

Revision Received
6/11/14

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of San Gabriel

Mailing Address: 425 S. Mission Dr.
San Gabriel, CA 91776

Contact Person: Mark Gallatin Title: Planning Manager

Phone: 626-308-2806 FAX: _____ E-mail: mgallatin@sqch.org

Reporting Period by Calendar Year: from Jan. 1, 2013 to Dec. 31, 2013

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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

Jurisdiction City of San Gabriel
Reporting Period 1/1/2013 - 12/31/2013

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	24					24	24

* Note: This field is voluntary

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

Jurisdiction City of San Gabriel
Reporting Period 1/1/2013 - 12/31/2013

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	RHNA Allocation by Income Level	Year											
Very Low	Deed	0	0	0	0	0	0	0	2	0		2	190
	Restricted Non-deed restricted	206	2	1	2	2	0	0	0	4		14	
Low	Deed	0	0	0	0	0	0	0	0	0			127
	Restricted Non-deed restricted	127	0	0	0	0	0	0	0	0			
Moderate	Deed	0	0	0	0	0	0	0	3	0		3	121
	Restricted Non-deed restricted	140	4	7	2	3	0	0	0	0		16	
Above Moderate		354	50	41	7	7	12	2	26	24		169	185
Total RHNA by COG. Enter allocation number:		827	57	50	10	12	14	2	31	28		204	623
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 San Gabriel
 Reporting Period 1/1/2013 - 12/31/2013

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Senior Housing Units and Second Units	Provide adequate housing units.	2008-2014	Ongoing. 4 permits issued for second units in 2013.
Monitoring and Use of Redevelopment Set-Aside Funds	Increase the supply of affordable housing.	2008-2014	Redevelopment agency adopted 5-year implementation plan, including affordable housing policy in 2010. Agency dissolved on Feb. 1, 2012.
Zoning for Emergency Shelters/Transitional and Supportive Housing	Provide housing for the City's homeless individuals and families.	2008-2014	Zoning code amendments adopted in 2011 to allow emergency shelters and transitional and supportive housing.
Density Bonus Ordinance	Increase the supply of affordable housing through density and other regulatory incentives.	2008-2014	Ongoing. One density bonus project for 31 units entitled in 2010.
Review and Modification of Development Standards	Create a more positive development environment.	2008-2014	The City will continue to review code requirements and seek to identify opportunities to streamline the development process through the planning period. In 2013, the City worked on developing zoning code amendments under a project titled "Greening the Code". The project included a number of amendments that make it easier to develop mixed-use, commercial and multi-family residential projects. These were adopted in early 2014.
Housing Summit	Stimulate interest among local developers in pursuing projects in San Gabriel.	2008-2014	This event has not yet been held.
Incentives for Lot Consolidation	Encourage the consolidation of lots in order to achieve higher residential densities.	2008-2014	Ongoing. The City continues to utilize the updated vacant and underused site inventory to identify areas where lot consolidation is possible and communicate this information to interested developers.
Zoning to Encourage Housing for Persons with Special Needs	Remove constraints and encourage development of housing for persons and families with special needs.	2008-2014	Zoning code amendments adopted in 2011 redefining family, setting standards for SRO development, and establishing a process for reasonable accommodation requests.
Section 8 Housing Assistance Program	Assist very low income households with their rent payments through rental subsidies.	2008-2014	The City will continue to promote participation of eligible San Gabriel residents in the County-administered Section 8 Rental Assistance Program.

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202)

Jurisdiction	City of San Gabriel	Reporting Period	1/1/2013 - 12/31/2013
Los Angeles County Housing Innovation Fund	Finance acquisition and predevelopment activities associated with affordable housing development.	2008-2014	The City will make non-profit and for-profit developers aware of this financing and encourage its use where feasible to promote the development of affordable housing.
Encourage Preservation of Existing Rental Housing Stock	Preserve affordable rental housing.	2008-2014	The City will continue its policy of requiring condo conversions to comply with current development standards as a means to preserve the affordable rental housing stock.
Home Ownership Program	Assist low- and moderate-income renters to purchase a home.	2008-2014	The County has advised the City that we are not eligible. We will no longer refer residents to the County's Home Ownership Program.
Residential Code Enforcement	Conserve & improve the existing housing stock in San Gabriel. Facilitate neighborhood upgrading & improvements.	2008-2014	Ongoing.
Handyworker Minor Rehabilitation Program	Conserve & improve the existing housing stock in San Gabriel.	2009-2014	Completed as of 6/30/12.
Rebuilding Together	Conserve & improve the existing housing stock in San Gabriel.	2008-2014	Ongoing. Staff refers low-income, elderly and disabled residents to the Central San Gabriel Valley Affiliate, who then makes contact with the resident.
Preservation of Assisted Housing Developments	Preserve the existing affordable housing stock.	2008-2014	The City continues to monitor the status of Las Casas Apartments and all future assisted residential developments.
Mixed-Use Zones	Provide additional sites for multi-family housing on commercial corridors.	2008-2014	Ongoing. A 31-unit mixed-use project was entitled in 2010. A mixed-use project with 15 residential units and 18 live/work units was entitled in 2013.
Vacant and Underused Sites Inventory	Identify land suitable for future housing development.	2008-2014	Completed in 2009. The City utilizes the site inventory to identify areas where lot consolidation is possible and communicate this information to interested developers.
Housing Information and Referral Services	Locate affordable housing for San Gabriel households.	2008-2014	Ongoing. The City continues to make residents aware of the referral and informational services offered by the Los Angeles County Housing Authority.
Inventory of Affordable Housing Funding Sources	Assist affordable housing developers with locating funding sources.	2008-2014	Ongoing. The City maintains an inventory of affordable housing funding sources and makes it available to developers.
Fair Housing	Promote fair housing.	2008-2014	Ongoing. The City continues to promote fair housing practices and refer fair housing complaints to the Housing Rights Center.

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

Jurisdiction City of San Gabriel
Reporting Period 1/1/2013 - 12/31/2013

General Comments:



City of San Gabriel

RECEIVED

APR 18 2014

COMMUNITY
DEVELOPMENT

Housing Policy Department
◆ City With A Mission ◆ Founded 1771

Received on:
APR 23 2014

April 1, 2013

Governor's Office of Planning and Research
State Clearinghouse and Planning Unit
P.O. Box 3044
Sacramento, CA 95812-3044

Re: City of San Gabriel Annual Progress Report, April 1, 2012-March 31, 2013

Dear Sir or Madam:

As required per Government Code Section 65400(b), this letter serves to highlight the City of San Gabriel's progress in the following tasks:

- Section 1. General Plan implementation;
- Section 2. Local efforts to remove governmental constraints for housing development;
and
- Section 3. Meeting the City's regional housing needs.

The City adopted its General Plan Update titled "*Ingredients for Success*" in May 2004. In the nine years since then, the City has continued to take proactive steps in implementing the goals and objectives of the 2004 General Plan Update.

The City's Planning Commission reviewed the attached information at its regular public meeting on March 10, 2014. All their comments and suggestions for improvement are included in the attached document, which was reviewed and approved by the City Council on April 1, 2014. A copy of this report is also being provided to the Department of Housing and Community Development.

If you have any questions regarding the information contained in this letter and the attached document, please feel free to contact me at (626) 308-2800 ext. 4623 or mgallatin@sgch.org.

Sincerely,

Mark Gallatin, AICP
City Planner

Enclosure

Cc: Department of Housing and Community Development, Housing Policy Division, 1800 Third Street, Rm 430,
Sacramento, CA 95814



STAFF REPORT

Date: April 1, 2014

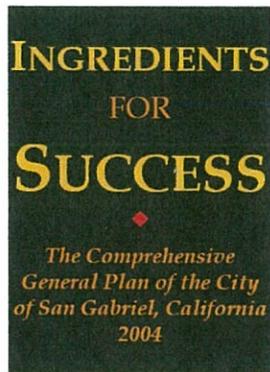
To: Steven A. Preston, City Manager

From: Jack Wong, Interim Community Development Director

By: Mark Gallatin, AICP, City Planner

Subject: **General Plan Update: 2013 Annual Progress Report
April, 2013 – March, 2014**

SUMMARY



2004's general plan, *Ingredients for Success*, continues to lead the way towards making San Gabriel's preferred future a reality. In this report, we take a look back on the achievements of the past twelve months which implement the plan's vision and look ahead to the work still to be done. This past year, major accomplishments were achieved in the areas of code modernization, economic development, alternative transportation, open space, community beautification, housing, historic preservation and public safety.

As required by Government Code Section 65400(b), the Planning Division is required to provide an annual report each April to the City Council, the State Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) regarding the status of the General Plan, its implementation progress, and how the City is meeting the regional housing needs for the community. At their March 10, 2014 meeting, the Planning Commission reviewed the attached information, affirmed the information in this report and recommended it be forwarded to the City Council. Staff recommends that the City Council affirm the information contained in this staff report and provide any additional comment if necessary before the document is sent to OPR and HCD.

I. BACKGROUND

Overview

The City of San Gabriel celebrated 100 years of incorporation in 2013, and amid the festivities marking this momentous milestone was packed a lot of activity that moved the City closer to the community's vision for itself as articulated ten years ago in *Ingredients for Success*. For example:

- In the largest overhaul of development codes in decades, the City adopted over 40 amendments collectively known as its **Greening the Code** initiative. These code changes covered sections related to **landscaping, open space, parking, use regulations and development standards**. They will make San Gabriel a more sustainable, environmentally-friendly community, modernize outdated and complex code sections, and fulfill many of the goals and objectives of the general plan. Also on the local legislative front, the City adopted an ordinance prohibiting the discharge of **fats, oils and greases** into the sewer system. This law will help to **protect the sewers** from damaging discharges and should reduce the need for emergency maintenance related to clogs in the system.
- The economy continued to show renewed signs of life over the past year. Interest from the development community in doing mixed-use projects, which waned during the Great Recession, has started to come back. 2013 saw the entitlement of Las Tunas Drive's first mixed-use project, the **Las Tunas Regency**, which features live/work space and a pedestrian-friendly design. Last year also marked the approval of a 316-room **Crowne Plaza** hotel on Valley Blvd., featuring **Smitty's Grill**, and the opening of the flagship store for **Hing Wa Lee Jewelers**, a 20-year member of the city's business community. San Gabriel's efforts to remake itself as a place that welcomes commerce were validated when the city was named a finalist for the **EDDY Award**, recognizing the most **business-friendly city** in L.A. County. To offset the abolition of its redevelopment agency by the State, the City adopted an **Economic Development ordinance**. The ordinance authorizes the City to undertake activities aimed at increasing commercial/industrial activity, increasing tourism and visitor spending, and expanding the city's tax base, among other things. Lastly, a **consumer analytics study** was commissioned to assist with **retail matching** efforts.
- On the transportation front, 2013 may be remembered as the year **alternative transportation modes** came to the forefront of the City's planning efforts. Work began on a **citywide bike plan**, designs were approved for **new bus shelters** throughout the city, and an easement was obtained from a developer for a **future pedestrian/bicycle trail** along a portion of the Alhambra Wash.
- Amid the many festivities related to the City's **centennial**, the historic **Chapman Millrace** was relocated to Plaza Park and restored. It now serves as an educational reminder of the role of water and industry in the Mission era.
- Thanks to recent Municipal Code amendments, San Gabriel now has two new tools by which to acquire land for parks and open space. The City now has the ability to establish a program that would allow developers to meet their projects' open space requirements by

dedicating land for public parks. The City can also choose to establish a program allowing the payment of fees in lieu of providing on-site open space. The **in-lieu fees** collected would then be used to provide, enhance, or expand park and open space areas for residents. **Marshall Neighborhood Park**, the City's first park south of Valley Blvd., should begin construction later this year at the site of the former Marshall Elementary School.

- The community's appearance is being improved by the **removal of utility poles and overhead lines** on West Mission Drive utilizing Rule 20A funds. The beautification of **Valley Boulevard** continued last year, with additional **street tree plantings** east of Del Mar Avenue, and entrances to the city are now graced by **new welcoming signs**.
- Construction continues on one of the largest public works projects in America, the **Alameda Corridor East (ACE)** railroad grade separation project. The project will result in the existing freight line being lowered into a trench, thus eliminating at-grade crossings on four major streets in San Gabriel. When completed, the ACE project will increase safety, improve mobility and air quality, reduce noise, and foster economic vitality. Construction is expected to be completed in 2017.
- The City's new **Housing Element** for the fifth cycle (2014-2021) was adopted by the City Council in September and was certified compliant by the State of California in October. The Housing Element examines the City's existing housing stock and demographic trends and assesses the **future housing needs of San Gabriel's residents**, including special-need populations like the elderly, the disabled and female-headed households. The plan identifies vacant and underutilized sites in the city on which new housing could be built. It also looks at constraints that may exist to the production of new housing and how the City can work to remove them. The Housing Element includes a **Housing Action Plan** that sets forth a wide range of programs proposed by the City to **encourage new housing construction** for all income levels, **preserve existing affordable housing**, and **comply with state laws** regarding zoning for emergency shelters and transitional/supportive housing. The City's first-ever **affordable housing development**, where two of the 31 units in this mixed-use project are reserved for households of modest means, is nearing completion. The City also participated in Southern California Edison's **HERO Program**, which offers residents **low cost financing** for installing solar panels and improving energy efficiency.
- The dream of a new Public Works **maintenance facility**, or **City Yard**, got a step closer to being realized with the beginning of rough grading on the **Grand Avenue** site.
- To better provide emergency services to the community, planning began for the remodeling and modernization of **Fire Station 52** and San Gabriel entered into a unique cooperative agreement to share **Fire Department command staff** with the cities of San Marino and South Pasadena.

Looking ahead to the coming year, the 2004 General Plan Update, "*Ingredients for Success*" continues to be a solid foundation on which the future of the community is being built. As this report illustrates, the actions of the past twelve months have moved the City closer still to the fulfillment of its tremendous potential as a great place to live, work and play.

Issues Addressed in Report

The information contained in this staff report is divided into three sections:

1. The City's progress in implementing the General Plan;
2. Local efforts to remove governmental constraints for housing development; and
3. How the City is meeting the regional housing needs.

II. GENERAL PLAN IMPLEMENTATION

To highlight the City's efforts in implementing the General Plan and each of the 11 elements, each element is listed below with the corresponding projects that are completed to date along with ongoing and potential projects that will implement the goals, actions, and targets of that element. Each project also cross-references the specific goal, action or target that it is helping to implement.

1. LAND USE: Wise Stewardship

Completed Projects:

- Adopted standards for buffering between differing land uses and between parking lots and structures and adjacent land uses. (*Goal 1.6*)
- Adopted standards requiring fences, walls and hedges in front yard to be setback from the front property line. (*Target 1.6.3*)
- Entitled the first mixed-use project on Las Tunas Drive, featuring live/work space, on-site traffic calming and pedestrian-friendly, quality urban design. (*Goal 1.11*)
- Adopted incentives for the dedication of public open space, the enhancement of public access to parks and washes, and the allowance of community gardens as an open space resource. (*Goal 1.13*)

Ongoing/Potential Projects:

- Continued implementation of design guidelines for residential and commercial buildings that respect the history and character of neighborhoods. (*Goals 1.3 and 1.6*)
- Continued implementation of Valley Blvd. Specific Plan working with the development community to introduce sustainability principles. (*Goal 1.12*)

2. HOUSING: A Place to Call Home

Completed Projects:

- Participated in Southern California Edison's HERO program, providing low cost financing for solar system and home energy improvements. (*Action 2.2.1.3*)
- Obtained state certification of updated housing element for the 2014-2021 cycle. (*Goal 2.2*)
- Adopted 2013 California Building Code, with local amendments. (*Action 2.1.4*)

- Finalized construction of a 31-unit mixed use project, with two units reserved for very low- income households, the first in the City. (*Action 2.1.3, Goal 2.2, Actions 2.2.1.2 and 2.2.1.5*)
- Approved one second unit behind a single family home, providing a low-cost housing alternative for lower-income segments of the community. (*Action 2.1.6*)

Ongoing/Potential Projects:

- Accommodating the City's fair share of regional housing needs. (*Goal 2.1)(Action 2.4.2*)
- Continue to consider density bonuses and other incentives for housing development incorporating units for low- and moderate-income households. (*Action 2.2.1.7*)

3. MOBILITY: Talk About Upward Mobility!

Completed Projects:

- Approved design for citywide bus shelters. (*Goal 3.3*)
- Began work on a citywide bike plan. (*Goal 3.5*)
- Obtained an easement for a future pedestrian/bicycle trail along the Alhambra Wash from Hing Wa Lee Jewelers. (*Goal 3.6*)
- Increased Traffic Impact Fee to help fund the maintenance and improvement of the City's transportation network. (*Goal 3.9*)

Ongoing/Potential Projects:

- Improve traffic signal coordination on Valley, San Gabriel, Mission and Las Tunas. (*Target 3.1.4*)
- Continue implementation of the Valley Boulevard Specific Plan which will promote increased densities in the existing transit zones. (*Goal 3.3*)

4. ECONOMIC DEVELOPMENT: Good, Services, and More!

Completed Projects:

- Qualified as a finalist for the EDDY Award for the most business-friendly small city in Los Angeles County. (*Action 4.4.1.4*)
- Adopted an economic development ordinance to offset the loss of redevelopment authority. (*Goal 4.1*)
- Continued street tree planting along Valley Boulevard. (*Action 4.1.1.5*)
- Presented Bell Awards and Martin E. Weil Awards to seven projects recognizing outstanding design. (*Action 4.1.1.8*)
- Installed welcome signs at city boundaries. (*Action 4.1.3.1*)
- Commissioned consumer analytics study to assist with retail matching efforts. (*Action 4.3.1.2 and 4.4.1.3*)

Ongoing/Potential Projects:

- Monitor sales tax revenues. (*Action 4.2.1.2*)

- Encourage mixed-use developments in the Mission District and the Valley Boulevard Neighborhoods. (*Actions 4.3.2.1 and 4.3.2.2*)

5. PUBLIC AND ENVIRONMENTAL SAFETY: Keeping You Safe & Secure

Completed Projects:

- Increased Police and Fire Facilities Impact Fees to help fund the maintenance and expansion of the City's public safety facilities. (*Action 5.3.1.1*)
- Coordinated with Alameda Corridor East (ACE) to lower the railroad tracks, which would improve emergency medical response. (*Target 5.3.3*)
- Through the "Greening the Code" project, the City is encouraging, where feasible, use of turf block, decomposed granite, or similar permeable surfaces rather than conventional pavement. (*Action 5.7.5.1*)
- Began planning for remodeling and modernization of Fire Station 52. (*Goal 5.3*)
- Entered cooperative agreement for sharing Fire Department command staff with the cities of San Marino and South Pasadena. (*Target 5.3.2*)
- Amended Municipal Code to require developers to minimize paved areas in new developments. (*Target 5.7.5, Action 5.7.5.1*)

Ongoing/Potential Projects:

- Continue to include the Police Department in development project evaluations. (*Action 5.5.1.1*)
- Analyze site plan layout in terms of defensible space for new developments. (*Action 5.2.1.2*)
- Implementation of Valley Blvd. Specific Plan which requires the use of sustainable development and building materials which are environmentally friendly while promoting public safety and adequate egress systems to reduce risk of fire in new development projects. (*Target 5.7.3, Action 5.7.5.1*)
- Work with Police Department, Crime Prevention Division to apply defensible space concepts in design and planning for commercial and residential projects. (*Targets 5.2.1 and 5.5.1*)

6. COMMUNITY FACILITIES: From Ragged to Restored

Completed Projects:

- Adopted an ordinance prohibiting the discharge of fats, oils and greases from food establishments into the sewer system. (*Goal 6.8*)
- Began rough grading on the new Public Works facility site. (*Goal 6.5, Target 6.5.4*)
- Increased Police and Fire Facility Impact Fees to help fund the development of new public safety facilities. (*Actions 6.2.2 and 6.3.2.1*)
- Increased Sewer Impact Fee to help fund the improvement and modernization of the City's sewer system. (*Target 6.8.3*)
- Adopted a Capital Improvement Program to prioritize funding for public works projects in accordance with the General Plan. (*Target 6.1.3*)

- Began planning for remodeling and modernization of Fire Station 52. (*Target 6.3.2*)

Ongoing/Potential Projects:

- Plan for a new police facility using sustainable practices. (*Target 6.2.1*)
- Continue with Garvey School District to finalize design for a neighborhood park at the former Marshall Elementary School site. (*Target 6.9.2*)

7. OPEN SPACE: A Green and Growing Place

Completed Projects:

- Amended Municipal Code to allow for developers to make off-site park dedications and enable the City to establish park in-lieu fees. (*Goal 7.2, Target 7.4.4*)
- Obtained an easement for a future pedestrian/bicycle trail along the Alhambra Wash from Hing Wa Lee Jewelers. (*Goal 7.3*)
- Increased Park/Open Space Impact Fee to help fund the expansion of open space resources. (*Action 7.2.1.1*)
- Adopted standards to guide the landscaping and improvement of areas adjacent to the flood control channels. (*Goal 7.3*)

Ongoing/Potential Projects:

- Continue design work for Marshall Neighborhood Park on a former elementary school site. (*Action 7.4.1.1*)
- Establish a strategy to protect the remaining adobes. (*Action 7.4.2.2*)

8. ENVIRONMENTAL RESOURCES: Creating the Verdant Community

Completed Projects:

- Amended the Municipal Code to require all new commercial, multifamily and single family development to have a landscape plan and plant one tree for every one thousand square feet of net lot area to increase the number of trees on site. (*Targets 8.3.3 and 8.3.4*)
- Amended Municipal Code to require developers to minimize paved areas in new developments. (*Target 8.4.5*)
- Discouraged the placement of parking lots along the street in new developments. (*Target 8.6.14*)

Ongoing/Potential Projects:

- Educate citizens and business owners on how to take better care of their landscaping. (*Action 8.2.1.2*)
- Create a demonstration drought-tolerant garden. (*Target 8.3.1*)
- Implement the new MS4 storm water permit and reduce the amount of storm water runoff by updating the City's Best Management Practices. (*Target 8.4.3*)

9. NOISE: A Sound Plan for Noise

Completed Projects:

- Require development projects that have the potential to cause significant environmental impacts to hire a noise consultant to conduct an analysis and implement mitigation measures during construction to comply with noise limits set by the Municipal Code. *(Goal 9.4)*

Ongoing/Potential Projects:

- Work with all levels of government to ensure completion of the Alameda Corridor East project. *(Action 9.3.1.1)*
- Adopt a comprehensive noise ordinance. *(Target 9.4.1)*

10. COMMUNITY DESIGN: Enduring Value and Beauty

Completed Projects:

- Adopted standards requiring fences, walls and hedges in front yard to be setback from the front property line. *(Target 10.2.6)*
- Began undergrounding of utility lines and removal of poles along West Mission Road using Rule 20A funds. *(Target 10.4.1)*
- Presented Bell Awards and Martin E. Weil Awards to seven projects recognizing outstanding design. *(Goal 10.9)*
- Relocated a portion of the historic Chapman Millrace to Plaza Park. *(Target 10.12.3)*
- Adopted “green” code amendments that will encourage the application of sustainable design principles and material that do not consume irreplaceable resources. *(Target 10.3.3)*
- Rebid the contract for City Landscape Architect. *(Target 10.10.1)*
- Adopted standards to guide the landscaping and improvement of areas adjacent to the flood control channels. *(Target 10.18.3)*

Ongoing/Potential Projects:

- Revise the sign ordinance. *(Target 10.11.1)*
- Implement a public art program. *(Goal 10.13)*
- Continued implementation of the City’s design guidelines. *(Goal 10.1)*

11. CULTURAL RESOURCES: A Heritage Worth Preserving

Completed Projects:

- Partnered with the San Gabriel Historical Association to celebrate the City’s centennial. *(Target 11.7.3)*

Ongoing/Potential Projects:

- Identify oral and ethnic history opportunities. *(Goal 11.8)*
- Establish a City register of historic buildings. *(Goal 11.7)*

- Adopt an effective historic preservation ordinance. (*Goal 11.3*)
- Document and enhance the continuing relationship between the indigenous Tongva people and the community. (*Target 11.2.1*)

SECTION 2: LOCAL EFFORTS TO REMOVE GOVERNMENTAL CONSTRAINTS FOR HOUSING DEVELOPMENTS

2014 has seen the adoption of several code revisions as part of the “Greening the Code” initiative which will serve to facilitate and promote housing. These amendments helped to remove governmental constraints to housing in the following ways:

- Modified open space requirements for multifamily and mixed-use developments to provide architects and developers greater flexibility in meeting them;
- Provided greater flexibility for rear yards in the R-2 and R-3 zones;
- Allowed mixed-use development in the C-1 and C-3 zones by right;
- As an incentive for historic preservation in R-1 zone, provided for greater lot coverage for residential remodel or expansion projects if recommended architectural preservation measures are incorporated;
- Provided greater flexibility for providing required façade articulation in R-2 and R-3 zones.

SECTION 3: MEETING REGIONAL HOUSING NEEDS

Based on Southern California Association of Government’s latest Regional Housing Needs Assessment, San Gabriel is expected to provide 930 units within the next RHNA cycle from January 1, 2014 to October 31, 2021. In September 2013, the City Council adopted the City’s Housing Element Update and the State Department of Housing and Community Development certified it on October 16, 2013. So far, three dwelling units have been produced in the new RHNA cycle which began on the first of this year, as shown in the following table:

Progress in meeting Regional Housing Need			
Income/ Affordability Category	Regional Housing Needs (RHNA) 2014-2021	Number of New Units Constructed January 2014- March 2014	Remaining Units Needed
Extremely Low	118	0	118
Very Low	118	0	118
Low	142	0	142
Moderate	154	1	153
Above Moderate	398	2	396
Total	930	3	927
Sources: Community Development Department, City of San Gabriel, 2014 Southern California Association of Governments, 2012			

III. RECOMMENDATION

Staff recommends that the City Council:

1. Affirm the information contained in the General Plan Implementation Report for the period April 2013 to March 2014 and provide any additional comment if necessary before the document is sent to the State Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD).

Herrera, Fidel@HCD

From: Mark Gallatin <Mgallatin@SGCH.ORG>
Sent: Thursday, May 15, 2014 4:37 PM
To: Herrera, Fidel@HCD
Subject: RE: San Gabriel Annual Progress Report

Thank you, Fidel. We will use the correct forms and get it back to you ASAP.

From: Herrera, Fidel@HCD [<mailto:Fidel.Herrera@hcd.ca.gov>]
Sent: Tuesday, May 13, 2014 4:12 PM
To: Mark Gallatin
Subject: San Gabriel Annual Progress Report

Mark,

I left you a phone message last week regarding the City's Annual Progress Report. We received a copy of the City's General Plan Update: 2013 Annual Progress Report. Please note the report was not filled out on the correct forms. Below is a link to obtain the correct forms. The period covered should be from January 1, 2013 to December 31, 2013.

<http://www.hcd.ca.gov/regulations/>

Once you are on the website click on [Submittal and Content of Annual Report Forms](#).

Please submit the Annual Progress Report in the correct forms as soon as possible.

Let me know if you have questions.

Thanks,

Fidel Herrera
Housing Policy Analyst
Department of Housing & Community Development
Division of Housing Policy Development
916.263.7441 Phone
916.263.7453 Fax

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Herrera, Fidel@HCD

From: Herrera, Fidel@HCD
Sent: Tuesday, June 10, 2014 11:18 AM
To: 'Mark Gallatin'
Subject: RE: San Gabriel Annual Progress Report

Mark,

Just wanted to follow up on the City's Annual Progress report. If preferred you can submit the annual progress report online. I have included the link below.

Online Annual Progress Reporting

Let me know if you have questions.

Thank you,

Fidel Herrera
Housing Policy Analyst
Department of Housing & Community Development
Division of Housing Policy Development
916.263.7441 Phone
916.263.7453 Fax

From: Mark Gallatin [<mailto:Mgallatin@SGCH.ORG>]
Sent: Thursday, May 15, 2014 4:37 PM
To: Herrera, Fidel@HCD
Subject: RE: San Gabriel Annual Progress Report

Thank you, Fidel. We will use the correct forms and get it back to you ASAP.

From: Herrera, Fidel@HCD [<mailto:Fidel.Herrera@hcd.ca.gov>]
Sent: Tuesday, May 13, 2014 4:12 PM
To: Mark Gallatin
Subject: San Gabriel Annual Progress Report

Mark,

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