to date that are now owned by either the City of Poway or the Poway Housing Authority. With recent RDA dissolution, continued ownership of parcels is uncertain.
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 a comprehensive update of all development fees in December 2008, which have been determined to be sufficient to fund City activities that are supported by these fees and charges. The fees are not a deterrent to the construction of affordable housing.
30. Modify Density Bonus Ordinance to Comply with New State Law	Amend zoning ordinance.	12/31/2008	The amendment to the Zoning Ordinance was completed in December 2009. State Density Bonus Law will continue to be evaluated.
31. Public Outreach and Education	Raise public awareness of and public support for affordable housing.	2010	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. The City continues to use its website and newsletter for outreach.

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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 about fair housing, which is available on the City's website.
Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe In H.E.</b>	<b>Status of Program Implementation</b>
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 page has been created and will be uploaded to the website.
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 clauses are in place in all Poway's affordable housing leases and deeds.
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	2010	Poway residents are referred to North County Life Line and 2-1-1 San Diego where counselors are on staff to help residents. Spanish speaking counselors are available.