



City of Sonora

Community Development Department
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MEMORANDUM

DATE: March 19, 2018
TO: Honorable Mayor and Council Members
FROM: Rachele Kellogg, Community Development Director
SUBJECT: 2017 General Plan Annual Progress Report

RECOMMENDATION:

City Staff recommends approval of the following:

- 1) Acceptance by the City Council of the 2017 General Plan 2020 Annual Report.

BACKGROUND:

Pursuant to the requirements under Government Code Section 65400, the Community Development Department has prepared the Annual Progress Report (APR) for the City of Sonora's General Plan 2020. The report is required to be accepted by the Council and submitted to the Governor's Office of Planning and Research and to the Department of Housing and Community Development (HCD).

The purpose of the APR is to inform legislative bodies regarding the implementation of the General Plan for the City and must be presented to the City Council at a regular meeting. The APR is to describe how land use decisions were made during the preceding year related to adopted goals, policies and implementation programs of the General Plan. The Government Code Section stipulates that the report "should provide enough information to identify necessary course adjustments or modifications to the General Plan, and means to improve local implementation". The APR is required to include the Annual Housing Element Progress Report on the form prescribed by HCD.

Senate Bill No. 341, signed into law on October 13, 2013, added additional reporting requirements which started in Fiscal Year 2013/14. The City of Sonora as the Housing Successor for former Sonora Redevelopment Agency is now required to submit the Low and Moderate Income Housing Asset Report annually to the Department of Housing and Community Development as an attachment to the Housing Element Progress Report.

City of Sonora

Sonora General Plan 2020

2016 General Plan Annual Report

General Plan 2020: Adopted May 30, 2007

General Plan 2020 amendments in 2017: During 2017 the City approved the 2020 General Plan – 2017 Comprehensive Amendment under City Council Resolution #10-16-2017-A.

General Plan in compliance with state (OPR) general plan guidelines? Yes

Background:

Pursuant to Government Code Section 65400(a)(2), a General Plan Annual Progress Report (APR) must be accepted by the City Council and additionally submitted to the Governor’s Office of Planning and Research State Clearinghouse (OPR), on or before April 1st, of each year reporting on the preceding calendar year. In addition, the Annual Housing Element Progress Report (Attachment A) must be submitted to the California Department of Housing and Community Development and also to OPR prior to April 1st.

There is not a standardized format for the General Plan APR but there is one for the Housing Element Progress Report. The purpose of the APR is to inform the Sonora City Council regarding activities related to the implementation of the Sonora General Plan 2020. Per State Clearinghouse Guidelines, the APR should describe land use decisions related to adopted goals, policies and implementation measures of the General Plan 2020 and should provide enough information to identify necessary course adjustments or modifications to the General Plan and means to improve local implementation.

The following provides a summary of major projects implemented in 2017 relevant to the Sonora General Plan 2020:

- 1) Rezone Applications –
 - a. On May 15, 2017, the City Council adopted Ordinance No. 839 amending the Sonora Zoning Map by rezoning Assessor’s Parcel Numbers 035-230-39, 035-230-41 and 035-230-42, from Planned Development (PD) to General Commercial (CG).

Project related General Plan Goals & Implementation Programs:

Goal 1.A - Provide a well-organized and orderly development pattern that maintains and enhances the City of Sonora’s social, economic, cultural, environmental, and aesthetic resources while managing growth so that adequate facilities and services can be provided in pace with development.

- 2) Under CDBG Grant #16-CDBG-11145 the City received funding for the City of Sonora's Homebuyer's Assistance Loan Program which will allow the City to assist approximately 5 low-income households in the purchase of a home within the City.

Project related General Plan Goals & Implementation Programs:

Housing Element Programs:

Housing Element Goal 1 – Maintain and improve the quality of existing housing and residential neighborhoods in Sonora.

- ~ Policy 1.5 – Continue to pursue available sources of funding for maintaining and expanding the supply of affordable housing for lower and moderate income households, including extremely low income households.*

Housing Element Goal 2 – Facilitate the provision of a range of housing types to meet the diverse needs of the community.

- ~ Policy 2.1 – Provide quality housing opportunities for current and future residents with a diverse range of income levels.*
- ~ Policy 2.2 – Provide expanded housing opportunities for the community's workforce.*

Housing Element Programs:

- ~ 3.A.1 – Encourage the establishment of small, affordable housing units distributed throughout the City.*
- ~ 3.A.2 – Use available funding sources to establish housing opportunities near the City's commercial centers.*
- ~ 3.A.3 - Continue to seek funding to ensure the continuation of the City's Homebuyers Assistance Program.*
- ~ 3.A.4 – Continue to pursue grant funding supporting the provision of affordable housing.*

- 3) On August 21, 2017, the City Council adopted Ordinance No. 840 which provided for expedited permitting procedures for electric vehicle charging stations.

Project related General Plan Goals & Implementation Programs:

Goal 4.B - Conserve energy resources in a manner which maintains or enhances air quality, water quality, scenic values and other natural resources.

- 4) On December 18, 2017, the City Council adopted Ordinance No. 843 which amended the criteria, conditions and administrative requirements pertaining to Home Occupations within the City.

Project related General Plan Goals & Implementation Programs:

Goal 1.B - Balance the social, environmental, economic, cultural, and aesthetic elements of the City of Sonora to provide a quality living environment and to maintain the city as a distinct community with a buffer between the unincorporated County.

~ 1.B.1 – Minimize conflicts between adjacent land uses.

- 5) On December 18, 2017, the City Council adopted Ordinance No. 844, nonconforming Uses – Use Permit Procedures, which provided for a process to restore residential use through a use permit and revised requirements related to revocation or modification of an existing use permit. The ordinance also included various administrative changes.

Project related General Plan Goals & Implementation Programs:

Goal 1.B - Balance the social, environmental, economic, cultural, and aesthetic elements of the City of Sonora to provide a quality living environment and to maintain the city as a distinct community with a buffer between the unincorporated County.

~ 1.B.1 – Minimize conflicts between adjacent land uses.

Goal 1.C – Maintain and enhance the character and diversity of the City’s historic neighborhoods and downtown.

~ 1.C.1 – Encourage the retention, rehabilitation and restoration of historic structures.

~ 1.C.2 – Preserve the contextual setting of the City’s historic neighborhoods and historic districts.

Goal 1.D – Provide for a wide variety of housing types and a high quality living environment for City residents while maintaining and enhancing the City’s economic base.

Housing Element Goal 2 – Facilitate the provision of a range of housing types to meet the diverse needs of the community.

~ Policy 2.1 – Provide quality housing opportunities for current and future residents with a diverse range of income levels.

- 6) On December 18, 2017, the City Council adopted Ordinance No. 845, Wireless Telecommunication Facilities, which implemented requirements and regulations related to locating wireless telecommunication facilities within the City.

Project related General Plan Goals & Implementation Programs:

Goal 1.B - Balance the social, environmental, economic, cultural, and aesthetic elements of the City of Sonora to provide a quality living environment and to maintain the city as a distinct community with a buffer between the unincorporated County.

~ 1.B.1 – Minimize conflicts between adjacent land uses.

~ 1.B.2 – Encourage development which complements and blends in with its surroundings.

~ 1.B.3 – Consider aesthetics when reviewing development proposals.

Goal 1.C – Maintain and enhance the character and diversity of the City’s historic neighborhoods and downtown.

~ 1.C.2 – Preserve the contextual setting of the City’s historic neighborhoods and historic districts.

Goal 5.A – Maintain or reduce noise levels throughout the City as necessary to achieve noise compatibility between residential, commercial, public facility and other surrounding land uses.

~ 5.A.1 – Prevent the introduction of new noise-producing uses in noise-sensitive areas.

Goal 11.A – Preserve and enhance the natural, scenic and cultural resources and rural character of Sonora.

~ 11.A.1 – Conserve the City’s natural, scenic and cultural resources.

~ 11.A.2 – Conserve the scenic qualities of hillsides and hilltops.

~ 11.A.3 – Encourage new development to blend with the existing landscape and streetscape.

7) On December 18, 2017, the City Council adopted Ordinance No. 846, Site Plan, which revised site plan review requirements and established requirements for the undergrounding of utilities.

Project related General Plan Goals & Implementation Programs:

Goal 1.A – Provide a well-organized and orderly development pattern that maintains and enhances the City of Sonora’s social, economic, cultural, environmental, and aesthetic resources while managing growth so that adequate facilities and services can be provide in pace with development.

~ 1.A.3 – Ensure that the extent of development shall be related to the property’s environmental constraints.

Goal 1.B - Balance the social, environmental, economic, cultural, and aesthetic elements of the City of Sonora to provide a quality living environment and to maintain the city as a distinct community with a buffer between the unincorporated County.

~ 1.B.1 – Minimize conflicts between adjacent land uses.

~ 1.B.2 – Encourage development which complements and blends in with its surroundings.

~ 1.B.3 – Consider aesthetics when reviewing development proposals.

The following zoning ordinances were adopted in 2017:

- No. 839 15 Pesce Way Rezone
- No. 840 Electric Vehicle Charging Stations – Expedited Permitting

- No. 843 Home Occupation
- No. 844 Nonconforming Uses – Use Permit Procedure
- No. 845 Wireless Telecommunication Facilities
- No. 846 Site Plan

Housing Element:

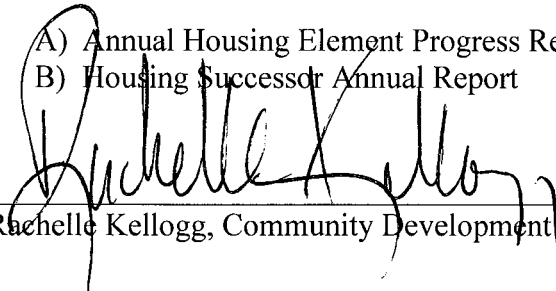
On June 2, 2014 the City Council adopted the 2014-2019 Housing Element which was subsequently found to be in full compliance with State Housing Element Law by the State Department of Housing and Community Development. The State Department of Housing and Community Development 2017 Annual Element Progress Report – Housing Element Implementation Report is attached hereto.

Identified Needs:

- 1) With the adoption of the 2020 General Plan – 2017 Comprehensive Amendment, the General Plan is more closely aligned with the City’s Zoning Ordinance, Title 17. However, City staff will continue to recommend, as needed, changes to the Zoning Ordinance to address any additional inconsistencies or amendments related to the implementation of policies and/or programs identified within the 2020 General Plan.

Attachments:

- A) Annual Housing Element Progress Report
- B) Housing Successor Annual Report



Rachelle Kellogg, Community Development Director

March 19, 2018
Date

ATTACHMENTS

Annual Housing Element Progress Report

Housing Successor Annual Report

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SONORA
 Reporting Period 01/01/2017 - 12/31/2017

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

| 1 | Housing Development Information | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions | |
|---|---------------------------------|---|---|---|----|--|---|---|---|
| | 2 | 3 | 4 | 5 | 5a | 6 | 7 | 8 | 8 |
| | | | | | | | | | |
| (9) Total of Moderate and Above Moderate from Table A3 | | | | | | | | | |
| | 0 | 0 | 1 | 0 | 0 | | | | |
| (11) Total Extremely Low-Income Units* | | | | | | | | | |
| | | | 0 | | | | | | |

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SONORA
Reporting Period 01/01/2017 - 12/31/2017

**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 it 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 |
|-----------------------------------|------------------------------------|---|---|---|---|
| | | | | | |
| (1) Rehabilitation Activity | 0 | 0 | 0 | 0 | |
| (2) Preservation of Units At-Risk | 0 | 0 | 0 | 0 | |
| (3) Acquisition of Units | 0 | 0 | 0 | 0 | |
| (5) Total Units by Income | 0 | 0 | 0 | 0 | |

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SONORA
 Reporting Period 01/01/2017 - 12/31/2017

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 | 1 | 0 | 0 | 0 | 0 | 1 | 0 |
| No. of Units Permitted for Above Moderate | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SONORA
 Reporting Period 01/01/2017 - 12/31/2017

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 | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--------------------------------------|
| | | | | | | | | | | | | |
| Very Low | Deed Restricted | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| | Non-Restricted | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Low | Deed Restricted | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 6 |
| | Non-Restricted | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Moderate | | 2 | 2 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 7 | 12 |
| Above Moderate | | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 38 |
| Total RHNA by COG. Enter allocation number: | | 100 | | | | | | | | | | |
| Total Units | | 3 | 3 | 14 | 1 | 0 | 0 | 0 | 0 | 0 | 21 | 79 |
| 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 SONORA
 Reporting Period 01/01/2017 - 12/31/2017

Table C
Program Implementation Status

| Program Description (By Housing Element Program Names) | Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation |
|---|---|--|----------------------------------|--|
| 3.A.1 Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City. | 3.A.1 Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City. | Reported on previous APRs | Ongoing | The City has reported on accomplishments under this program on previous APR. The City is reporting on new accomplishments within this Table C of this APR. |
| 3.A.1 Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City. | 3.A.1 Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City. | Rezone existing parcels to provide additional housing opportunities | Ongoing | The City Council adopted the following Ordinances which increased the number of multi-family residential parcels within the City: #823 Rezoned 1 parcel from Single Family Residential to Multi-Family Residential #830 Rezoned 4 parcels from Commercial to Multi-Family Residential #831 Rezoned 1 parcel from General Commercial to Multi-Family Residential |
| 3.A.1 Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City. | 3.A.1 Encourage the Establishment of Small, Affordable Housing Units Distributed Throughout the City. | Prepare a vacant parcel map for parcels for identified zoning districts | By December 31, 2014 | Completed with new software in 2015. |
| 3.A.2 Use Available Funding Sources to Establish Housing Opportunities near the City's Commercial Centers | 3.A.2 Use Available Funding Sources to Establish Housing Opportunities near the City's Commercial Centers | Reduced parking requirements for developments that include low-income housing with long-term affordability covenants | Draft Ordinance by June 30, 2015 | Completed in 2015. In addition to accomplishments previously reported, the City Council adopted Ordinance #844 which allows commercially zoned parcels to restore residential use of a structure originally constructed for that use through a Use Permit Process. |

| | | | |
|--|---|----------------------------|--|
| 3.A.3 Continue to seek funding to ensure the continuation of the City's Homebuyers Assistance Program | Consider using CDBG funding for the purchase of homes within the City. | Ongoing | The City submitted a Community Development Block Grant Application to fund the City's Homebuyers Assistance Loan Program. The City was successful in obtaining the grant, under #16-CDBG-11145, which will allow the City to assist approximately 5 low-income households in the purchase of a home within the City. |
| 3.A.4 Continue to pursue grant funding supporting the provision of affordable housing. | Continue to pursue grant funding in support of affordable housing. | Ongoing | In addition to previously reported accomplishments the City obtained a CDBG grant to fund the Homebuyers Assistance Loan Program as described under Program 3.A.3. |
| 3.A.5 Facilitate the exchange/consolidation of the region's housing assistance information | Include information related to housing programs or services on the City's website and at the CDD public counter. | Ongoing | The City of Sonora has created a new website and all housing program information is available on the site and at the CDD public counter. Fair Housing information is also provided on the City's website and at the CDD public counter. |
| 3.A.6 Continue to provide the City Employee Down Payment Assistance Program | Continue to offer City employees home ownership incentives in conjunction with City Employment. | Ongoing | The Program is still available. |
| 3.B.1 Continue to provide flexible standards for on and off-site improvement for the construction of extremely low-to-moderate income housing. | Continue to provide flexible standards for on and off-site improvements for extremely low-to-moderate income housing projects. | Ongoing | The Stewart Street Multi-Family Project was the only project/application that the City received under the current Housing Element and this project received reduced parking requirements and a density bonus. |
| 3.B.2 Continue to waive or reduce certain fees for extremely low, very low and low income housing projects | Waive or reduce fees for extremely low, very low and low income housing projects. | Ongoing | Fees for the Stewart Street Multi-Family Housing Project were reduced and waived by the City. This is the only eligible project/application that the City has received under the current Housing Element. |
| 3.B.3 Update, maintain, and promote the City's density bonus program | Reported on previously | Prior to December 31, 2015 | Completed in 2015 |
| 3.B.4 Encourage the establishment of single-room occupancy housing | Reported on previous APR | By December 31, 2015 | Completed in 2015 |
| 3.C.1 Continue to apply the State Historic Building Code for qualified buildings | Continue to apply the State Historic Building Code for qualified historic buildings listed within the City's historical inventory | Ongoing | The City of Sonora received a CDBG grant to complete the Final Phase - Sonora Historic Resources Inventory Project. Under this project, a total of 589 properties were inventoried and are now included within the City's Historical Inventory. This project greatly expanded the number of residential structures now eligible to use the State Historic Building Code. |
| 3.C.2 Maintain priorities for rehabilitation | The objectives under this Program apply to the City's former Housing Rehabilitation Loan Program. | Ongoing | Due to loss Redevelopment Housing Funding and new requirements for the use of Program Income under the State CDBG Program the City no longer offers a Housing Rehabilitation Loan Program. |
| 3.C.3 Continue to pursue projects promoting | See comments under Program 3.C.2. | Ongoing | |

| | | | | |
|---|---|------------------------|--|--|
| neighborhood improvements in conjunction with housing rehabilitation | | | | |
| 3.C.4 Continue to monitor the status of at-risk units and inform agencies able to pursue purchase and support acquisition efforts | Continue to monitor at-risk housing developments within the City. | Ongoing | This is periodically done by the Community Development Department. The City has not received any requests for assistance with funding opportunity for any multi-family developments or projects within the City under the current Housing Element. | |
| 3.C.5 Continue to implement the City's CDBG Reuse Plan | Continue to implement the City's Reuse Plan to include housing rehabilitation activities and preservation of assisted low-income housing units. | Ongoing | The State CDBG requirements relating to Program Income have been drastically changed. All of the City's available Program Income has been used for open grants and the City's no longer has funding for the Housing Rehabilitation Loan Program. The City does continue to monitor units that were previously assisted through all prior housing programs to assure that owners are complying with funding requirements. | |
| 3.C.6 Update and maintain the City's Condominium Conversion Ordinance | Update and continue to implement the City's Condominium Conversion Ordinance. | Prior to December 2015 | There are no, nor has there been, any owner occupied condominiums within the City of Sonora so the current ordinance remains as originally adopted. | |
| 3.C.7 Consider Adopting the Mills Act | Consider and promote the availability of the Mills Act for the rehabilitation of historic structures for residential use. Provide the Sonora Planning Commission with information related to the Mills Act. | Prior to December 2015 | The City Council has discussed adopting the Mills Act but have not taken action on this item | |
| 3.C.8 Continue to expand funding for the City's Housing Rehabilitation Loan Program. | See comments in Program 3.C.5 | Ongoing | | |
| 3.C.9 Continue to coordinate with the Amador-Tuolumne Community Action Agency to promote energy conservation for housing rehabilitation projects. | Provide information to the public about ATCAA's energy-conservation program | Ongoing | Even though the City no longer offers the Housing Rehabilitation Loan Program, information regarding ATCAA's Programs are still provided to the public. | |
| 3.C.10 Continue to enforce state energy efficiency standards for residential buildings | Continue to enforce state energy efficiency standards for residential buildings. | Ongoing | The City enforces all energy efficiency standards required under the applicable California Building Codes. | |
| 3.C.11 Support the reduction of contamination hazards in older buildings | Support the reduction of contamination hazards during the rehabilitation of older buildings by providing information at the CDD public counter. | Ongoing | The City provides information regarding possible hazards during rehabilitation of older buildings and enforces all requirements for hazard removal within the applicable California Building Codes. | |
| 3.C.12 Continue to publicize the City's Rehabilitation Program | See comments in Program 3.C.5 | Ongoing | | |
| 3.C.13 Climate/Green/Energy Programs | Implement the California Green Building Codes. | Ongoing | City is enforcing the applicable California Green Building Codes. | |

The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, Sonora Redevelopment Agency, and City of Sonora, for the period of January 1, 2004 to January 1, 2014, in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, Sonora Redevelopment Agency and City of Sonora within the same time period. None

Excess Surplus: **The LMIHAF does not have Excess Surplus**

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater.

The following provides the Excess Surplus test for the preceding four Fiscal Years:

| | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 | FY 2017 |
|-----------------------|---------|-----------|-----------|-----------|-----------|-----------|------------|
| Add: | N/A | 76,364.44 | 12,842.44 | 13,208.16 | 18,520.81 | 74,247.90 | 48,372.25 |
| Deposits | | | | | | | |
| Ending Balance | N/A | 75,098.21 | 39,804.96 | 18,371.00 | 27,900.85 | 96,462.11 | 132,161.25 |

Provide an inventory of homeownership units assisted by the Sonora Redevelopment Agency subject to covenants & restrictions pursuant to subdivision (f) of Section HSC Section 33334.3. None