



City of Villa Park
17855 Santiago Boulevard
Villa Park, California 92861
(714) 998-1500

**COMMUNITY DEVELOPMENT &
PUBLIC SAFETY COMMITTEE**
Monday, June 13, 2016
5:00 p.m. @ Villa Park City Hall

The Community Development & Public Safety Committee of the City of Villa Park welcomes you to this meeting. We encourage your participation. This agenda contains a brief description of each item to be considered.

If you wish to speak on an item contained on the agenda, please approach the podium at the time the item is being considered. Upon recognition by the Chair, state your name and address for the record prior to providing your comments. Speakers will be limited to a time period set by the presiding officer.

All supporting information is available for public review in the City Hall offices.

Please Note: In compliance with the Americans with Disabilities Act, the City of Villa Park will make every reasonable attempt to accommodate attendees or participants at this meeting who need special assistance beyond what is normally provided. Please contact the City Hall at (714) 998-1500 at least 48 hours prior to this meeting to inform us of particular needs and to determine if accommodation is feasible. Please advise us at the time of your call if special assistance is required to attend or participate in meetings on a regular basis.

ORDER OF BUSINESS

1. CALL TO ORDER / ROLL CALL & INTRODUCTIONS
2. PUBLIC COMMENT
3. DISCUSSION ITEMS
 - A. Town Center Monument Sign
 - B. CUP request for patio cover exceeding height limit
 - C. Report on Housing Element update
 - D. Update on coyote monitoring and data collection
 - E. Building & Safety Monthly Report – May
 - F. Monthly update on Street Maintenance Project
 - G. Monthly update on Sewer Rehabilitation Project
 - H. Monthly update on the status of key/more visible development issues
 - I. Monthly update on code enforcement issues
4. ADJOURNMENT

Next meeting: To Be Determined (Monday, July 4, 2016, is a holiday).



MEMORANDUM

DATE: June 13, 2016
TO: Community Development & Public Safety Committee Members
BY: Jarad Hildenbrand, City Manager
SUBJECT: 2013-2021 Housing Element

BACKGROUND:

Housing Element Requirements. State law requires that each city adopt a General Plan to guide land use and development. Among the various “elements” of the General Plan is the Housing Element, which provides an overarching statement of City policies and programs for maintaining and improving existing housing, and accommodating development of new housing to meet the City’s assigned share of regional growth. Housing Elements must be updated on a regular schedule, and cities in the Southern California Association of Governments (“SCAG”) region are required to adopt updates for the 2013-2021 planning period. State law establishes detailed requirements that cities must address in their Housing Elements.

HCD Review and Certification. The state legislature has delegated authority to the Department of Housing and Community Development (“HCD”) to review Housing Elements and issue opinions regarding their compliance with state law. A finding of compliance by HCD is referred to as Housing Element “certification.” Certification is important to enhance cities’ eligibility for grant funds and to support local control of land use.

Current Status of the Villa Park Housing Element. A Draft Housing Element was prepared and submitted to HCD for review and in December 2013 HCD issued a letter (Attachment 1) stating that revisions would be necessary for the element to fully comply with state law. The most significant issue raised by HCD was the availability of sites with appropriate zoning to accommodate the City’s share of new housing for lower-income families as assigned in the Regional Housing Needs Assessment (“RHNA”).

DISCUSSION:

Staff is currently preparing a revised draft Housing Element that addresses the comments raised by HCD. It is anticipated that the draft will be available for public review this summer. The key issue is expected to be the identification of suitable sites to accommodate the RHNA allocation; therefore, staff is seeking feedback from the Community Development Committee (CDC) and a recommendation to the City Council regarding this issue.

Adequate Sites to Accommodate the RHNA. At the beginning of each Housing Element cycle, SCAG adopts a RHNA that allocates a fair share of the region’s housing need to each jurisdiction. A key provision of state housing law is that every city must zone sufficient land for housing to accommodate its assigned need as identified in the RHNA. The RHNA includes allocations in the following four income categories:

**Villa Park RHNA Allocation
2013-2021**

| RHNA Category | % of Median County Income | RHNA Share Assigned to Villa Park |
|---|---------------------------|-----------------------------------|
| Very Low | 50% or less | 6* |
| Low | 51-80% | 4* |
| Moderate | 81-120% | 3 |
| Above Moderate | 120% or more | 6 |
| Total | | 19 |
| *Includes a carryover of unaccommodated need from the prior cycle | | |

The very-low and low income categories are the most noteworthy because zoning for multi-family at a density of at least 20 units/acre is required under state law to accommodate housing need in these categories. When sufficient sites are not available, land must be rezoned to create additional capacity for multi-family housing. It is important to note that the RHNA is a planning target, not a development mandate or quota. State housing law does not require cities to achieve the RHNA allocation or subsidize affordable housing, and properties identified to accommodate the RHNA in the lower income categories are not required to be developed only with housing in that income category. However, state law does require that sites zoned for lower-income housing be developed at or above the minimum density of 20 units/acre, unless other suitable sites are available to ensure no net loss of potential units.

The City's only zoning designation allowing multi-family housing is the C-P (Commercial-Professional) zone; however, the development standards do not specify a minimum density of 20 units/acre and therefore, these parcels do not meet state requirements for the lower-income RHNA. The Housing Element cannot be found in full compliance with state law until the element is amended to identify sufficient sites to fully accommodate the RHNA and the rezoning of those sites is completed.

State law allows three options for rezoning to accommodate the lower-income RHNA:

- a multi-family zone allowing only multi-family (apartment or condo) development at a density of 20 to 24 units/acre; or
- a mixed-use zone that: a) allows exclusively residential development at a density of 20 to 24 units/acre; and b) requires that at least 50% of the building floor area of a mixed-use development be multi-family residential; or
- a multi-family "overlay" zone that creates the option for multi-family development as an alternative to development under the "base" zone regulations. The overlay zone must allow exclusively residential development at a density of 20 to 24 units/acre. If this option is selected, at least half the lower-income RHNA must be accommodated on sites zoned exclusively for multi-family use.

One or more of these options may be appropriate depending on the sites selected for rezoning.

Attachment 2 includes a list of all properties in the City that may have potential for multi-family residential development. After reviewing these potential sites, it is staff's opinion that the properties most likely to satisfy HCD rezoning requirements are Assessor Parcels 372-592-03

and 372-592-04, which are located on the east side of Santiago Boulevard. just north of Serrano Avenue. Staff is seeking CDC comments and a recommendation to the full City Council regarding the candidate rezoning sites that should be identified in the Housing Element.

NEXT STEPS

After City Council direction regarding the sites to be rezoned, staff will prepare a revised draft Housing Element for review by City Council and submittal to HCD. If the draft Housing Element is acceptable to HCD, a public hearing will be scheduled for City Council review and adoption of the Housing Element and required zoning amendments. The adopted Housing Element must then be submitted to HCD for final review and certification.

RECOMMENDED ACTIONS:

1. Review staff report and potential rezoning sites.
2. Recommend to the City Council that APNs 372-592-03 and 372-592-04 be identified in the draft Housing Element as the designated sites for rezoning to accommodate the City's RHNA allocation.

Attachments

1. HCD letter of December 13, 2013
2. Potential sites for multi-family rezoning

D.

City of Villa Park
Coyote Tracking

| Date | Location | Time of day | Coyote Action | Killed Pet |
|----------|-----------------------------|----------------|--|------------|
| 6/4/2016 | James Flood Control Channel | 8:00 a.m. | Coyote spotted in residential backyard | Yes |
| 6/4/2016 | James west of Center | 6:30 a.m. | Coyotes spotted crossing the street | N/A |
| Unknown | Serrano Elementary | 11:00 p.m. | Two coyotes spotted in front of school | N/A |
| Unknown | Serrano/Cerro Villa | 6:45 a.m. | Two coyotes spotted in the track area | N/A |
| 6/7/2016 | Canyon (unknown address) | Unknown (p.m.) | Coyote spotted in residential backyard | Yes |

CITY OF VILLA PARK
MAY 2016 Building & Safety Report

| Permit Number | Date Issued | Project Address | Type of Permit | Project Valuation | Permit Fee | Plan Check Fee | SMIP Fee | State Fee | Micro Fee |
|---------------|-------------|------------------------|-----------------------------------|-------------------|-------------|----------------|----------|-----------|-----------|
| | | | | | | | | | |
| 19880 | 5/2/2016 | 18361 Hillcrest Ave | Addition Plumbing Electrical HVAC | \$ 150,000.00 | \$ 1,030.00 | \$ 150.00 | \$ 19.50 | \$ 6.00 | \$ 5.00 |
| | | | | | \$ 188.00 | | | | |
| | | | | | \$ 188.00 | | | | |
| 19881 | 5/2/2016 | 9561 Featherhill Drive | Plumbing | \$ 1,200.00 | \$ 151.00 | | | \$ 1.00 | \$ 5.00 |
| 19882 | 5/2/2016 | 9562 Patrician Drive | Reroof | \$ 8,000.00 | \$ 276.00 | | | \$ 1.00 | \$ 5.00 |
| 19883 | 5/4/2016 | 10232 Sherwood Circle | Electrical | | \$ 188.00 | | | \$ 1.00 | \$ 5.00 |
| 19884 | 5/4/2016 | 9622 Featherhill Drive | Remodel Plumbing Electrical | \$ 75,000.00 | \$ 495.00 | | | \$ 4.00 | \$ 5.00 |
| | | | | | \$ 188.00 | | | | |
| | | | | | \$ 188.00 | | | | |
| 19885 | 5/4/2016 | 10531 Orange Grove | Pool Bath Plumbing Electrical | \$ 5,000.00 | \$ 275.00 | | | \$ 1.00 | \$ 5.00 |
| | | | | | \$ 188.00 | | | | |
| | | | | | \$ 188.00 | | | | |
| 19886 | VOID | | | | | | | | |
| 19887 | 5/6/2016 | 9372 Loma Drive | Masonry | \$ 1,500.00 | \$ 214.00 | | | \$ 1.00 | \$ 5.00 |
| 19888 | 5/6/2016 | 9141 El Rito Drive | Plan Check | \$ 63,000.00 | | \$ 747.00 | | \$ 3.00 | \$ 5.00 |
| 19889 | 5/9/2016 | 10111 Phelan Drive | Addition Plumbing Electrical | \$ 20,000.00 | \$ 747.00 | | | \$ 1.00 | \$ 5.00 |
| | | | | | \$ 188.00 | | | | |
| | | | | | \$ 188.00 | | | | |
| 19890 | 5/9/2016 | 18312 James Road | Renew Permit | | \$ 747.00 | | | \$ 19.00 | \$ 5.00 |
| 19891 | 5/23/2016 | 18101 James Road | HVAC | | \$ 188.00 | | | \$ 1.00 | \$ 5.00 |
| 19892 | 5/16/2016 | 18851 Derek Drive | HVAC | | \$ 150.52 | | | \$ 1.00 | \$ 5.00 |
| 19893 | 5/18/2016 | 10341 Center Drive | Demo | \$ 21,000.00 | \$ 213.24 | | | \$ 1.00 | \$ 5.00 |
| 19894 | 5/18/2016 | 17771 Santiago Blvd | Plumbing | | \$ 213.24 | | | \$ 1.00 | \$ 5.00 |
| 19895 | 5/18/2016 | 18512 Patrician Drive | Solar Electrical | \$ 36,000.00 | \$ 244.60 | | | \$ 1.00 | \$ 5.00 |
| | | | | | \$ 213.24 | | | | |
| 19896 | 5/18/2016 | 9262 Smoketree Lane | Pool/Spa | \$ 45,000.00 | \$ 526.83 | | | \$ 2.00 | \$ 5.00 |
| 19897 | 5/18/2016 | 9262 Smoketree Lane | Patio Cover Plumbing Electrical | \$ 35,000.00 | \$ 495.47 | | | \$ 2.00 | \$ 5.00 |
| | | | | | \$ 119.16 | | | | |
| | | | | | \$ 150.52 | | | | |
| 19898 | 5/18/2016 | 10502 Park Villa Lane | Solar Electrical | \$ 28,000.00 | \$ 244.60 | | | \$ 1.00 | \$ 5.00 |
| | | | | | \$ 150.52 | | | | |
| 19899 | 5/20/2016 | 18362 Lincoln Circle | Reroof | \$ 20,000.00 | \$ 275.96 | | | \$ 1.00 | \$ 5.00 |
| 19900 | 5/20/2016 | 17771 Santiago Blvd | Fire Ring Plumbing | \$ 2,000.00 | \$ 150.52 | | | \$ 1.00 | \$ 5.00 |
| | | | | | \$ 150.52 | | | | |

| | | | | | | | | | |
|------------------------------|-----------|-------------------------|-------------|--------------------------|-------------------|-----------------------|-----------------|------------------|------------------|
| 19901 | 5/20/2016 | 17971 Athens Ave | Solar | \$ 10,000.00 | \$ 244.60 | | \$ 1.00 | \$ 5.00 | |
| 19902 | 5/23/2016 | 10272 Flintridge Drive | Plan Check | \$ 220,000.00 | \$ 800.00 | | | | |
| 19903 | 5/23/2016 | 10451 Wulff Drive | Plan Check | \$ 120,000.00 | \$ 755.00 | | | | |
| 19904 | 5/25/2016 | 10542 Orange Grove Cir | HVAC | | 181.88 | | \$ 1.00 | \$ 5.00 | |
| 19905 | 5/25/2016 | 17771 Santiago Blvd | Sign | No Fee | | | \$ 1.00 | \$ 5.00 | |
| 19906 | 5/25/2016 | 18591 Jocotal Ave | Pool Repair | | 526.83 | | \$ 1.00 | \$ 5.00 | |
| 19907 | 5/25/2016 | 19052 Nathan Circle | HVAC | | 150.52 | | \$ 1.00 | \$ 5.00 | |
| | | | Electrical | | 150.52 | | \$ 1.00 | \$ 5.00 | |
| 19908 | 5/25/2016 | 18591 Jocotal Ave | Plumbing | | 150.52 | | \$ 1.00 | \$ 5.00 | |
| | | | Electrical | | 150.52 | | | | |
| 19909 | 5/25/2016 | 17771 Santiago Blvd | Mechanical | | 181.88 | | \$ 1.00 | \$ 5.00 | |
| 19910 | 5/27/2016 | 18321 Cerro Villa Drive | Plan Check | \$ 25,000.00 | \$ 755.00 | | \$ 1.00 | \$ 5.00 | |
| Totals For the Month: | | | | | | | | | |
| | | | | Project Valuation | Permit Fee | Plan Check Fee | SMIP Fee | State Fee | Micro Fee |
| | | | | \$ 885,700.00 | \$ 11,039.21 | \$ 3,207.00 | \$ 19.50 | \$ 58.00 | \$ 140.00 |