



City of San Gabriel

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February 6, 2008

HOUSING POLICY
DEVELOPMENT, HCD

FEB 19 2008

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, FY 06-07

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 three 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 January 14, 2008. All their comments and suggestions for improvement are included in the attached document, which was reviewed and approved by the City Council on February 5, 2008. 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.

Regards,

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: February 5, 2008

To: P. Michael Paules, City Manager

From: Steven A. Preston, FAICP, Deputy City Manager,

By: Lucita Y. Tong, Planning Consultant
Mark Gallatin, AICP, City Planner

Subject: **General Plan Update: 2007 Annual Progress Report**

SUMMARY

As required per Government Code Section 65400(b), the Planning Division is required to provide an annual report 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 January 14, 2008 meeting, the Planning Commission reviewed the attached information, which helped to begin a discussion of their goals for the coming year. While the Planning Commission will be further articulating and prioritizing their goals in the near future, they 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

The City adopted its General Plan Update titled "*Ingredients for Success*" in 2004. It has been three years and the City continues to take proactive steps in implementing the goals and objectives of the general plan.

Last year the Planning Commission recommended the following changes which are subject to available resources and funding:

1. Code amendments addressing residential development including the following adopted Planning Commission policies in 2005:
 - a. Policy No. 05-01: Definition of "Story" in Relation to Building Height in R-2 and R-3 Zones;
 - b. Policy No. 05-02: Open Space Calculation in R-2 and R-3 Zones; and

- c. Policy No. 05-03: Setbacks for Front Yard Fences.
2. Revising the sign ordinance; and
3. Further studying the rezoning of Las Tunas Drive and implementing a Las Tunas Drive Revitalization Strategy.

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. IMPLEMENTATION

SECTION 1: GENERAL PLAN IMPLEMENTATION

In order to highlight the City's efforts in implementing the General Plan and each of the 11 elements, each element is listed accordingly with the corresponding projects that are completed to date along with ongoing potential projects that will implement the goals, actions, and targets of that element.

1. OPEN SPACE: Expand Greening Strategies

Completed Projects:

- Planted over 200 street trees in residential and commercial neighborhoods.
- Ongoing construction of Phase I of the Vincent Lugo Park Master Plan (adopted November 2005).
- Held the City's second annual Arbor Day Celebration in April 2007.
- Increased Park/Open Space Impact Fee to help fund the expansion of open space resources.

Ongoing/Potential Projects:

- Obtain funding to implement Phase 2 and 3 of the Vincent Lugo Park Master Plan.
- Research potential for San Gabriel to be a candidate for Tree City USA designation.
- Establish a strategy to protect the remaining adobes.
- Research and apply for funding opportunities to increase tree planting efforts in the city.

2. LAND USE: Develop and Preserve Existing Land Uses

Completed Projects:

- Adoption of Valley Blvd. Specific Plan in December 2006 to promote sustainable development.
- Completed New Century Ford Auto Body Shop to assist in revitalization of Las Tunas Drive.
- Completed construction on a 9-unit mixed use project at 288 S. San Gabriel Blvd. to help stimulate economic activity on San Gabriel Boulevard.

- Rehabilitated five homes with Community Development Block Grant funds.

Ongoing/Potential Projects:

- Pursue economic development and redevelopment projects to revitalize the commercial corridors.
- Implement a Las Tunas Drive Revitalization Strategy.
- Neighborhood Improvement Programs (i.e. neighborhood clean up day).
- Continued implementation of design guidelines for residential and commercial buildings that respect the history and character of neighborhoods.

3. CULTURAL RESOURCES: Preserve and Beautify Our Community

Completed Projects:

- Adoption of Mission District Specific Plan in 2004 has spurred on new residential development.
- Ground breaking of Mission Gardens project, 22 condominium unit development that compliments the architecture of the historical community.

Ongoing/Potential Projects:

- Historic preservation program.
- City register of historic buildings.
- Revise historic preservation code regulations.

4. COMMUNITY DESIGN: Preserve Beauty and Value

Completed Projects:

- Adopted new streetscape standards for Valley Boulevard Specific Plan and Redevelopment Project Areas.
- Adoption of the Administrative Citation Program in July 2007.

Ongoing/Potential Projects:

- Collaboration with Alameda Corridor East Construction Authority to design an attractive streetscape within the Mission District Specific Plan boundaries.
- Revise the sign ordinance.
- Research and implement a public art program.
- Continued implementation of the City's design guidelines.

5. HOUSING: Safe, Sanitary and Affordable Housing

Completed Projects:

- Developed a 9-unit mixed use project in the San Gabriel Redevelopment Project Area.
- Completed entitlements for a 159-condominium mixed use subdivision on San Gabriel Boulevard that will provide 24 affordable housing units in the community.
- Completion of a 35-unit senior citizen condominium project on De Anza Street.

Ongoing/Potential Projects:

- Rebuilding Together Program which assists low income property owners with improvements through volunteer community labor and materials.
- Accommodating the City's fair share of regional housing needs.
- Update of housing element for the 2008-2015 cycle.

6. MOBILITY: Walkable Neighborhoods Served by Safe Transit and Circulation Systems

Completed Projects:

- Collected traffic mitigation fees from development projects that will be used toward synchronization of traffic signals along commercial corridors.
- Completed the fifth and final phase of the Millennium Miles program for street improvements.
- Applied for federal grants, which were approved in the amount of \$1.2 million, a portion of which will go to specific pedestrian projects on Las Tunas Drive.
- Adopted Valley Boulevard Specific Plan which will promote increased densities in the existing transit zones.

Ongoing/Potential Projects:

- Obtain level of service "D" at designated intersections.
- Improve traffic signal coordination on Valley, San Gabriel, Mission and Las Tunas.

7. ECONOMIC DEVELOPMENT: A Range of Shopping and Dining Opportunities

Completed Projects:

- Acknowledged outstanding businesses and design for new development projects (Bell Awards).
- Produced and maintained an inventory of potential development sites.

Ongoing/Potential Projects:

- Utilize land assembly assistance to help develop commercial sites.
- Utilize CDBG funding when applicable.
- Monitor sales tax revenues.
- Encourage mixed-use developments in the Mission District (Civic Auditorium parking lot site, Park-N-Ride lot site).
- Encourage mixed-use developments in the Valley Boulevard Neighborhoods.

8. PUBLIC AND ENVIRONMENTAL SAFETY: Keeping You Safe and Sound

Completed Projects:

- Work with Police Development, Crime Prevention Division to apply defensible space concepts in design and planning for commercial and residential projects.
- Adoption of Valley Blvd. Specific Plan requires the use of sustainable development and building materials that are environmentally friendly while promoting public safety and adequate egress systems to reduce risk of fire in new development projects.

- Provided Planning Commission training with the State Department of Alcohol Beverage Control to better understand issuance of alcohol licenses to businesses.

Ongoing/Potential Projects:

- Analyze site plan layout in terms of defensible space for new developments.
- Conduct bi-annual major disaster preparedness drills.

9. COMMUNITY FACILITIES: Restoring, Refurbishing and Rebuilding

Ongoing/Potential Projects:

- Plan for a new police facility.
- Continue preparation of the City's Capital Improvement Plan.
- Preparation of the Citywide Sewer Master Plan.

10. NOISE: Creating Quiet Places to Live, Work, Study and Play

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.

Ongoing/Potential Projects:

- Work with all levels of government to ensure completion of the Alameda Corridor East project.
- Adopt a comprehensive noise ordinance.

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

The City adopted a number of code revisions in 2006 to streamline the development review process for housing projects in the City which has continued to promote housing:

- Code revisions to comply with state law that allows second unit housing by right without discretionary approvals given minimum development standards in single-family residential neighborhoods. The City has approved approximately 22 second units since the adoption of the code, with three more applications in 2007.
- Elimination of the pre-application review process for multifamily housing projects which has reduced on average 30 days processing time for applicants;
- Adoption of the Mission District Specific Plan that allows for more varied uses, including residential uses, which were previously not permitted. The city has received three larger scale development projects, two of which are mixed use development proposing more than 60 units in total.
- Adoption of an ordinance to grant density bonuses for affordable housing units and/or senior housing to be consistent with state law (SB 1818). Two applications were filed in 2007 that are still in entitlement phases.

- Adoption of the *Valley Boulevard Specific Plan* in December 2006 that includes increased residential densities and revised code language that will provide incentives for mixed-use development.

SECTION 3: MEETING REGIONAL HOUSING NEEDS

In the 2006-07 fiscal year, the City of San Gabriel continued to make significant progress toward meeting its share of the region's housing needs. As detailed in the following table, a net increase of 15 dwelling units was produced during the most recent fiscal year. Of these, 20% (3 units) were affordable to low and moderate income households. Based on Southern California Association of Government's latest Regional Housing Needs Assessment, San Gabriel is required to provide 820 units within the next RHNA cycle from 2006-2014. The City is working with a consultant, Conexus, Inc., to prepare the City's Housing Element Update due to the State Department of Housing and Community Development by June 30, 2008.

Progress in meeting Regional Housing Need				
Income/ Affordability Category	Regional Housing Needs (RHNA) 2006-2014	Number of New Units Constructed 2005-2006	Number of New Units Constructed 2006-2007	Remaining Units Needed
Very Low	204	1	3	200
Low	126	4	0	122
Moderate	139	14	7	118
Upper	351	15	5	331
Total	820	34	15	771
Sources: Community Development Department, City of San Gabriel, 2007 Southern California Association of Governments, 2007				

III. RECOMMENDATION

Staff recommends that the City Council:

1. Affirm the information contained in the General Plan Implementation Report for Fiscal Year 2006-2007 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).