

City of Sonora

Sonora General Plan 2020

2015 General Plan Annual Report

General Plan 2020: Adopted May 30, 2007

General Plan 2020 amendments in 2015: During 2015 the City approved one amendment to the General Plan, a General Plan Text Amendment under City Council Resolution #11-02-2015-A eliminating the minimum lot size requirements within the Medium Density Residential (MDR) and the High Density Residential (HDR) Land Use Designations.

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) is due 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 2015 relevant to the Sonora General Plan 2020:

- 1) Land Use Entitlement Applications – On May 11, 2015 the Sonora Planning Commission approved the site plan for a 7 unit multifamily structure to be located at 489 S. Stewart Street. At the same meeting the Commission approved the revised Site Plan and Design Review Application for the Sonora Regional Medical Center Outpatient Pavilion to be located at 900 – 916 Mono Way. Additionally in 2015, the City approved two Design Review Applications and one variance.

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.

Goal 1.E – Maintain and enhance the present and future needs of City and county residents and visitors while maintaining and enhancing the City’s economic base and conserving the City’s social, economic, cultural, environmental, and aesthetic resources.

~ Implementation Program 1.E.a – Continue to maintain and update Commercial Development Standards and the Site Plan Review Process.

2) Rezone Applications –

- a. On February 2, 2015, the City Council adopted Ordinance No. 823 amending the Sonora Zoning Map by rezoning the property located at 90 Columbia Way from Single-Family Residential (R-1) and limited Multifamily Residential (R-2) to Multifamily Residential (R-3).
- b. On October 19, 2015, the City Council adopted Ordinance No. 830 amending the Sonora Zoning Map by rezoning the properties located at 86 Mono Way, 647 S. Stewart Street and 677 S. Stewart Street from Commercial (C) to Multifamily Residential (R-3).
- c. On November 16, 2015, the City Council adopted Ordinance No. 831 amending the Sonora Zoning Map by rezoning the property located at 241 Hospital Road from General Commercial (CG) to Multifamily Residential (R-3).

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.

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 2.3 – Encourage both the private and public sectors to produce or assist in the production of housing.*

Housing Element Goal 3 – Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City’s share of the regional housing needs.

- ~ Policy 3.3 – facilitate the development of multi-family housing on vacant parcels designated for medium-high and high density residential uses.*
- ~ Policy 2.3 – Encourage both the private and public sectors to produce or assist in the production of housing.*

Housing Element Programs:

~ 3.A.1 – *Encourage the establishment of small, affordable housing units distributed throughout the City.*

3) Title 17, Zoning Ordinance Text Amendments –

- a. On February 2, 2015, the City Council adopted Ordinance No. 822 which established bed and breakfast facilities as a permitted use in the Tourist and Administrative Zone (CO) and the Commercial Zone (C). It also established a roominghouse or boarding house as a use allowed by right under the Multifamily Residential Zoning District (R-3) and eliminated the maximum 5 unit restriction for roominghouses or boardinghouses.
- b. On February 2, 2015, the City Council adopted Ordinance No. 824 which defined transient residential use and provided for its regulations and specified the zoning districts in which they can exist.
- c. On November 16, 2015 the City Council adopted Ordinance No. 832. The Zoning Ordinance text amendments were a culmination of changes necessary to bring the Zoning Ordinance into compliance with the General Plan. The Ordinance added two new regulations regarding parking stall requirements providing for the reduction of parking for low income housing projects within the City of Sonora. The Ordinance removed the percentage requirements for density bonuses and instead refers to the State Law. The Ordinance encourages senior housing types in various zoning districts within the City. It also provides for Eating and Drinking Establishments in the General Commercial District (CG) and the Tourist and Administrative District (CO). And finally, it allowed older residential structures (older than 50 years) and long-standing commercial uses to be continued after damage.

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.

~ *Implementation Program 1.C.A – Amend nonconforming use regulations to facilitate the replacement of historic uses and structures.*

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.B.3 – *Update, maintain, and promote the City's Density Bonus Program.*

~ 3.D.1 – Support Senior Housing

- 4) In 2014 the City prepared a grant application and received \$2,000,000 in grant funding under the State’s allocation of Community Development Block Grants to fund the Sonora Residential Fire Flow Improvement Project and Final Phase of the Sonora Historic Resources Inventory. The Notice to Proceed for the Sonora Residential Fire Flow Improvement Project was issued on July 24, 2015 with construction to be completed in April of 2016. On December 21, 2015 the City Council approved Foothill Resources LTD. as the consultant for the Final Phase of the Sonora Historic Resources Inventory which is scheduled to be completed in July of 2016.

Project related General Plan Goals & Implementation Programs:

Housing Element Programs:

- ~ 3.A.1 – Encourage the establishment of small, affordable housing units distributed throughout the City.

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

Goal 6.C – Protect persons and property from the hazards of urban and wildland fires.

Goal 6.G – Facilitate the provision of an adequate supply of water, and essential utilities and communications for city residents during emergency situations.

Goal 9.A – Preserve and promote the City of Sonora’s cultural heritage through the identification and evaluation of its cultural resources.

- ~ *Implementation Program 6.C.r & 6.G.h – Investigate establishment of new water storage facilities and upgrades to the City’s water delivery infrastructure.*
- ~ *Implementation Program 9.A.a – Adopt a priority plan for future historic resources inventories.*
- ~ *Implementation Program 9.A.d – Prepare a supplement to the 2003 Sonora Historic Resource Inventory.*
- ~ *Implementation Program 9.A.f – Prepare a contextual history of Sonora.*

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 2.3 – Encourage both the private and public sectors to produce or assist in the production of housing.*

Housing Element Goal 3 – Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City’s share of the regional housing needs.

- ~ *Policy 3.3 – facilitate the development of multi-family housing on vacant parcels designated for medium-high and high density residential uses.*
- ~ *Policy 2.3 – Encourage both the private and public sectors to produce or assist in the production of housing.*

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.4 – Continue to pursue grant funding supporting the provision of affordable housing.*

The following zoning ordinances were adopted in 2015:

- No. 822 Uses Allowed by Right – B&B, Boardinghouse or Roominghouse
- No. 823 Rezone - 90 Columbia Way
- No. 824 Transient Residential Use
- No. 825 Building & Fire Code Adoption
- No. 826 Occupying Public Parks, the Dragoon Gulch and Cemeteries During Certain Prohibited Hours
- No. 827 The Unlawful Possession and Consumption of Alcoholic Beverages and the Public Use, Consumption or Smoking of Marijuana
- No. 828 Unlawful Open Burning
- No. 829 Solar Ordinance – Expedited Permitting
- No. 830 Rezone – 86 Mono Way, 647 S. Stewart Street and 677 S. Stewart Street
- No. 831 Rezone – 241 Hospital Road
- No. 832 2015 Title 17, Zoning Ordinance, Text Amendments
- No. 833 2015 Water Efficient Landscape Ordinance

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 2015 Annual Element Progress Report – Housing Element Implementation Report is attached hereto.

Identified Needs:

- 1) Comprehensive Update of the Sonora General Plan and Municipal Code – As staff time and budget has allowed the City has began to prepare proposed revisions to the 2020 General Plan in association with updating the City’s Zoning Ordinance.

Attachments:

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

Recommendation:

Based on the preceding, the Community Development Department recommends that the Sonora City Council accept the 2015 General Plan 2020 Annual Report.

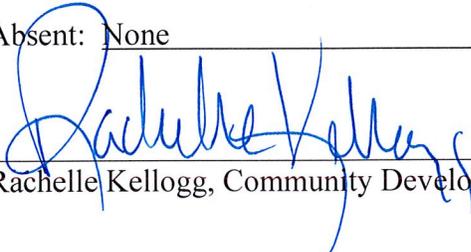
Accepted by the City Council: March 21, 2016

Ayes: Williams, Canning, Stearn, Segarini, Garaventa

Noes: None

Abstain: None

Absent: None



Rachelle Kellogg, Community Development Director

3-25-16

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 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

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 SONORA
 Reporting Period 01/01/2015 - 12/31/2015

Table A

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

1	Housing Development Information				5a	Housing with Financial Assistance and/or Deed Restrictions		8	
	2	3	4			6	7		
			Affordability by Household Incomes						Assistance Programs for Each Development See Instructions
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	Total Units per Project	Est. # Infill Units*	
01-111-01	2 to 4	Renter	0	1	0	0	1	1	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
044-122-03	SF	Owner	0	0	1	0	1	0	Based upon construction costs, number of bedrooms and size of the unit.
44-123-11	SF	Owner	0	0	1	0	1	0	Based on construction costs, number of bedrooms and type of construction.
(9) Total of Moderate and Above Moderate from Table A3					2	0			
(10) Total by Income Table A/A3			0	1	2	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 01/01/2015 - 12/31/2015

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
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(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 01/01/2015 - 12/31/2015

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	0	0	0	0	0	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 01/01/2015 - 12/31/2015

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
3-A.2 Use Available Funding Sources to Establish Housing Opportunities near the City's Commercial Centers	Allow for reduced parking for new commercial development located outside of the historic district when development plans include affordable housing units pursuant to an agreement with long-term affordability covenants and restrictions to maintain the housing for low, very low or extremely low income housing. Within the historic commercial district, if the landowner enters into an agreement with long-term affordability covenants and restrictions to maintain the housing for extremely low, very low and low income housing waive in-lieu parking fees for second-story residential uses located above commercial establishments with the historic commercial district.	June 30, 2015 (Draft Incentive Program Ordinance)	Ordinance No. 832 was adopted by the City Council on November 16, 2015.
3.B.3 Update, maintain and promote the City's Desity	Amend Municipal Code to allow the	December 31,	Ordinance No. 832 adopted by the City Council on November 16, 2015.

<p>Bonus Program</p>	<p>provision of both a density bonus and other incentives rather than limiting incentives to a density bonus or other incentives. Update the density bonus provisions of the zoning code to reflect current state law, and as may be amended.</p>	<p>2015 (Ordinance Adoption)</p>	
<p>3.D.1 Support Senior Housing</p>	<p>Support the provision of congregate care, convalescent, and long-term care facilities and small facilities providing senior housing consistent with the equitable distribution of senior housing between the City and County.</p>	<p>December 31, 2015 (Ordinance Adoption)</p>	<p>Ordinance No. 832 was adopted by the City Council on November 16, 2015.</p>
<p>3.B.4 Encourage the establishment of single-room occupancy housing</p>	<p>Encourage the establishment of single-room occupancy housing.</p>	<p>December 31, 2015 (Ordinance Adoption)</p>	<p>Ordinance NO. 822 adopted by the City Council on February 2, 2015.</p>

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SONORA
Reporting Period 01/01/2015 - 12/31/2015

General Comments:

**CITY OF SONORA
HOUSING SUCCESSOR ANNUAL REPORT
FOR THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FISCAL YEAR 2015**

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of March 16, 2015. This Report sets forth certain details of the City of Sonora (Housing Successor) activities during Fiscal Year 2013/14 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

Beginning Balance (July 1, 2014) LMIHAF:	\$ 18,371.00
Ending Balance (June 30, 2015) LMIHAF:	\$ 27,900.85
Description of Expenditures from LMIHAF:	
1) Monitoring & Administration Expenditures	\$ 6,988.95
2) Rental Housing Property Maintenance	\$ <u>2,002.01</u>
Total	\$ 8,990.96
Statutory Value of Assets Owned by Housing Successor:	\$2,505,998.24
Transfers to any other housing successor agency:	None
Housing projects receiving tax revenue pursuant to the ROPS :	None
Status of Compliance with Section 33334.16 : (Real Property acquired for development)	N/A
Description of Outstanding Obligations under Section 33413: (Replacement of units destroyed or removed by Redevelopment Agency/ Outstanding Inclusionary/Production Housing Obligations)	None
Description of expenditures for housing development(s) by income restriction, for five-year period, with the time period beginning January 1, 2014.	None

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 2010/11	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/15
Beginning Balance	N/A	0.00	75,098.21	39,804.96	18,371.00
Add: Deposits	N/A	76,364.44	12,842.44	13,208.16	18,520.81
(Less) Expenditures	N/A	1,266.23	48,135.69	34,642.12	8,990.96
Ending Balance	N/A	75,098.21	39,804.96	18,371.00	27,900.85

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