



Housing Policy Department  
Received on:

APR 02 2013

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March 28, 2013

Department of Housing and Community Development  
1800 3<sup>rd</sup> Street, Room 430  
Sacramento, CA 95814

I am pleased to submit with this document, the City of Stanton's General Plan Annual Progress Report for Calendar Year 2012, which was reviewed and recorded by the City Council on March 26, 2013. Also enclosed is a copy of the City Council's Minute Order documenting the City Council's review. This Progress Report is being submitted to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) pursuant to Government Code Sections 65400 (b), 65583 (c)(3), and 65584.

The General Plan Annual Progress Report is based on a calendar year cycle covering the period from January 1, 2012 to December 31, 2012. The report entails a brief summary of the implementation of the General Plan and provides information on the City's progress towards meeting its 2006-2014 RHNA obligations.

If you need further information or have additional questions, please feel free to contact me at (714) 379-9222 extension 213.

Sincerely,

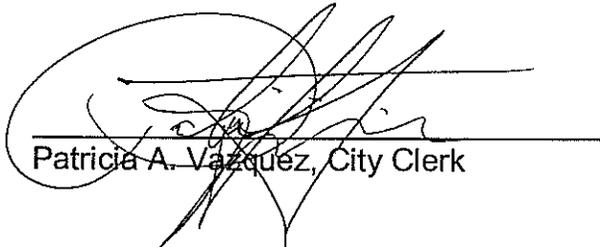
A handwritten signature in black ink, appearing to read "Omar Dadabhoy", written over a white background.

Omar Dadabhoy  
Community Development Director

Enc.



THE FOLLOWING IS AN EXCERPT OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MARCH 26, 2013, WHICH ARE SCHEDULED FOR CONSIDERATION BY THE CITY COUNCIL AT THE APRIL 9, 2013 MEETING.



Patricia A. Vazquez, City Clerk

**9. CONSENT CALENDAR**

Motion/Second: Ethans/Ramirez  
Motion unanimously carried:

The City Council unanimously approved the following Consent Calendar item:

**9D. GENERAL PLAN ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2012**

The attached General Plan Annual Progress Report for Calendar Year 2012 for the City of Stanton is being presented to the City Council for its consideration as required by State Law.

1. The City Council received and filed the General Plan Annual Progress Report; and
2. Authorized submittal to the Governor's Office of Planning and Research and the State Housing and Community Development Department.



City of Stanton

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General Plan  
Annual Progress Report  
For Calendar Year 2012

Prepared For:

CITY OF STANTON CITY COUNCIL  
7800 KATELLA AVENUE  
STANTON, CA 90680

and

THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT  
P.O. Box 3044  
SACRAMENTO, CA 95812-3044  
(916) 445-0613

and

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT  
P.O. Box 952053  
SACRAMENTO, CA 94252-2053  
(916) 445-4728

Submitted By:

THE CITY OF STANTON  
COMMUNITY DEVELOPMENT DEPARTMENT  
7800 KATELLA AVENUE  
STANTON, CA 90680

MARCH 27, 2013

CONTACTS:

OMAR DADABHOY  
COMMUNITY DEVELOPMENT DIRECTOR  
(714) 890-4213

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## I. Introduction

The City of Stanton is required by State law to have a legally adequate General Plan (Government Code § 65300 et seq.), which primarily addresses the physical development of the City and any land outside its boundaries, but within its sphere of influence. As part of its General Plan, the City must include the following seven elements: 1) Land Use; 2) Circulation; 3) Housing; 4) Conservation; 5) Open Space; 6) Noise; and 7) Safety (§ 65301(c)). The City's General Plan also includes three optional elements: Economic Development, Community Design, and Regional Coordination, which includes air quality, congestion management and growth management.

State law further requires the preparation of an annual progress report to the City Council, the Governor's Office of Planning and Research (OPR) and the State Housing and Community Development Department (HCD) (§ 65400(b)). The purpose of the report is to provide the Planning Commission, City Council and state agencies with an update on the City's progress towards implementing the General Plan in accordance with adopted goals, policies and action items. It is for the purposes of meeting these requirements that this document has been prepared and submitted.

## II. Comprehensive Zoning Code Update

On September 23, 2008, the City of Stanton adopted a new General Plan. While the General Plan Update has maintained many of the goals and policies of the past General Plan, the update has also incorporated additional Land Use Policy tools to facilitate further growth of the City while adopting current planning practices. In December 2009, the City initiated a comprehensive zoning code update in order to ensure internal consistency with the General Plan. As part of the comprehensive update, the City will be incorporating the required provisions set forth in SB2 pertaining to emergency shelters, transitional housing, and supportive housing; updating the density bonus requirements; and will explore the implementation of universal design standards. The comprehensive zoning code update would also develop overlay zones to implement the mixed-use districts created in the General Plan. The zoning code update is anticipated to be completed within the first half of Calendar Year 2013.

## III. General Plan Amendment Activity

During CY 2012, the City Council approved a General Plan Amendment to pre-designate the land use categories for four unincorporated county islands within the City's Sphere of Influence as determined by Local Agency Formation Commission (LAFCO). These areas include the Dale/Augusta Island located between Orangewood and Chapman, west of Dale Ave. which is now pre-designated as Low Density Residential; the Carmel/Lampson Island located on the north side of Lampson Ave. at the eastern most portion of the City which is now pre-designated as High Density Residential; the Mac/Syracuse Island located toward the northwest corner of Katella Ave. and Magnolia Ave. which is now pre-

designated as Low Density Residential and General Mixed Use; and the Katella/Rustic Island located toward the northeast corner of Katella Ave. and Magnolia Ave. which is now pre-designated as Low Density Residential and General Commercial.

#### IV. Housing Element Activity

##### Regional Housing Needs Assessment (RHNA)

Housing Element law requires jurisdictions to review their Housing Elements as frequently as appropriate, but not less than once every five to eight years. Housing Elements should be evaluated periodically for the purpose of determining the local agency's progress in meeting its share of regional housing needs and to ease governmental constraints to the development of affordable housing. The City's progress towards achieving its fair share of RHNA allocation of 818 new residential units is presented in this report. The current RHNA cycle for the City is from January 1, 2006 to June 30, 2014.

Tables A, A2, and B, which indicate the City's progress towards meeting its RHNA allocation, have been updated from the previous progress report. This update includes the RHNA allocation for the current cycle and an un-accommodated need of 274 units from the previous RHNA cycle.

*Table A* is designated to report any mixed-income multifamily projects during the reporting period. As there were no mixed-income multifamily projects for this reporting period, no housing units were reported in *Table A*. All housing units are reported in *Table A3*.

Table A

Jurisdiction Stanton, CA  
 Reporting Period 1/1/2012 - 12/31/2012

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

1	2	3	4			5	6		7	8
			Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	Deed Restricted Units
							<b>(9) Total of Above Moderate from Table A2</b>			
<b>(10) Total by income units (Field 5) Table A</b>			0	0	0	0	0	0	0	

Table A2 documents the building activity for units rehabilitated, preserved, and acquired.

Table A2

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

Activity Type	Affordability by Household Incomes				TOTAL UNITS
	Extremely Low-Income*	Very Low-Income	Low-Income		
(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	0

(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1

Table A3 documents the building activity for above moderate-income units.

Table A3

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

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	0	0	0	0	0	0

Table B documents the City's progress towards meeting its fair share RHNA objectives through December 31, 2012.

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

Income Level	RHNA Allocation	Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.										Total Remaining RHNA by Income Level	
		2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)		
Very Low	288	0	0	0	0	0	0	0	0	0	0	0	288
		0	0	0	0	0	0	0	0	0	0	0	
Low	187	0	0	0	0	0	0	0	0	0	0	0	187
		0	0	0	0	0	0	0	0	0	0	0	
Moderate	107	0	0	0	0	0	0	0	0	0	0	0	52
		5 <sup>1</sup>	32	12	6	0	0	0	0	0	0	55	
Above Moderate	236	30	49	41	31	22	12	0	0	0	0	185	51
Total RHNA by COG												818	
Enter allocation number:												240	
Total Units		35	81	53	37	22	12	0	0	0	0	240	578
Remaining Need for RHNA Period													

Notes:

1. 8 unit condominium project located at 10372-10379 Ryan Street. 2 units were permitted in 2005, and 5 in 2006, and 1 in 2009. Units are being rented for \$1,850 per month.

Table C documents the City's program implementation progress status as of CY 2012.

Table C  
Program Implementation Status

Program Description (By Housing Element Program Names)	Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element 65583.	Status of Program Implementation
Name of Program	Objective	Deadline in H.E.
<p>Goal H-1.1, Policy Area #1 Production of New Housing: Provide for a housing stock of sufficient quantity composed of a variety and range of types and costs.</p>	<p>Expedite project review, revise fees, streamline process, amendment of density bonuses, encourage mixed-use and infill development, and determine location of adequate sites for affordable housing.</p>	<p>On-going</p>
<p>Goal H-2.1, Policy Area #2 Rehabilitation of Existing Housing Stock: Maintain a housing stock that is conserved in a sound, safe and sanitary condition.</p>	<p>Assist in rehabilitating renter/owner occupied units, maintain necessary infrastructure improvements, ensure minimum health and safety through the California Building Code, continue a proactive code enforcement program, acquire and rehabilitate units with non-profit entities.</p>	<p>50 Annually</p>
<p>Goal H-4.1, Policy Area #4 Increasing Access to Housing Opportunity: Encourage access to decent and suitable housing opportunities for all Stanton residents.</p>	<p>Pursue funding sources for homeownership assistance, participate in the OC Mortgage Certificate Program and OC Homeless Issues Task Force, and comply with SB2. Encourage the feasible conversions of hotel/motels to permanent housing, support the development of housing for larger families, adopt reasonable accommodating procedures, revise the City's definition of "family", and continue to provide referral services and information regarding Section 8 Rental Housing Assistance Program and Fair Housing Counseling, and development of housing for extremely low-income households.</p>	<p>On-going</p>
<p>Goal H-5.1, Policy Area #5 Expanding Outreach: Increase awareness of and participation in housing programs.</p>	<p>The City will continue efforts consolidating and disseminating information through community access to comprehensive housing information and providing housing information outreach to the resident and development community.</p>	<p>On-going</p>

As indicated in *Table B*, 240 units have been constructed. This represents 29% of the total RHNA. Achievement has occurred in the above-moderate income category in which 77% of the RHNA allocation has been accomplished.

In order to promote additional affordable housing, the City allows for high density housing as part of its General Plan, adopted in CY 2008. Included are three mixed-use designations allowing for densities between 45du/ac to 60du/ac along major commercial corridors and gateways which would add 225.6 acres of potential housing stock. The General Mixed-Use designation is along the City's major thoroughfares of Beach Boulevard and Katella Avenue and allows for densities of 45 du/ac. The City has also created two specific mixed-use project areas. The North Gateway Mixed-Use District along Beach Boulevard and Starr Street allows for a variety of vertical and horizontal mixed-use, with up to three stories in height and up to 45 du/ac. The second mixed-use project area is the South Gateway Mixed-Use District along Beach Boulevard and Garden Grove Boulevard. This district allows for vertical and horizontal mixed-use, with up to five stories, and 60 du/ac.

In addition, in CY 2012, the City annexed one of the county unincorporated islands within the City's sphere of influence. The Kermore Island is approximately 11.5 acres, and contains 19 properties. The Kermore Island had been pre-designated in the General Plan for Medium Density Residential, and was pre-zoned C-3 (Special Commercial) in the Zoning Code. Under the current zoning regulations, the potential redevelopment capacity would allow for the inclusion of 67 additional residential units.

*Progress Towards Implementation of Housing Element Goals and Policies*

During Calendar Year 2012, the City continued implementation of several goals and policies contained within the Housing Element. However, several goals and policies identified in the Housing Element were reliant on funding through the Redevelopment Agency. Due to the actions of the State Legislature, redevelopment agencies throughout California ceased operations in July 2011. The City's main focus has been on the wind down process. Without the redevelopment funding sources, several of the goals and policies in the Housing Element will have to be reevaluated or eliminated.

Aside from the redevelopment goals and policies, the City has made efforts to continue implementation of the remaining goals and policies in the Housing Element. In an effort to provide adequate sites for affordable housing (Action H-1.1.1(f), Policy Area #1), the City conducted zone changes on four properties, and amended the Zoning Code to allow for higher densities on the properties identified in the Housing Element for affordable housing.

In addition, the City has made efforts to "address the needs of the homeless population" (Strategy H-4.1.2, Policy Area #4) by forming a Neighborhood

Enhancement Task Force, partnering with non-profits such as the Illumination Foundation, and other stakeholders such as the Sheriff's Department, and neighborhood leaders to address the issue of homelessness in the City.

The City has also continued to implement the Housing Element policy of encouraging "production for a housing stock of sufficient quantity composed of a variety and range of types and costs" (Goal H-1.1, Policy Area #1). To this end, the City has encouraged property owners and developers to recycle mid-block commercial sites to mixed-uses, as implemented through the General Plan which was adopted in CY 2008. There were three residential projects that would provide an additional 45 units that were entitled in CY 2012, with anticipated construction in CY 2013.

In implementing Goal H-1.1, Policy Area #1 of the Housing Element, the City has been in the process of developing new zoning regulations allowing for mixed-use development for mid-block commercial areas, primarily along Beach Boulevard and Katella Avenue. The new zoning regulations are expected to be completed in the first half of CY 2013.

#### *Progress Towards Developing Affordable Housing*

The City has also focused on a neighborhood with one of the highest crime rates and highest population densities for redevelopment and future construction of affordable housing. The Tina/Pacific neighborhood originally housed 40 apartment complexes, each consisting of four units. The City has developed a plan to purchase all 40 properties, demolish the existing blighted structures, and construct a new affordable housing development. The City purchased one property in CY 2009 and 10 properties in CY 2010, which have been demolished. In CY 2011, 10 properties were purchased, and in CY 2012 an additional four properties were purchased, and one was demolished. The properties purchased in CY 2012 had existing Purchase and Sales Agreements in place and were in escrow prior to the dissolution of the redevelopment agencies. Due to the dissolution of the redevelopment agencies, the City has been unable to move forward with this project. Currently, the City is managing 44 occupied apartment units. The neighborhood is still severely blighted and continues to deteriorate due to lack of continuation of the project.

#### IV. Conclusion

During Calendar Year 2012, the City worked on a variety of tasks to update and implement its long-range planning documents. Efforts were particularly focused on the comprehensive Zoning Code Update, and the initiation of drafting the new 2014-2021 Housing Element.

The transformation of the City from strict use separation to mixed-use is expected to create several hundred potential new housing units over the coming years. However, due to the global economic downturn and long recovery process, increased stringency in lending, a large state deficit, and the elimination of Redevelopment Agencies, securing affordable housing for future projects will require funding from a wide variety of sources, including regional housing authority assistance, and federal grants and tax credits.