



City of Villa Park

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that on December 13, 2016 the City Council of the City of Villa Park will conduct a public hearing on the 2013-2021 Housing Element Update and Related Implementation Actions (General Plan and Zoning Code amendments).

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 along with programs for maintaining and improving existing housing, and accommodating development of new housing to meet the city’s assigned share of regional growth. One of the most important requirements in State housing element law is that each city provide opportunities for new housing for families of all economic levels, including multi-family housing (condos or apartments). The City of Villa Park is updating the Housing Element consistent with these requirements of State law.

The proposed amendments before the City Council would modify the Villa Park’s Commercial-Professional (C-P) Zone regulations to allow multi-family or mixed-use development at a density of 20-24 units per acre in conformance with State requirements. This amendment would affect only the properties occupied by City Hall and the adjacent two, story office building (Assessor Parcels 372-232-10 and 372-232-17). The C-P Zone, located in the northeastern corner to Town Center, currently allows multi-family residential development by conditional use permit (CUP); however, State law requires that such development be permitted by right without a CUP.

The City prepared an Addendum to the 2010 General Plan Initial Study/Mitigated Negative Declaration as it relates to the 2013-2021 Housing Element Update in accordance with the requirements of the California Environmental Quality Act (CEQA). There is no substantial evidence that the 2013-2021 Housing Element Update will have a significant effect on the environment.

The public hearing and related implementation action items will be considered at 6:30 p.m. (or as soon thereafter as possible) in the Villa Park City Council Chamber, 17855 Santiago Boulevard, Villa Park, California, 92861.

Those desiring to be heard in favor of or in opposition to this item will be given an opportunity to do so during such hearing or by writing to the City Council at 17855 Santiago Boulevard, Villa Park, California, 92861, Attention: City Clerk. Please reference hearing title and date of hearing in any correspondence. For further information, you may contact the City Clerk at (714) 998-1500.

A certified copy of the draft updates and staff report is posted and may be read in the City Clerk's Department, 17855 Santiago Blvd., Villa Park, and/or a copy may be obtained from the Office at a nominal charge or accessed via www.villapark.org

Executed on November 16, 2016 at Villa Park, California.

Jarad L. Hildenbrand, City Clerk
City of Villa Park

**PUBLIC HEARINGS
AGENDA ITEM # _____**

**CITY OF VILLA PARK
CITY COUNCIL
DECEMBER 13, 2016**

To: Honorable City Council

From: Jarad Hildenbrand, City Manager

By: John Douglas, AICP, Consultant
Raynald F. Pascua, Planning Manager

Subject: **2013-2021 Housing Element Update and Related Implementation Actions (General Plan Amendment No. 2016-01 and Zoning Code Amendments)**

BACKGROUND:

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 along with 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.

Staff prepared a draft Housing Element, which was reviewed by the City Council at its meeting of July 26, 2016. The draft element was then submitted to the California Department of Housing and Community Development (“HCD”) as required by state law. The state legislature has delegated authority to HCD to review housing elements and issue opinions regarding their compliance with state law. A finding of substantial 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.

During its review of the draft Housing Element, HCD recommended minor revisions to the element in order to improve its effectiveness. Those revisions were necessary to ensure certification of the Housing Element and would not substantially change City policy as reflected in the draft element reviewed by the Council on July 26th. HCD concurred with the City’s proposed revisions and on September 30, 2016 issued a letter (Attachment 1) finding that the City’s draft Housing Element as revised meets statutory requirements and will be in compliance with state law when the element and the related amendments discussed below are adopted and submitted to HCD for final review.

DISCUSSION:

The most significant actions called for in the Housing Element are as follows:

C-P Zone Amendment

One of the most important requirements in state housing element law is that each city provide opportunities for new housing for families of all economic levels, including multi-family housing (condos or apartments). The C-P zone, located in the northeastern corner to Town Center, currently allows multi-family residential development by conditional use permit, however state law requires that such development be permitted by right without a CUP. The proposed Zoning Code amendment would modify C-P zone regulations to allow multi-family or mixed-use development at a density of 20-24 units per acre in conformance with state requirements. This amendment would affect only the property occupied by City Hall, Library and adjacent office building (Assessor Parcels 372-232-10 and 372-232-17). State law does not mandate that the City build or finance new housing on these parcels, rather that the City encourage development by informing builders of this opportunity and facilitating the building permit process. New development may be either age-restricted (senior) housing or non-restricted.

Zoning Code Amendment for Transitional and Supportive Housing

Transitional and supportive housing developments are intended for persons with disabilities or insufficient income to afford conventional housing, and are typically operated by nonprofit organizations. Occupancy for transitional housing is typically six months to two years, while supportive housing has no limit on length of stay. The proposed Code amendment would allow these uses subject to the same standards as apply to other residential dwellings of the same type in the same zone as required by state law. The City's zoning code already permits these uses under the same rules that apply to any residential use, we are just adding the required definitions to the code.

Procedures for Reasonable Accommodation

Fair housing law requires cities to adopt procedures for the review and approval of requests to modify zoning or building regulations when needed to accommodate persons with disabilities. The proposed ordinance would implement this requirement.

NEXT STEPS:

The draft Housing Element has been found by HCD to meet the requirements of state law, and the proposed land use and zoning amendments would ensure certification of the Housing Element. Upon adoption, the proposed resolutions and ordinance must be submitted to HCD for final review and certification.

RECOMMENDED ACTIONS:

That the City Council:

1. Conduct public hearing;
2. Adopt Resolution No. 2016-3372 approving the 2013-2021 Housing Element;
3. Adopt Resolution No. 2016-3373 approving an amendment to the Land Use Element;
and
4. Introduce Ordinance No. 2016-604 and schedule a second reading and adoption for January 24, 2017.

Attachments

1. HCD letter dated September 30, 2016
2. Resolution No. 2016-3372 (2013-2021 Housing Element)
3. Resolution No. 2016-3373 (Land Use Element Amendment)
4. Ordinance No. 2016-604 (Zoning Code Amendments)
5. Housing Element Final Draft
6. Land Use Element Final Draft
7. Addendum to the City of Villa Park General Plan Mitigated Negative Declaration

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



September 30, 2016

Mr. Ray Pascua, Manager
Planning Department
City of Villa Park
17855 Santiago Boulevard
Villa Park, California 92861

Dear Mr. Pascua:

RE: City of Villa Park's 5th Cycle (2013-2021) Revised Draft Housing Element

Thank you for submitting the City of Villa Park's revised draft housing element update that was received for review on August 1, 2016, along with additional revisions received on September 28, and 29, 2016. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on September 16, 2016 with Mr. John Douglas, city consultant.

The revised draft element meets the statutory requirements described in the Department's December 13, 2013 review. The revised element will comply with State housing element law (Article 10.6 of the Government Code) when these revisions are adopted and submitted to the Department, in accordance with Government Code Section 65585(g).

Please be aware, for the element to demonstrate adequate sites after October 15, 2014 the City should have completed Program 1 actions. This program commits to rezone sites to accommodate the 5-unit carryover of housing need not met in the 4th cycle by December 2016. Pursuant to GC Section 65584.09, a jurisdiction that failed to identify or make available adequate sites to accommodate all of the previous cycle's housing need must zone or rezone adequate sites to accommodate all of the previous cycle's unmet housing. This action is required to take place within the first year of the next housing element cycle. Because this time period has lapsed, the Department cannot find the City in compliance with housing element law until the actions of Program 1 are adopted.

Please be aware that the due date for the City of Villa Park to revise its next housing element is October 15, 2017. Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of 10/15/2015 for SCAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at:

http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Mr. Ray Pascua, Manager
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Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

For your information, some other elements of the general plan must be updated on or before the next adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established legacy communities) based on available data, including, but not limited to, data and analysis applicable to spheres of influence areas pursuant to GC Section 56430. Additional information can be obtained from these two Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf
http://opr.ca.gov/docs/Final_6.26.15.pdf.

The Department appreciates the hard work and dedication of John Douglas, city consultant, in preparation of the housing element and looks forward to receiving Villa Parks' adopted housing element. If you have any questions or need additional technical assistance, please contact James Johnson, of our staff, at (916) 263-7426.

Sincerely,



Glen A. Campora
Assistant Deputy Director

RESOLUTION NO. 2016-3372

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VILLA PARK ADOPTING AN ADDENDUM TO INITIAL STUDY/MITIGATED NEGATIVE DECLARATION NO. 10-107524 AND GENERAL PLAN AMENDMENT 2016-01, AN AMENDMENT TO THE CITY OF VILLA PARK HOUSING ELEMENT FOR THE 2013-2021 PLANNING PERIOD.

WHEREAS, Government Code § 65300 requires that each city in California adopt a comprehensive General Plan for the long-term physical development of the city; and,

WHEREAS, Government Code § 65358 allows the City, when it deems it to be in the public interest, to amend all or part of the General Plan subject to certain requirements; and

WHEREAS, the City Council of the City of Villa Park adopted a comprehensive update to the City's General Plan on October 26, 2010; and

WHEREAS, state law requires each city within the Southern California Association of Governments (SCAG) region to amend its Housing Element for the 2013-2021 planning period; and

WHEREAS, on July 26, 2016, the City Council conducted a public meeting to discuss the draft 2013-2021 Housing Element; and

WHEREAS, on August 1, 2016 the draft Housing Element was delivered to the California Department of Housing and Community Development ("HCD") for review; and

WHEREAS, the draft 2013-2021 Housing Element was revised to address the comments and recommendations of HCD; and

WHEREAS, on September 30, 2016 HCD issued a letter finding that the draft Housing Element substantially complies with the requirements of state law; and

WHEREAS, an Addendum to the 2010 General Plan Initial Study/Mitigated Negative Declaration has been prepared for the 2013-2021 Housing Element in accordance with the requirements of the California Environmental Quality Act ("CEQA"); and

WHEREAS, public notice was provided as required by law and a City Council public hearing was held on December 13, 2016, to consider adoption of the Initial Study/Mitigated Negative Declaration Addendum and Housing Element amendment; and

WHEREAS, at said public hearing, upon hearing and considering all evidence, testimony and argument, if any, of all persons desiring to be heard, the Council

considered all factors relating to the Housing Element Amendment and the Initial Study/Mitigated Negative Declaration Addendum.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Villa Park that this City Council, based upon evidence in the record, finds that the Housing Element provides an overarching statement of City policies and programs to maintain and improve existing housing, and also accommodate the City's assigned share of population growth needs.

BE IT FURTHER RESOLVED that this City Council finds on the basis of the Initial Study/Mitigated Negative Declaration Addendum, the public comments received, and other documents contained in the record, that: 1) there is no substantial evidence that the Housing Element amendment will have a significant effect on the environment; and 2) that the Initial Study/Mitigated Negative Declaration Addendum reflects the independent judgment and analysis of the City Council of the City of Villa Park.

BE IT FURTHER RESOLVED by the City Council of the City of Villa Park that based on the findings set forth above, as well as the written staff reports, staff presentations and public testimony, the City Council hereby adopts the 2013-2021 Housing Element (General Plan Amendment No. 2016-01). The City Manager is directed to transmit the adopted Housing Element to HCD for final review, and is further directed to make any technical or clerical revisions to the Housing Element as may be necessary to obtain HCD's finding of substantial compliance.

PASSED AND ADOPTED by the City Council of the City of Villa Park at an adjourned regular meeting held on the 13th day of December, 2016.

_____, Mayor
City of Villa Park

ATTEST:

Jarad L. Hildenbrand, City Clerk
City of Villa Park

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS
CITY OF VILLA PARK }

I, **Jarad L. Hildenbrand**, City Clerk of the City of Villa Park **DO HEREBY CERTIFY** that the foregoing Resolution was adopted at an adjourned regular meeting of the City Council of the City of Villa Park held on the 13th day of December, 2016, and was carried by the following roll call vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

Jarad L. Hildenbrand, City Clerk
City of Villa Park

RESOLUTION NO. 2016-3373

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VILLA PARK ADOPTING AN ADDENDUM TO INITIAL STUDY/MITIGATED NEGATIVE DECLARATION NO. 10-107524 AND GENERAL PLAN AMENDMENT 2016-01, AN AMENDMENT TO THE CITY OF VILLA PARK GENERAL PLAN LAND USE ELEMENT.

WHEREAS, Government Code § 65300 requires that each city in California adopt a comprehensive General Plan for the long-term physical development of the city; and,

WHEREAS, Government Code § 65358 allows the City, when it deems it to be in the public interest, to amend all or part of the General Plan subject to certain requirements; and

WHEREAS, the City Council of the City of Villa Park adopted a comprehensive update to the City's General Plan on October 26, 2010; and

WHEREAS, the 2013-2021 Housing Element contains implementation programs that include a revision to the Land Use Element in order to facilitate production of housing for all economic segments of the community; and

WHEREAS, an Addendum to the 2010 General Plan Initial Study/Mitigated Negative Declaration has been prepared in accordance with the requirements of the California Environmental Quality Act ("CEQA") for the Land Use Element amendment; and

WHEREAS, public notice was provided as required by law and a City Council public hearing was held on December 13, 2016, to consider adoption of the Initial Study/Mitigated Negative Declaration Addendum and Land Use Element amendment; and

WHEREAS, at said public hearing, upon hearing and considering all evidence, testimony and argument, if any, of all persons desiring to be heard, the Council considered all factors relating to the Land Use Element Amendment and the Initial Study/Mitigated Negative Declaration Addendum.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Villa Park that this City Council, based upon evidence in the record, hereby makes the following findings in support of the Land Use Element Amendment:

1. The General Plan Update serves as a "blueprint" for future growth and development, in that land use decisions, zoning regulations, subdivision approvals, and other policies by the City are required to be consistent with the General Plan.

2. The Land Use Element amendment will ensure consistency between the Land Use and Housing Elements of the General Plan by identifying adequate sites with appropriate land use designations to accommodate the City's housing need as assigned in the Regional Housing Needs Assessment.
3. The public and affected agencies have been notified of this General Plan amendment and have had ample opportunity to participate in the process.
4. The Land Use Element amendment will promote the public health, safety, and welfare by facilitating the production of a range of housing types to meet the projected needs of the City of Villa Park.

BE IT FURTHER RESOLVED that this City Council finds on the basis of the Initial Study/Mitigated Negative Declaration Addendum, the public comments received, and other documents contained in the record, that: 1) there is no substantial evidence that the Land Use Element amendment will have a significant effect on the environment; and 2) that the Initial Study/Mitigated Negative Declaration Addendum reflects the independent judgment and analysis of the City Council of the City of Villa Park.

BE IT FURTHER RESOLVED by the City Council of the City of Villa Park that the document consisting of text, maps, charts and reports entitled "General Plan Amendment 2016-01" is hereby adopted.

PASSED AND ADOPTED by the City Council of the City of Villa Park at an adjourned regular meeting held on the 13th day of December, 2016.

_____, Mayor
City of Villa Park

ATTEST:

Jarad L. Hildenbrand, City Clerk
City of Villa Park

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS
CITY OF VILLA PARK }

I, **Jarad L. Hildenbrand**, City Clerk of the City of Villa Park **DO HEREBY CERTIFY** that the foregoing Resolution was adopted at an adjourned regular meeting of the City Council of the City of Villa Park held on the 13th day of December, 2016, and was carried by the following roll call vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

Jarad L. Hildenbrand, City Clerk
City of Villa Park

ORDINANCE NO. 2016-604

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VILLA PARK AMENDING PORTIONS OF CHAPTER XXIII OF THE VILLA PARK MUNICIPAL CODE RELATED TO STANDARDS AND PROCEDURES FOR THE C-P ZONE, TRANSITIONAL AND SUPPORTIVE HOUSING, RESIDENTIAL PARKING STANDARDS, AND REASONABLE ACCOMMODATION.

THE CITY COUNCIL OF THE CITY OF VILLA PARK DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City hereby adopts Ordinance No. 2016-604 amending Article 23-2, Article 23-5, Article 23-6, Article 23-7, and Article 23-15, and adding Article 23-27 to the Villa Park Municipal Code.

SECTION 2. Article 23-2.1 of the Villa Park Municipal Code is hereby amended to add the following commercial zone:

- b. Commercial Zone.
 - 2. C-P – Commercial Professional Zone

SECTION 3. Article 23-5 of the Villa Park Municipal Code is hereby amended to add the following definitions:

"Supportive housing" shall mean housing with no limit on the length of stay, that is occupied by the target population, as defined by Section 65582(g) of the Government Code, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible work in the community. Supportive housing is a residential use of property that is subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

"Transitional Housing" shall mean buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months from the beginning of the assistance. Transitional housing is a residential use of property that is subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

SECTION 4. Article 23-6.2 of the Villa Park Municipal Code is hereby amended to read as follows:

Any of the following principal uses:

- a. Single-family dwellings (one per building site);
- b. Parks and playgrounds, public and private (noncommercial);
- c. Riding and hiking trails;
- d. Horticulture of all types (noncommercial); and
- e. Emergency shelters.

SECTION 5. Sections 23-7.8, 23-7.9, 23-7.10, 23-7.11 and 23-7.12 of the Villa Park Municipal Code are hereby amended to read as follows:

Sec. 23-7.8. – Purpose: C-P Zone.

This zone is intended for commercial professional office facilities that allow for providing professional services and commercial office space for the community and those serving the City, as well as multi-family residential and mixed-use development.

Sec. 23-7.9. - Uses Permitted. C-P Zone.

The following uses are deemed compatible with a residential environment and shall be permitted at locations indicated on the official zoning map:

- a. General Office and Related Uses:
 1. Administrative and executive offices;
 2. Artist and photographic studios, not including the sale of equipment or supplies;
 3. Clerical and professional offices;
 4. Banks and banking facilities under fifty (50) square feet;
 5. Insurance and real estate agents and brokers;
 6. Medical, dental and related health services for humans, including laboratories and clinics; only the sale of articles clearly incidental to the services provided shall be permitted;
 7. Travel agencies;
 8. Veterinarians' offices;
 9. Art galleries, photographic studios, sales, equipment, dealers and supply stores;
 10. Tutoring centers (less than three thousand (3,000) square feet).
- b. General Commercial Uses (not to exceed more than forty (40) percent without the approval of a Conditional Use Permit):
 1. Antique shops;

2. Apparel and shoe stores (including sales, repair, alterations and resale);
 3. Home goods (including: Appliance, hardware, home repair, lighting, flooring, furniture repair and retail stores);
 4. Auto supply stores (no repair on site);
 5. Food and beverage establishments (including bakeries, candy, ice cream, coffee, tea, yogurt, confectioneries, etc.);
 6. Hair, nails, day spas, skin care establishments and related retail stores;
 7. Bicycle shops, nonmotorized;
 8. Florist, book, gifts, and stationery stores;
 9. Commercial recreational uses, under three thousand (3,000) square feet;
 10. Fitness studios and schools (including dance, gym, yoga, karate, etc.) under three thousand (3,000) square feet;
 11. Department, sporting goods and toy stores;
 12. Drug stores and prescription pharmacies;
 13. Food stores and supermarkets;
 14. Hobby shops (coin, stamp, crafts, sewing, etc.), including related material and equipment sales and repair and instructors;
 15. Jewelry stores and repair (including gold and precious metal sales and resale establishments);
 16. Laundry and dry cleaning facilities, not including any self-service;
 17. Liquor stores;
 18. Home services including sales (lock smith, plumber, electrician, swimming pool supply and maintenance etc.);
 19. Nurseries and garden supply stores, provided all equipment and supplies shall be kept within an enclosed area;
 20. Office supply and equipment, sales, service, repair and services (including mailboxes, copying, blueprinted);
 21. Post office branch;
 22. Electronic sales and repair (television, telephone, computer, etc.);
 23. Restaurants, not including the sale of alcoholic beverages;
 24. Certain temporary uses cited in Article 23-11.
- c. Multi-family housing or mixed-use developments

Sec. 23-7.10. - Uses Permitted in the C-P, Subject to a Conditional Use Permit.

1. General commercial (uses listed in section 23-7.9) in excess of forty (40) percent for the total Towne Centre building area;
2. New banks and banking facilities over fifty (50) square feet;
3. Businesses selling/serving alcohol;
4. Businesses operating before 6:00 a.m., after 11:00 p.m. or offering 24-hour service;
5. Businesses offering drive-thru services;
6. Communication and telecommunication facility and/or equipment buildings, antennas, satellite dishes over three (3) feet in diameter;
7. Convenience stores (7/11, AM/PM, etc.);
8. Commercial recreational uses, over three thousand (3,000) square feet;
9. Fitness studios and schools (including dance, gym, yoga, karate, etc.) over three thousand (3,000) square feet;
10. Electric distribution substations;
11. Live entertainment, live music or amplified music;
12. Massage establishments or businesses with massage services;
13. Public utility booster stations;
14. Theater.

Sec. 23-7.11. - Uses Prohibited: C-P Zone.

The following uses shall not be permitted because of their tendency to create substances, conditions, or situations that may be dangerous, objectionable, or incompatible with the permitted uses in this district or in adjoining areas:

- a. All uses not permitted by subsections 23-7.9 or 23-7.10.

Sec. 23-7.12. - Property Development Standards: C-P Zone.

The following property development standards shall apply to all land and buildings permitted in the C-P Zone.

- a. General Requirements. The following requirements are minimums unless otherwise stated:

Development Standards	C-P
1. Lot area, square feet or acres	None unless otherwise specified by the zone symbol on the official zoning map.
2. Lot width, in feet	"

3. Lot depth, in feet	"
4. Exterior front, side or rear yards adjacent to a street, alley or abutting another zone	20
5. Interior lot lines, front, side and rear yard setbacks, in feet	0
6. Building height, in feet, maximum	25 feet with an ability to allow 35 feet maximum with the review and approval of an Alternative Development Standard.
7. Off-street parking	See Article 23-15

- b. Development Standards for Multi-Family Residential and Mixed-Use Developments:
1. Minimum density: 20 dwelling units per acre
 2. Maximum density: 24 dwelling units per acre
 3. Minimum residential floor area for mixed-use projects: 50 percent

SECTION 6. Section 23-15.3 of the Villa Park Municipal Code is hereby amended to read as follows:

Sec. 23-15.3. - Residential Requirements.

- a. In any zone where a single-family dwelling is constructed for living purposes, for each single-family dwelling two (2) usable automobile parking spaces in a garage shall be provided and maintained on the building site. Parking space measurements in the case of a garage containing two (2) or more side-by-side parking spaces shall be of the exterior dimensions of the structure.
- b. Required off-street parking for multi-family dwellings shall be provided at the following rate:

Number of Bedrooms	Minimum Required Parking Spaces
Studio	1.2
1	1.5
2	2
3 or more	2.4

A minimum of one space per unit shall be located within a garage or covered carport. In addition, guest parking shall be provided at a rate of one space per five units.

Mixed residential/commercial developments shall submit a parking plan subject to approval by the City Traffic Engineer demonstrating that sufficient off-street parking will be available to meet the needs of the project.

- c. In any Residential Zone, front yard setback areas shall not be used for the storage of boats or trailers of any type, or for the storage of any vehicle, including but not limited to trucks, buses, vans and recreational vehicles, which exceed an overall length of nineteen (19) feet. As used in this section, "storage" shall mean the parking or standing of any boat or trailer of any type, or any vehicle, including but not limited to trucks, buses, vans and recreational vehicles for a period of time longer than seventy-two (72) hours per month.

SECTION 7. Article 23-27 is added to the Villa Park Municipal Code as follows:

"ARTICLE 23-27 – REASONABLE ACCOMMODATION

23-27.1. Intent and purpose.

In compliance with federal and state fair housing laws, this Article sets forth a process by which the City may make reasonable accommodations in land use, zoning and building regulations, policies, practices, and procedures for persons with disabilities. The intent is to allow disabled persons with physical or mental impairments an equal opportunity to use and enjoy a dwelling.

23-27.2. Definitions.

Unless otherwise noted, the definitions or terms used in this section shall have the same meaning as defined in the California Fair Employment and Housing Act, California Government Code Section 12926 et seq. The terms listed below are illustrative of how they may be understood with respect to housing, for the purposes of this section.

DISABLED PERSON shall mean a person who has a physical or mental impairment which limits one or more major life activities or makes achievement of a major life activity difficult.

MAJOR LIFE ACTIVITY shall include physical, mental and social activities, which may include but are not limited to self care, mobility or sensory perception. A temporary condition such as a broken bone, use of crutches, etc. does not qualify as a physical or mental impairment, and thus does not qualify one as a disabled person.

REASONABLE ACCOMMODATION means providing flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, up to waiving certain requirements, when it is necessary to construct or adapt dwelling units that are readily accessible to and usable by disabled persons.

23-27.3. Application and fees.

- a. An application for reasonable accommodation shall be made upon a form to be provided by the Planning Department, together with any applicable environmental information, forms, and plans. The application shall include, but not necessarily be limited to the following:
 1. Documentation that the applicant is a disabled person, is representing a disabled person, or is a developer or provider of housing for one or more disabled persons;
 2. Authorization by the legal owner of the real property subject to the request;
 3. Identification of the specific code sections from which an exception or modification is requested;
 4. Explanation of the necessity for the requested exception or modification; and
 5. Plans which illustrate the manner in which the exception or modification is/are intended to be carried out.
- b. To the extent permitted by law, any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.
- c. A fee, as prescribed by resolution of the City Council.
- d. To be eligible for consideration of a reasonable accommodation, the property must be in compliance with the laws applicable to the property. If noncompliance is unrelated to the request for reasonable accommodation, and does not jeopardize the health and safety of occupants of the property or nearby properties, then the Planning Director may waive this requirement and act on the request for reasonable accommodation. Such waiver shall not preclude the City from requiring correction of existing violations in accordance with the Villa Park Municipal Code.

23-27.4. Planning Director action and required findings.

- a. Requests for reasonable accommodation shall be reviewed by the Planning Director in accordance with the criteria listed below. The Planning Director shall act upon the request in one of the following ways:
 1. By approving the request.
 2. By approving the request subject to the imposition of reasonably related conditions.

3. By continuing the request pending the submission of additional information or alternative solutions to the problem.
 4. By denying the request.
 5. By denying the request without prejudice to the filing of a new reasonable accommodation application.
- b. A reasonable accommodation request shall be granted or conditionally granted when the Planning Director finds, consistent with fair housing laws, all of the following:
1. The dwelling subject to the request for a reasonable accommodation will be used by a disabled person protected under fair housing laws;
 2. The requested accommodation is necessary to provide the disabled resident(s) an equal opportunity to use and enjoy a dwelling;
 3. The requested accommodation will not impose an undue financial or administrative burden on the City;
 4. The requested accommodation will not result in a fundamental alteration in the nature of the City's land use and zoning or building program or on the character of the neighborhood affected by the request; and
 5. The requested accommodation will not impact the health, safety or general welfare of other individuals and will not result in physical damage to the properties of others.
- c. The decision of the Planning Director shall be documented in written form, which shall include the findings set forth above.
- d. The Planning Director's determination on a requested accommodation shall become final and effective ten days following the date of final decision unless an appeal of such decision is filed with the Planning Department, pursuant to Section 23-27.6 of this chapter.
- e. The Planning Department shall keep a permanent record of all decisions of the Planning Director, as well as the ultimate disposition of those applications that are appealed. The record shall be available for public review.

23-27.5. Time limits.

- a. Any accommodation granted by the Planning Director shall become null and void if not exercised within 12 months from the date of approval.

- b. Prior to the date of expiration of the approved accommodation, the time at which such application expires may be extended by the Planning Director for a period or periods not exceeding 12 months for a total of two years.
- c. Any accommodation granted or conditionally granted by the Planning Director or by the City Council on appeal, once timely exercised, shall not run with the land but shall remain in effect for the duration of the time that the dwelling is occupied by any person having the disability for which the accommodation was provided or another disability which requires the same accommodation.

23-27.6. Appeals.

- a. Within ten working days of the Planning Director's final decision, the applicant or any aggrieved party may file an appeal of that decision by filing a letter of appeal with the Planning Department stating the reasons therefore and an appeal fee as set forth by resolution of the City Council. If the tenth working day falls on a weekend or holiday, an appeal may be filed on the next working day.
- b. If appealed, the City Council shall hear the appeal, as provided for in Section 23-23.4 of this Title, and shall make the findings in Section 23-27.4.b. prior to taking an action which has the effect of approving an application for a reasonable accommodation.

SECTION 8: If any provision of this ordinance or the application thereof to any persons or circumstances is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

SECTION 9: The Mayor shall sign and the City Clerk shall certify passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty (30) days after its final passage.

PASSED AND ADOPTED by the City Council of the City of Villa Park at a regular meeting of the City Council held on the 24th day of January, 2017.

_____, Mayor
City of Villa Park

ATTEST:

_____, City Clerk
City of Villa Park

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS
CITY OF VILLA PARK }

I, _____, City Clerk of the City of Villa Park **DO HEREBY CERTIFY** that the certify that Ordinance No. 2016-604 having been regularly introduced at the meeting of December 13, 2016, was again introduced, the reading in full thereof unanimously waived, and duly passed and adopted at a regular meeting of the City Council held on the 24th day of January, 2017, and said ordinance was adopted by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____, City Clerk
City of Villa Park

IV. HOUSING

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I. INTRODUCTION

A. Purpose of the Element

Providing adequate housing for families and individuals of all economic levels is an important objective for State and local governments. The California Legislature amended the Government Code in 1980 to require that each local community include in its Housing Element a specific analysis of its housing needs and a realistic set of programs designed to meet those needs. This Housing Element carries out the required analysis.

B. State Housing Law Requirements

The State Government Code describes the Housing Element as follows:

The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing. The Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing and mobile homes and shall make adequate provision for the existing and projected needs of all economic segments of the community.

Housing elements have been a required part of city General Plans since 1967. State law requires that the Housing Element be updated periodically, and this Housing Element covers the 2013 – 2021 planning period. The Housing Element provides information on the City's housing needs, resources and constraints; and establishes goals, policies, programs and objectives to address current circumstances and needs.

C. Relationship to Other Elements

The City's General Plan is comprised of seven state-mandated elements (open space and conservation have been combined) and one optional element. The mandated elements include: Land Use, Circulation, Housing, Open Space/Conservation, Noise, and Seismic/Safety. The General Plan also includes an optional Growth Management Element. The Housing Element is most closely correlated with the Land Use Element, which identifies the allowable location and development characteristics for residential land uses.

Government Code Sec. 65302 requires that the Safety and Conservation elements be reviewed and updated as necessary to reflect current flood hazard and management information upon the next revision of the Housing Element after January 1, 2009. The City will ensure compliance with this requirement concurrent with the 2013-2021 Housing Element update.

D. Community Overview

Regional Setting

The City of Villa Park is located in north-central Orange County, approximately 15 miles northeast of the Pacific Ocean. Located near six major freeways that connect the City to other locations in Orange, Los Angeles and Riverside Counties, Villa Park is near the cities of Anaheim, Santa Ana, Tustin and Orange. The City was incorporated in 1962. Although the City has no direct freeway frontage, interstate and regional access to the City is provided by the SR-55 freeway. In addition, City connections to the counties of San Diego, Los Angeles, Riverside, and San Bernardino are provided by freeways nearby, including SR-57 (Orange Freeway), Interstate-5 (Santa Ana Freeway), SR-22 (Garden Grove Freeway) and SR-91 (Riverside Freeway).

Local Setting

Villa Park encompasses 2.1 square miles and is the smallest city in Orange County. Most of the vacant land in the city is occupied by the Santiago Creek Recharge Basin and utility easements. Villa Park is a predominantly residential community with relatively few commercial businesses and professional offices. It has the smallest population of the cities in Orange County, and has no large employment centers or central business district. Geographically, Villa Park is almost completely surrounded by the City of Orange with only a small amount of unincorporated Orange County separating the two cities on the south side of the city. Villa Park contains only a small amount of vacant land or open space, and no sphere of influence. There is no privately-held vacant land adjacent to the City that could be annexed for development.

E. CITIZEN PARTICIPATION

The citizen participation process for the 2013-2021 Housing Element included review by the Community Development and Public Safety Committee, a period of public comment on the Draft Housing Element, review of the Draft Housing Element by the City Council, and a Public Hearing on the final Housing Element. In order to involve the public, particularly low-income population and their representatives and/or advocates, the City completed outreach efforts listed below:

- The City notified by letter and solicited input on the Draft Housing Element from a variety of groups and non-profit housing organizations representing the interests of lower-income households and persons with special needs.
- Copies of the Draft Housing Element were available at the local library, City Hall and on the City's web-site.
- Each public hearing held by the City Council was noticed. Notice of each meeting involving the Housing Element was published in the local newspaper sent to all homeowners' associations, interested organizations and various State and Local Agencies.

Appendix B summarizes the comments received during the Housing Element update process and how those comments have been addressed.

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II. HOUSING NEEDS ASSESSMENT

This chapter includes an assessment of population and housing characteristics, housing needs in the community, including special needs, and the City’s share of regional housing needs to accommodate population growth.

A. Population

Villa Park had a population of 5,812 based on the 2010 Census. This represented an approximate 3% population decrease between 2000 and 2010. The population loss was largely attributed to the aging community and young adults or college students leaving home. Table IV-1 presents a summary of population and housing indicators for 2010 and 2013. During the 2010-2013 period, the population increased by 88 persons (1.5%).

**Table IV-1
Population and Housing Indicators – 2010 and 2013
Villa Park**

	2010	2013	Change
Total Population	5,812	5,900	88
Household Population	5,767	5,855	88
Group Quarters Population	45	45	0
Total Housing Units	2,016	2,018	2
Single Family Detached	1,985	1,987	2
Single Family Attached*	23	23	0
2-4 Units*	8	8	0
5+ Units*	0	0	0
Mobile Homes	0	0	0
Occupied Units	1,976	1,978	2
Vacant Units	40	40	0
Persons Per Household	2.92	2.96	0.04

Sources: 2010 Census of Population and Housing, Table DP-1, Profile of General Demographic Characteristics
Department of Finance, Orange County Population and Housing Estimates, Series E5, January 1, 2013

*There are no attached housing units in the city

Long-range projections of population and housing are prepared for each jurisdiction in Orange County by the Center for Demographic Research (CDR) at California State University Fullerton for use in various planning programs, including the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The most recent adopted projections (OCP-2014) are summarized in Table IV-2 below.

**Table IV-2
Demographic Projections 2012-2040
Villa Park**

	2012	2040	Change	% Change
Population	5,889	6,098	209	3.5%
Housing Units	2,019	2,064	45	2.2%
Employment	1,511	1,711	200	13.2%

Source: CDR, 2014

B. Employment

Villa Park is a small residential community surrounded by the City of Orange. Because the City is mostly “built-out” there is little opportunity for commercial and employment growth. It is assumed that the City exports a majority of its workforce to the larger nearby communities of Orange, Anaheim, Santa Ana, Irvine, and points beyond. The City currently has one 10-acre neighborhood-oriented shopping center comprised of approximately 60,000 square feet of retail/professional space. The shopping center is also the site of City Hall and the Villa Park branch of the Orange County Public Library.

Currently, the largest employer within Villa Park is the Orange Unified School District. The School District operates four schools within the city including two elementary schools, a middle school and a high school. In Villa Park, the School District employs approximately 225 full-time employees, and another 75 part-time employees. In addition to jobs located in the City’s sole commercial district, many home-based businesses are located in Villa Park. As shown in Table IV-2, employment in Villa Park is projected to increase modestly in the future.

C. Household Characteristics

Household Composition

Household characteristics are important indicators of the type of housing needed in a community. The Census defines a household as all persons who occupy a housing unit, which may include families related through marriage or blood, unrelated individuals living together, or individuals living alone. People living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

According to the 2010 Census, husband/wife families represented 77% of Villa Park households compared to 54% for the County as a whole (Table IV-3). About 11% of Villa Park households were persons living alone – a much smaller proportion than the entire County with 21%. Nearly half of all households in the city included someone 65 years of age and older, compared to just 25% for Orange County. The average household size for the City was very similar to Orange County as a whole (2.92 persons compared to 2.99 for the County).

**Table IV-3
Household Composition
Villa Park and Orange County**

Household Type	Villa Park		Orange County	
	Households	%	Households	%
Family households:	1,728	87%	708,491	71%
Husband-wife family	1,525	77%	538,268	54%
With own children under 18 years	505	26%	258,719	26%
Male householder, no wife present	80	4%	54,615	6%
With own children under 18 years	28	1%	22,972	2%
Female householder, no husband present	123	6%	115,608	12%
With own children under 18 years	24	1%	53,896	5%
Nonfamily households:	248	13%	284,290	29%
Householder living alone	208	11%	207,849	21%
Households with individuals under 18 years	625	32%	375,387	38%
Households with individuals 65 years and over	901	46%	252,420	25%
Total households	1,976	100%	992,781	100%
Average household size	2.92		2.99	

Source: 2010 Census, Table DP-1

Tenure

Housing units in Villa Park are predominantly owner-occupied, with only 4% rentals compared to 56% rental units for Orange County as a whole (Table IV-4). The 2010 Census reported the overall vacancy rate in the city as only 2% compared to 5% for Orange County.

Overcrowding

An overcrowded household is defined by the Census Bureau as more than one person per room, excluding bathrooms, kitchens, hallways, and porches. A severely overcrowded household is defined as more than 1.5 persons per room. Overcrowding results from a lack of affordable housing and/or a lack of available housing units of adequate size. Table IV-5 summarizes overcrowding by tenure for the City of Villa Park and Orange County. According to recent Census estimates, overcrowding was more prevalent among renters than owners. Approximately 6% of the City’s renter-occupied households were overcrowded compared to almost no overcrowded owner-occupied households. Overcrowding is much less prevalent in Villa Park than the County as a whole.

**Table IV-4
Housing Tenure and Vacancy
Villa Park and Orange County**

Housing Type	Villa Park		Orange County	
	Units	%	Units	%
Occupied housing units	1,976	98%	992,781	95%
Owner-occupied housing units	1,886	94%	588,313	56%
Average household size of owner-occupied units	2.91		2.98	
Renter-occupied housing units	90	4%	404,468	39%
Average household size of renter-occupied units	3.12		3.00	
Vacant housing units	40	2%	56,126	5%
For rent	3	0.1%	25,254	2.4%
Rented, not occupied	1	0.0%	1,327	0.1%
For sale only	10	0.5%	8,434	0.8%
Sold, not occupied	3	0.1%	2,096	0.2%
For seasonal, recreational, or occasional use	7	0.3%	10,806	1.0%
All other vacants	16	0.8%	8,209	0.8%
Homeowner vacancy rate (%)	0.5		1.4	
Rental vacancy rate (%)	3.2		5.9	
Total housing units	2,016	100%	1,048,907	100%

Source: 2010 Census, Table DP-1

**Table IV-5
Overcrowding by Tenure
Villa Park and Orange County**

Occupants per Room	Villa Park		Orange County	
	Units	%	Units	%
Owner occupied units	1,832	100%	583,146	100%
1.01 to 1.50	4	0.2%	17,133	2.9%
1.51 to 2.00	0	0.0%	4,355	0.7%
2.01 or more	0	0.0%	1,751	0.3%
Renter occupied units	122	100%	419,139	100%
1.01 to 1.50	0	0.0%	42,585	10.2%
1.51 to 2.00	0	0.0%	19,111	4.6%
2.01 or more	7	5.7%	7,171	1.7%

Source: Census 2010-2014 ACS, Table B25014

Income and Overpayment

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to recent Census data, the median household income in Villa Park was more than \$150,000, which was about twice the Orange County median income of about \$76,000.

The income earned by a household is an important indicator of the household's ability to acquire adequate housing. While upper-income households have more discretionary income to spend on housing, lower- and moderate-income households are more limited in the range of housing they can afford. Typically, as household income decreases, the incidence of overpayment and overcrowding increases.

The following income categories are used in Housing Element analyses:

- **Extremely-low-income households** earn 30% or less of the area (county) median income (AMI), adjusted for household size;
- **Very-low-income households** earn between 31% and 50% of AMI, adjusted for household size;
- **Low-income households** earn between 51% and 80% of AMI, adjusted for household size;
- **Moderate-income households** earn between 81% and 120% of AMI, adjusted for household size; and,
- **Above-moderate-income households** earn over 120% of AMI, adjusted for household size.

State and federal standards consider a household to be overpaying for housing if it spends more than 30% of its gross income on housing. A household spending more than it can afford for housing has less money available for other necessities and emergency expenditures. Very-low-income households overpaying for housing are more likely to be at risk of becoming homeless than other households. Renter households typically overpay more often than owner households because of their lower incomes. Compared to renters, overpayment by owners is less of a concern because homeowners have the option to refinance a mortgage, or to sell the house and move into rentals or buy a less expensive home.

Recent Census estimates for overpayment are shown in Table IV-6. Overpayment among renters was most prevalent in the extremely-low- and very-low-income categories while a substantial percentage of owners at all income levels reported that they were overpaying.

**Table IV-6
Overpayment by Income and Tenure
Villa Park**

Income Category	Owners		Renters	
	Households	Percent	Households	Percent
Extremely low households	45		30	
Households overpaying	35	78%	10	33%
Very low households	75		15	
Households overpaying	40	53%	15	100%
Low households	120		0	
Households overpaying	40	33%	0	-
Moderate households	130		4	
Households overpaying	100	77%	0	0%
Above moderate households	1,460		30	
Households overpaying	580	40%	4	13%

Source: U.S. Department of Housing and Urban Development, CHAS based on 2008-2012 ACS

Extremely Low Income Households

Following the passage of AB 2634 in 2006, state law requires quantification and analysis of existing and projected housing needs of extremely-low-income (ELI) households. Extremely-low-income is defined as 30% of less of area median income, adjusted for household size. As of 2013 the area median income in Orange County was \$87,200. For ELI households, this results in an income of \$28,900 or less. ELI households have a variety of housing problems and needs.

Existing Needs

As noted in Table IV-6, recent Census data estimated that there are 45 ELI owner households and 30 ELI renter households in Villa Park. Of these, 78% of owners and 33% of renters were reported as overpaying for housing.

Projected Needs

The projected housing need for ELI households is assumed to be 50% of the very-low-income regional housing need of 3 units. As a result, the City has a projected need for 2 new ELI units during the 2013-2021 planning period. The resources and programs to address this need are the same as for other lower-income housing in general, and are discussed elsewhere in the Housing Element. Because the needs of ELI households overlap extensively with other special needs groups, further analysis and resources for these households can be found in the Special Needs and Constraints sections.

D. Housing Stock Characteristics

Housing Units by Type

The California Department of Finance estimated that there were 2,018 housing units in Villa Park in 2013. As shown in Table IV-7, there is a disparity in the totals for each housing classification calculated by the State and the City. The City does not have a Land Use classification that permitted multi-family or attached housing (other than second units), and records and site inspections conducted by staff confirm that none exist.

**Table IV-7
Housing Stock Characteristics
Villa Park**

<i>Type of Unit</i>	As reported by Dept. of Finance		As reported by City of Villa Park	
	Number of Units	Percent	Number of Units	Percent
1 unit, detached	1,987	98.5%	2,021	100%
1 unit, attached	23	1.1%	0	0%
2 to 4 units	8	0.4%	0	0%
5+ units	0	0%	0	0%
Mobile homes	0	0%	0	0%
Totals	2,018	100%	2,021	100%

Source: California Department of Finance, January 1, 2013

Housing Conditions

The age of housing is sometimes an indicator of potential housing quality problems. According to Census estimates, about two-thirds of the housing supply in Villa Park has been built since 1970 (Table IV-8). Considering the high home values and community pride of ownership in the city, substandard housing conditions are uncommon.

Definitions of substandard housing categories are as follows:

Deteriorating – not more than two intermediate (slight) defects or one major defect but still providing safe and adequate shelter.

Dilapidated – several intermediate defects or a critical defect plus extensive evidence of neglect or serious damage.

The housing units that are classified as deteriorating generally are considered amendable to some degree of rehabilitation. Dilapidated housing, however, is in such a state of disrepair that rehabilitation is no longer economically feasible and the unit should be replaced.

**Table IV-8
Age of Housing Stock by Year Built
Villa Park**

Year Built	Villa Park		Orange County	
	Units	%	Units	%
Built 2010 or later	0	0%	21,184	2%
Built 2000 to 2009	84	4%	63,957	6%
Built 1990 to 1999	106	5%	120,798	12%
Built 1980 to 1989	174	9%	167,031	16%
Built 1970 to 1979	937	47%	262,455	25%
Built 1960 to 1969	470	24%	215,213	21%
Built 1950 to 1959	159	8%	138,061	13%
Built 1940 to 1949	23	1%	26,745	3%
Built 1939 or earlier	47	2%	26,810	3%
Total units	2,000	100%	1,042,254	100%

Source: Census 2010-2014 ACS, Table DP-4

When considering historical maintenance of existing housing during the program period, it is believed that there are no housing units with substandard conditions that would require the replacement of the housing unit. City staff estimates that about 20 housing units, or approximately 1%, may be in need of some type of rehabilitation.

Housing Costs and Affordability

Home Price Trends

According to data from the California Association of Realtors, ownership housing costs in Villa Park are more than double the countywide median (Table IV-9). The median value of home sales in Villa Park in November 2013 was approximately \$1,300,000, compared to \$560,000 in Orange County as a whole. Median home prices in surrounding jurisdictions range from \$420,000 to \$725,000.

**Table IV-9
Median Area Housing Prices**

Jurisdiction	ZIP Code	Median	Percent Change from 2012	Sales	Percent Change from 2012
City of Villa Park	92861	\$1.3 Million	15.4%	3	-57.1%
City of Orange	92867	\$555,000	22.1%	25	-19.4%
City of Orange	92868	\$420,000	29.2%	7	-36.4%
City of Santa Ana	92705	\$725,000	15.2%	40	60%
Orange County		\$560,000	24.4%	2,632	-8.6%

Source: California Association of Realtors, 2013

Home prices in Villa Park have increased over time with the median home price increasing 15% in 2013. Compared to the County and surrounding cities, Villa Park was one of the few cities that experienced an increase in median home prices. Overall the County's home prices decreased 8.6% and experienced value changes ranging from decreases of 22.7% to increases of 122.7% at the City level.

Rental Prices

There are no multi-family units in Villa Park; therefore, all rental units are individually-owned single-family units. An internet search¹ discovered two single-family homes offered for rent at prices ranging from \$4,900 to \$5,000 per month. No information is available regarding rents paid for second units.

Affordability Gap Analysis

The costs of home ownership and renting can be compared to a household's ability to pay for housing. Housing affordability is defined as paying no more than 30% of the household income on housing expenses. Table IV-10 summarizes affordable rents and purchase prices by income category based on the 2013 median income of \$87,200 for Orange County.

**Table IV-10
Income Categories and Affordable Housing Costs
Orange County**

2013 County Median Income = \$87,200	Annual Income Limits	Affordable Monthly Rent	Affordable Price (est.)
Extremely Low (<30%)	\$28,900	\$723	--
Very Low (31-50%)	\$48,150	\$1,204	--
Low (51-80%)	\$77,050	\$1,926	\$260,000
Moderate (81-120%)	\$104,650	\$2,616	\$400,000
Above moderate (120%+)	\$104,650+	\$2,616+	\$400,000+

Assumptions:
 -Based on a family of 4
 -30% of gross income for rent or Principal/Interest/Taxes/Insurance
 -10% down payment, 4.5% interest, 1.25% taxes & insurance, \$200 HOA dues
 Source: Cal. HCD; J.H. Douglas & Associates

Based on recent sales and rental market data, it is unlikely that low- and moderate-income households can find affordable housing in Villa Park except in second units.

¹ Zillow.com, accessed 6/12/2016

E. Special Housing Needs

State law identifies six groups that are considered to have special housing needs: persons with disabilities, including developmental disabilities; the elderly; large households (5+ persons); farm workers; female householders; and homeless persons in need of emergency shelter. These groups are discussed below, and City regulations for suitable types of housing to serve their needs are analyzed in the Constraints section.

Elderly Persons

Elderly persons are considered a special needs group because they are more likely to have fixed incomes and often have special needs related to housing location and construction. Because of limited mobility, elderly persons may need convenient access to services (e.g., medical and shopping) and public transit.

According to recent Census data, about 43% of owner households and 33% of renter households in Villa Park were headed by a householder age 65 or older (Table IV-11).

**Table IV-11
Elderly Households by Tenure
Villa Park**

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	1,049	57%	82	67%
65 to 74 years	388	21%	40	33%
75 to 84 years	342	19%	0	0%
85 years and over	53	3%	0	0%
Total Households	1,832	100%	122	100%

Source: U.S. Census 2010-2014 ACS, Table B25007

Large Households

Large households are defined as having five or more persons living within the same housing unit. Large households are considered a special needs group because they require more space and more bedrooms. According to recent Census data, there were 196 households in Villa Park with at least five persons. Among owner-occupied units, 10% were large households while 20% of renter households had five or more persons (Table IV-12).

**Table IV-12
Large Households by Tenure
Villa Park**

Household Size	Owner		Renter	
	Households	%	Households	%
1 person	182	10%	6	5%
2 persons	680	37%	30	25%
3 persons	445	24%	17	14%
4 persons	354	19%	44	36%
5 persons	111	6%	25	20%
6 persons	48	3%	0	0%
7 persons or more	12	1%	0	0%
Total Households	1,832	100%	122	100%

Source: U.S. Census 2010-2014 ACS, Table B25009

Female-Headed Households

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower incomes, and higher poverty rates experienced by this group. Recent Census data estimated that there were 78 female-headed households in Villa Park, representing about 4% of owner households and 5% of renter households (Table IV-13).

**Table IV-13
Household Type by Tenure
Villa Park**

Household Type	Owner		Renter	
	Households	%	Households	%
Married couple family	1,442	79%	106	87%
Male householder, no wife present	87	5%	5	4%
Female householder, no husband present	73	4%	5	4%
Non-family households	230	13%	6	5%
Total Households	1,832	100%	122	100%

Source: U.S. Census 2010-2014 ACS, Table B11012

Persons with Disabilities

Access and affordability are the two major housing needs for persons with disabilities. This often requires specially-designed dwelling units typically not found in market-rate housing. Additionally, locating near public facilities and public transit is important for this special needs group.

According to recent ACS estimates (Table IV-14), a relatively small proportion of working-age persons in Villa Park reported a disability. In the 18-64 age group less than 3% reported

any type of disability. Of those aged 65 and over, disabilities were much more prevalent. The most common reported disabilities among seniors included ambulatory difficulties (18%), independent living difficulties (9%) and hearing difficulty (12%). Housing opportunities for those with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

**Table IV-14
Disabilities by Age
Villa Park**

Disability by Age	Persons	Percent
Under Age 5 - total persons	121	--
With a hearing difficulty	0	0.0%
With a vision difficulty	0	0.0%
Age 5 to 17 - total persons	953	
With a hearing difficulty	0	0.0%
With a vision difficulty	4	0.4%
With a cognitive difficulty	37	3.9%
With an ambulatory difficulty	0	0.0%
With a self-care difficulty	7	0.7%
Age 18 to 64 - total persons	3,341	
With a hearing difficulty	47	1.4%
With a vision difficulty	21	0.6%
With a cognitive difficulty	157	4.7%
With an ambulatory difficulty	37	1.1%
With a self-care difficulty	23	0.7%
With an independent living difficulty	46	1.4%
Age 65 and over* - total persons	1,496	
With a hearing difficulty	175	11.7%
With a vision difficulty	64	4.3%
With a cognitive difficulty	100	6.7%
With an ambulatory difficulty	273	18.2%
With a self-care difficulty	110	7.4%
With an independent living difficulty	128	8.6%

Source: U.S. Census, 2010-2014 ACS Table S1810

Note: Totals may exceed 100% due to multiple disabilities per person

Developmentally Disabled

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;

- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5%. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County (RCOC) is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The RCOC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Any resident of Orange County who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. RCOC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability. The RCOC currently serves approximately 17,000 individuals. Of those, approximately 37 individuals reside in Villa Park.

The mission of the Dayle McIntosh Center is to advance the empowerment, equality, integration and full participation of people with disabilities in the community. The Center is not a residential program, but instead promotes the full integration of disabled persons into the community. Dayle McIntosh Center is a consumer-driven organization serving all

disabilities. Its staff and board are composed of over 50% of people with disabilities. Its two offices service over 500,000 people in Orange County and surrounding areas with disabilities. The Center's main office is located in Garden Grove, approximately 5 miles to the west of Villa Park.

Homeless Population

To estimate the number of homeless in the city an analysis of existing studies was conducted and different organizations and agencies were consulted. The County of Orange Housing and Community Services Department undertakes a biannual "Point-in-Time" survey of the homeless population as part of its application for homeless assistance grant funds. The Point-in-Time survey conducted in January 2013 estimated that there were approximately 4,251 homeless persons in Orange County at the time of the survey, of which 2,573 (61%) were sheltered and 1,678 (39%) were unsheltered². The survey did not estimate the total homeless population by jurisdiction; however, the City of Villa Park represented approximately 0.2% of the total county population. Assuming a homeless distribution similar to the general population, the estimated number of homeless persons in Villa Park at any point in time would be 8 persons, although no homeless persons have been observed or reported in the city in recent years.

Senate Bill (SB) 2 of 2007 requires that jurisdictions quantify the need for emergency shelter and determine whether existing facilities are adequate to serve the need. An emergency shelter is defined as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." If adequate existing facilities are not available, the law requires jurisdictions to identify areas where new facilities are permitted "by-right" (i.e., without requiring discretionary approval such as a use permit). As noted in the Constraints section, the City's Zoning Code allows emergency shelters in the E-4 and R-1 zones by-right in compliance with SB 2.

Farm Workers

Farm workers are defined as persons whose primary incomes are earned through seasonal agricultural work. Recent Census³ data reported no Villa Park residents employed in agriculture or related industries. In the past, farm workers were housed at the Villa Park Orchard Association's facility, which no longer exists. Three small-scale wholesale nurseries currently occupy a total of approximately 5 acres of power line easements within the City. There currently are no orchards, row crops or other similar operations located in the City that would employ farm workers. Therefore, the number of farm workers in Villa Park is believed to be negligible.

² OC Partnership, 2013 Orange County Homeless Count & Survey Report, July 2013

³ 2010-2014 ACS, Table DP03

F. Analysis of Assisted Housing at Risk of Conversion to Market Rate Housing

All housing in Villa Park is comprised of detached single-family units that have been privately built and financed. Secondary dwelling units provide affordable housing, but none of those is assisted with housing subsidies. There are no assisted units in the city, and no affordable units are at risk of conversion to market rate housing.

G. Regional Housing Need Assessment (RHNA)

The Southern California Association of Governments (SCAG) is responsible for allocating housing growth needs to each jurisdiction in its region. A local jurisdiction's share of regional housing need is the number of additional housing units needed to accommodate projected household growth, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The allocation is distributed among four income categories (very-low, low, moderate, and above-moderate) and is adjusted to avoid an over-concentration of lower-income households in jurisdictions that currently have a disproportionately high share of low-income residents. Cities must also plan for the growth needs of extremely-low-income (ELI) households. The ELI need is assumed to be 50% of the very-low-income allocation.

Table IV-15 shows the RHNA allocation for the City of Villa Park during the 2013-2021 planning period.

**Table IV-15
RHNA Allocation 2013-2021
Villa Park**

	Very Low (Extremely Low*)	Low	Moderate	Above Moderate	Total
Housing Units	3 (2)	2	3	6	14

Notes:

*Extremely Low-Income need is assumed to be 50% of Very Low-Income need

Source: SCAG 2012

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III. HOUSING RESOURCES AND OPPORTUNITIES

This chapter provides a description of the land resources and adequate sites to address the City's regional housing needs allocation for the 2013-2021 planning period. Additionally, the chapter discusses opportunities for energy conservation that can lower utility costs and increase housing affordability.

A. Land Resources to Accommodate New Housing Needs

California Housing Element law mandates that each city designate adequate sites with appropriate zoning and development standards and with the required public services and facilities to accommodate a range of housing types and prices. This evaluation of adequate sites represents planning goals, not a quota or mandate for production of housing within the planning period. The City must demonstrate that it has the capacity, or adequate sites, to accommodate the assigned need for housing at all income levels.

Regional Housing Needs Assessment

The Southern California Association of Governments (SCAG), in cooperation with local jurisdictions, is responsible for allocating the region's projected new housing demand in each city. This process is known as the Regional Housing Needs Assessment (RHNA) and the goals are referred to as the regional share goals for new housing construction. The allocation takes into account factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, and type and tenure of housing needs. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower-income households in any jurisdiction. The allocation is divided into four income categories based on Area Median Income (AMI):

Extremely-Low Income:	30% or less of AMI
Very-Low Income:	31 to 50% of AMI
Low Income:	51 to 80% of AMI
Moderate Income:	81 to 120% of AMI
Above-Moderate Income:	Greater than 120% of AMI

The RHNA for the 2013-2021 planning period identifies the City of Villa Park's share of the region's housing needs as 14 new housing units, distributed among income categories as shown in Table IV-16.

Unaccommodated Need from the Prior Planning Period

Government Code §65584.09 requires that any portion of the regional housing need that was not accommodated in the prior planning period must be added to the housing need for the current period. The City's assigned RHNA share in the 4th planning cycle (2008-2013) was 11 units, of which 3 units were very-low-income and 2 units were low-income. For this

5th planning cycle, those units have been added to the RHNA allocation, as shown in Table IV-16.

**Table IV-16
Regional Housing Needs Assessment 2013-2021
Villa Park**

RHNA Planning Period	Very Low (Extremely Low*)	Low	Moderate	Above Moderate	Total
4 th cycle unaccommodated need	3	2	-	-	5
5 th cycle RHNA	3	2	3	6	14
Total need	6 (3)	4	3	6	19

Notes:

*Extremely Low-Income need is assumed to be 50% of Very Low-Income need

Source: SCAG 2012, City of Villa Park

Sites to Accommodate New Housing Needs

State law requires Housing Elements to include an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. Table IV-17 summarizes the City's inventory of sites that can accommodate residential development. The table shows that the City's land inventory can fully accommodate housing needs in all income categories for this projection period; however, a zoning amendment is required to fully address state requirements regarding sites to accommodate lower-income units. Program 1 in the Housing Plan (Chapter V) describes the specific actions the City will take to address those requirements.

Lower-Income Sites

Villa Park is the smallest city in Orange County and was incorporated in 1962. It has an area of only 2.1 square miles and is about 99% developed with single-family homes, most of which were built more than 30 years ago. Only a handful of vacant lots remain, which are suitable only for low-density development due to topography and access issues. With the exception of one commercial center of approximately 10 acres, the City is zoned entirely for single-family residences.

The best opportunity for multi-family housing is in the Towne Centre, which includes a grocery store, banks, a pharmacy with a postal substation, a variety of specialty shops and offices, City Hall and community room, and a branch of the Orange County Public Library. The two parcels at the northeast corner of the center contain City Hall, the library and an office building, which are all about 45 years old. The City Hall/library building is single-story with approximately 5,523 square feet (FAR 0.26) while the office building is two stories and approximately 13,254 square feet (FAR 0.33). The City proposes to amend zoning regulations for these two parcels to allow residential or mixed-use development consistent with Government Code Sec. 65583.2(h) at a higher intensity than presently exists, which would create a financial incentive for redevelopment of these parcels (see Program 1 in the Housing Plan). These parcels can accommodate 28 units at a density of 20 units/acre, which is nearly three times the lower-income RHNA allocation of 10 units for this planning

period. These parcels are suitable for redevelopment in the planning period due to the age of structures and low building floor area ratio compared to allowable coverage under zoning standards.

Second units also provide opportunities for lower-income housing. As discussed in the Constraints chapter, the City permits second units by-right in conformance with state law. Given the low-density single-family character of the city and the very limited amount of land available for new development, second units are an important option for affordable housing. It is likely that some second units are occupied by family members or household employees with no rent charged, and therefore qualify as extremely-low-income units. Second units rented at market rates are likely affordable to moderate-income households. Approximately 10 second units have been approved in the last five years, an average of two per year. The land inventory assumes that second unit construction will continue at the same pace, generating approximately 16 additional units during the planning period as shown in Table IV-17. The land inventory assumes that potential second units will be equally divided between the low and moderate income categories.

Moderate and Above-Moderate Income Sites

The City's moderate-income need can be accommodated through second units as well as with the excess lower-income capacity in the Town Center.

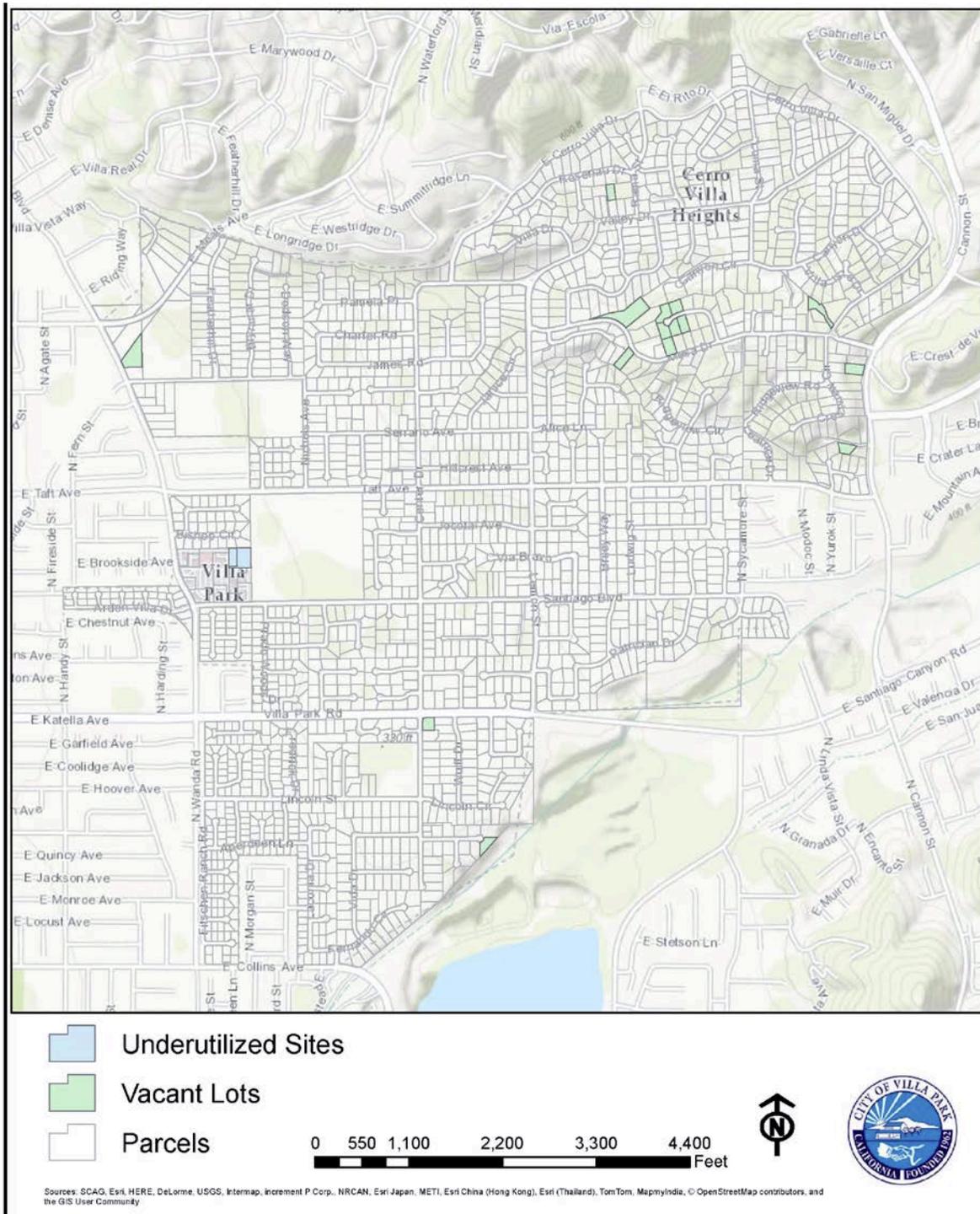
Vacant single-family lots provide adequate capacity to accommodate the City's need for above-moderate income housing.

A discussion of public facilities and infrastructure needed to serve future development is contained in Section IV - Constraints. There are currently no known public service or infrastructure constraints that would preclude the level of development described in the RHNA during this planning period.

**Table IV-17
Residential Sites Inventory**

APN	Address	General Plan	Zoning	Site Size (Acres)	Existing Use	Potential Units			Potential Constraints
						Lower	Moderate	Above Moderate	
Towne Centre									
372-232-10	17855 Santiago	Commercial	Com/Prof	0.49	City Hall/ Library	10			Existing 1-story building (FAR 0.26) approx. 45 yrs old; zoning amendment reqd.
372-232-17	17871 Santiago	Commercial	Com/Prof	0.92	Professional Offices	18			Existing 2-story office building (FAR 0.33) approx. 45 yrs old; zoning amendment reqd.
Subtotal				1.41		28			
Single-Family Lots									
372-592-03	9642 Santiago	Estate LDR	E-4 Res	1.33	Nursery			1	Current nursery use
372-462-05	Cannon	Estate LDR	E-4 Res	0.61	Vacant			1	None
370-021-13	19252 Carpenter	Estate LDR	E-4 Res	0.46	Vacant			1	None
372-541-29	19171 Mesa Drive	Estate LDR	E-4 Res	0.68	Vacant			1	None
372-251-03/24	Mesa Drive	Estate LDR	E-4 Res	0.60	Vacant			1	None
372-411-09	Mesa Drive	Estate LDR	E-4 Res	1.81	Vacant			1	None
372-491-27	Canyon Crest	Estate LDR	E-4 Res	0.48	Vacant			1	None
372-491-26	Canyon Crest	Estate LDR	E-4 Res	0.59	Vacant			1	None
372-491-25	Canyon Crest	Estate LDR	E-4 Res	0.51	Vacant			1	None
372-491-29	Canyon Crest	Estate LDR	E-4 Res	0.47	Vacant			1	None
372-491-28	Canyon Crest	Estate LDR	E-4 Res	0.48	Vacant			1	None
372-491-24	Canyon Crest	Estate LDR	E-4 Res	0.58	Vacant			1	None
372-402-06	18691 Valley Drive	Estate LDR	E-4 Res	0.43	Vacant			1	None
378-201-16	10412 Center Drive	Estate LDR	E-4 Res	0.46	Vacant			1	None
378-221-13	18462 Adams Ranch Rd	Estate LDR	E-4 Res	0.43	Vacant			1	None
Subtotal				6.24				15	
2nd units	Various					8	8		
Totals						36	8	15	

Exhibit IV-1
Potential Housing Sites



B. Opportunities for Energy Conservation

In relation to new residential development and especially affordable housing, construction of energy efficient buildings can add to the original production costs of ownership and rental housing. Over time, however, housing with energy conservation features will have reduced occupancy costs as the consumption of fuel and electricity is decreased. This means the monthly housing costs may be less than what they otherwise would have been if no energy conservation measures were incorporated in the new residential buildings. Reduced energy consumption is recognized as one way of achieving more affordable housing costs.

The City recognizes that there are several ways to achieve energy conservation in new and existing housing. All modifications to existing residential structures must meet current Title 24 Energy Conservation Standards. In order to encourage solar installation, the city does not charge planning fees and offers an expedited review process for solar installations. The City has seen a large increase in solar installation in recent years.

With no economic development function or Housing Department, it is not financially feasible at this time for Villa Park to provide other incentives to encourage green building techniques and materials in new and resale homes, or energy conserving retrofits. However, it is the intent to actively encourage such techniques and to direct interested parties to applicable information sources.

IV. CONSTRAINTS

A. Governmental Constraints

Land Use Controls

The General Plan and Zoning Code are the City's primary land use controls regulating housing development. The Land Use Element of the General Plan establishes the principal residential land use categories in the community. The Zoning Code establishes specific regulations for allowable uses, development standards, and approval procedures for the different land use districts in the city. This section also discusses how the City's land use regulations accommodate a range of housing types, including lower-income housing and persons with special needs.

General Plan Land Use Element

The General Plan residential land use categories include:

- Single Family - 3.0 dwelling units per acre
- Single Family - 2.5 dwelling units per acre
- Single Family - 1.75 dwelling units per acre

Zoning Code

In 1962, at the time of incorporation, a single "100-E4-20,000 Small Estates" Zone was adopted for the entire City. In the ensuing years, it became evident that this singular zoning district was more detrimental than beneficial to the City. For this reason, a change in zoning was adopted in order to achieve a well-balanced community and more effective land use transitions.

The zoning change created a transitional zone for the City with a small westerly section zoned for 8,000 square foot lots at a density of not more than three residences per acre adjacent to a 12,000 square foot zone with a density of 2.5 residences per acre. This action provided a gradual transition into the 20,000 square foot small estate zone with a density of 1.75 units per acre.

Along the westerly City border, there are approximately 79 acres zoned three dwelling units per acre. Adjacent to this section, on the easterly side of the zone, there are approximately 57 acres with a density of 2.5 dwelling units per acre. These two zones establish a gradual transition from the City of Orange into the 1.75 density small estate zone. The north and easterly portions of the City are entirely zoned for 20,000-square-foot small estate lots.

In addition, the City has a Planned Community (PC) zone allowing single-family residential developments, multiple housing developments, professional and administrative office areas, commercial centers, or any public or semi-public use or combination of uses through the

adoption of a development plan and text. One such development is The Orchards (Tract 13942), a 32-unit single-family residential development.

Currently there are ten zoning districts allowing residential land uses:

- R-1 (13,500 square feet)
- R-1(12,000 square feet)
- R-1 (10,000 square feet)
- R-1 (9,500 square feet)
- R-1 (9,000 square feet)
- R-1 (8,500 square feet)
- R-1 (8,400 square feet)
- R-1 (8,000 square feet)
- E-4 Small Estates)
- PC (Planned Community)
- CP (Commercial Professional)

The suffix for R-1 zones indicates minimum lot size. Other single-family development standards are summarized in Table IV-18. There are very few vacant residential lots remaining and these standards do not pose a significant constraint to new housing development.

**Table IV-18
Single-Family Residential Development Standards**

	R-1 Zones	E-4 Zone
Minimum Lot Width	None	None
Front Yard Setbacks	20 ft.	30 ft.
Side Yard Setbacks	5 ft.	10-20 ft.
Rear Yard Setbacks	25 ft.	25 ft.
Building Heights	32 ft.	32 ft.
Off-Street Parking	2 garage stalls	2 garage stalls

Multi-family and mixed-use housing is conditionally permitted in the CP zone, which is located in the Town Center.

Zoning for Lower-Income Housing and Persons with Disabilities or Special Needs

Lower-Income Housing. Housing for lower-income persons can be provided in the CP zone by multi-family or mixed-use development, or in secondary dwelling units. As noted in Program 1 of the Housing Plan, a zoning amendment is proposed to establish additional incentives to facilitate multi-family or mixed-use development in the CP zone.

Second units. A secondary unit is considered "secondary" or "accessory" to the primary residence on the parcel. These uses typically have a private entrance, kitchen, bathroom and living area. All E-4 and R-1 zoned land within the City, which equates to more than 2,000 parcels, allow an attached or detached secondary dwelling unit ranging in size from 640 to 1200 square feet depending on the lot size. Second units have proven to be a very valuable housing resource for the city. Residents may construct second units as a housing

alternative for elderly or student family members, household employees or live-in care providers. Incentives provided by the City to facilitate second unit construction include expedited processing, low fees and reasonable development standards, which include the following:

- 1-story height limit
- A second dwelling unit may be rented or leased, but shall not be owned separately from the principal dwelling unit;
- A second dwelling unit shall be solely occupied by not more than two persons;
- Maximum Unit Size:

Lot Size (sq.ft.)	Maximum Second Unit Size (sq.ft.)
<i>Detached units</i>	
13,750 or less	640
13,751 to 18,000	900
18,001 or more	1,200
<i>Attached units:</i>	30% of the main house, or 1,200 sf

- The design and materials of the second dwelling unit shall be consistent with the design and materials of the principal dwelling unit and reasonably compatible with the design and materials of the structures in the surrounding area;
- In addition to the parking required for the primary residence, there shall be at least one independently accessible parking space for the second unit

The City continues to actively promote second unit construction by informing residents of the Second Unit Development Program, and by maintaining low application fees, expedited processing and reasonable development standards.

Farmworker Housing. Housing for agricultural employees is low-income housing available without requiring any special requirements. With no agricultural land within the City of Villa Park and little in the surrounding area, there is no identifiable need for Villa Park to provide housing specific to agricultural employees.

Emergency Shelters. An emergency shelter is housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. In compliance with Senate Bill 2, emergency shelters are permitted within the E-4 and R-1 zoning districts by-right subject only to the same restrictions that apply to other residential uses of the same type in the same zone. There are approximately eight vacant parcels in these zones, which provide sufficient capacity to accommodate at least one year-round emergency shelter.

Transitional and Supportive Housing. Transitional housing is buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Supportive housing is housing with no limit on length of stay, that is occupied by the target population, and that is linked to on-site or off-site services that assist the supportive housing

resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

In compliance with Senate Bill 2, transitional and supportive housing are permitted within the E-4 and R-1 zoning districts subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Program 4 in the Housing Plan includes a zoning amendment to also allow transitional and supportive housing in any zone where residential use is permitted in conformance with state law.

Factory-built and Manufactured Housing. Factory built/manufactured housing is a type of housing unit that is largely constructed and assembled in a factory and then transported to sites of use. Factory built/manufactured housing, as permitted by State law is allowed in the E-4 and R-1 residential zones and is subject to the City's Site Plan Review process.

Mobile Homes. Mobile homes are large trailers, fitted with parts for connection to utilities that can be installed on a relatively permanent site and used as a residence. Mobile homes are only permitted as a residence during construction of a single-family dwelling.

Residential Care Facilities. Individuals with mental, physical, or developmental disabilities often need affordable, conveniently-located housing which, where necessary, has been specially adapted for wheelchair accessibility, along with other physical needs. Living arrangements for six or fewer persons with disabilities may be provided in single-family residences pursuant to state law.

Definition of "family" – The Zoning Code defines family as: *"an individual or two (2) or more persons living together as a single housekeeping unit in a single dwelling unit."* This definition is consistent with current housing law.

Separation requirements – The Zoning Code does not impose any separation requirements between residential care facilities.

Site planning requirements – The site planning requirements for residential care facilities are no different than for other single-family residential uses in the same zone.

Reasonable accommodation – The Zoning Code does not currently contain administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities. Program 4 is included in the Housing Plan to address this requirement.

Building Codes

Villa Park has adopted the current editions of the California Building Codes. These are standardized codes adopted by most cities throughout California. The City does not impose local amendments to requirements or standards that are more stringent than those incorporated in the Code, with the exception of the Fire Code, as recommended by the Orange County Fire Authority.

Site Improvement Requirements

Most cities require site improvements as a part of the normal development process. As land is subdivided and built upon, the City requires improvement of adjacent streets, curbs and gutters, street trees, and other related infrastructure. In keeping with the rural character of the area, no street lights are required and sidewalks are avoided. The improvements required by the City are permitted by State law and are necessary for assuring public health and safety.

Development Fees

Fees and exactions required of developers are used to support a variety of functions which include checking submitted plans to ensure public safety and defraying a fair share of the cost of public facilities. Table IV-19 summarizes permit fees for a typical new home in Villa Park. Permit fees are based on the construction of a 3,500-square-foot home with an 800 square foot garage and a 400-square-foot patio. These fees are required to defray the cost of providing public services and protecting public health and safety.

**Table IV -19
Typical Development Fees**

Building Valuation Project Cost Breakdown			
	New Living Area	New Garage Area	New Porch/Patio Area
Square Footage:	3,500	800	400
Cost Per Sq. Ft.:	\$110	\$55	\$35
Sub- Total Valuation:	\$385,000	\$44,000	\$14,000
Miscellaneous Costs:	-	-	-
Total Project Valuation:	\$443,000		
Plan Check Fee:	\$1,930		
Permit Fee Breakdown			
Building Permit Fees	Assessed Per Project		\$2,950
NPDES Inspection Fee	\$100 Per Permit		\$500
Site Plan Review	\$137 Per Project		\$137
Orange Unified School District School Fee (New Sq. Ft. > 500)	\$3.20 Per Sq. Ft. of Living Area		\$9,600
Sewer Connection Fee	For 4 Bedrooms		\$4,269
Villa Park License Tax (New Construction Only)	\$100 + \$10 Per Bedroom Over Two		\$120
Plumbing, Mechanical, and Electrical			\$500 +/-
Approx. Total Permit Fees	\$20,000 (Includes School Fee and County Sewer Fee)		
% of Total Development Cost	1.3% (based on \$1.5M total home cost)		

Source: City of Villa Park, 2016

Local Processing and Permit Procedures

Due to the fact that there is very little vacant land within Villa Park and the majority of the existing housing stock is less than 40 years old, development activity in the City is not extensive and primarily involves remodeling of existing single-family dwellings, in-fill development, and construction of second units. All development applications, including second units, are ministerially reviewed by the City's Planning, Building, and Engineering Departments unless a modification to development standards is requested. Most development applications are processed completely within two months.

B. Non-Governmental Constraints

Non-governmental constraints include environmental conditions, infrastructure requirements, and the cost of land, construction and financing.

Environmental Constraints

Within the City of Villa Park there are two environmental constraints on residential development:

- Flood hazard zones – Santiago Creek borders the city on the southeast, and some properties are within designated flood hazard zones. This constraint is mitigated by the City's participation in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP).
- Geological conditions - Two earthquake faults lie within residential zoning districts. This issue is addressed through the application of the most current California Building Codes and the plan check review process.

Infrastructure

The city is nearly built-out, and infrastructure is in place to accommodate anticipated infill development.

Water Supply

Serrano Water District (SWD) serves the City of Villa Park. SWD receives its water supply from local surface water and groundwater from three wells located within the City of Villa Park. The District uses 4,200 to 4,400 acre feet of water annually, which also includes customers in the City of Orange.

The SWD owns 50% of Irvine Lake, 25% of the water in the lake, and is the managing district for the lake (facility and recreation). With 43 miles of pipe, 3 wells, a treatment plant, and two reservoirs, all infrastructure needed to support expected future infill development in Villa Park is already in place.

Wastewater Collection and Treatment

The City owns and operates a sanitary sewer system in coordination with the Orange County Sanitation District for the benefit of the residents of the community. The system was constructed primarily in the 1960s and '70s and is fully developed. The system consists of approximately 153,000 linear feet (29 miles) of collector and trunk sewer mains ranging in size from 8 to 15 inches in diameter. Some of the trunk mains are joint use mains with the City of Orange. It is estimated there are about 26 operating septic tank systems remaining in the city.

Wastewater treatment is provided by Orange County Sanitation District, of which Villa Park is a member. Treatment capacity is sufficient to accommodate projected development in Villa Park for the 2013-2021 planning period.

Land Cost

A key component in the cost of development is the price of raw land and any necessary improvements. In Villa Park, the virtual non-existence of vacant subdividable residential land combined with a high demand for such development keeps land costs high. Based on recent sales in the Villa Park area, the value of developable single-family lots is estimated to be approximately \$1 million or more depending on lot size and site features. Land costs of this magnitude make the development of affordable housing in the remaining vacant lots highly unlikely.

Construction Cost

Construction costs vary widely according to the type of development, with multi-family housing generally being less expensive to construct than single-family homes. However, there is wide variation within each construction type, depending on the size of the unit and the number and quality of amenities provided. The International Code Council estimates that the average cost of good quality construction is approximately \$120 per square foot for typical single-family homes, with low-rise multi-family construction somewhat lower. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. In high-cost communities like Villa Park, new homes typically have a high level of amenities and features, resulting in higher than average construction cost.

Cost and Availability of Financing

Villa Park is similar to most other communities with regard to private sector home financing programs. The financial crisis that began in 2008 has affected the availability of real estate loans, and although interest rates in the past several years have been at historic low levels for those with good credit, most lower-income households have difficulty qualifying for home loans.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area ("redlining"). There is no evidence of redlining in Villa Park.

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V. HOUSING PLAN

A. Goals and Policies

This portion of the Housing Element describes the housing strategy to be implemented by the City during the 2013-2021 planning period.

Housing Element Goal: The City's principal goal is to contribute to meeting the statewide goal of a decent home and suitable living environment for all people.

Housing Policies:

- H #1: To maintain a housing stock free of substandard conditions.
- H #2: To accommodate the special housing needs of the elderly, frail elderly and handicapped populations through the development of new second dwelling units.
- H #3: To meet the needs of low-income persons through the development of new second dwelling units.
- H #4: To continue to comply with State and Federal housing laws and regulations.
- H #5: To promote open and free choice of housing for all.
- H #6: To promote equal opportunity of choice throughout the housing market area for all residents regardless of race, creed, national origin or ethnicity.

B. Housing Programs

The following programs describe specific actions the City of Villa Park will carry out over the eight-year Housing Element cycle to address the community's housing needs and the requirements of State law.

Program 1 Adequate Sites to Accommodate Regional Housing Needs

The City's share of regional housing needs for the 2013-2021 planning period is 19 units, including 10 lower-income units. To ensure that adequate sites are available to facilitate lower-income housing, a Zoning Code amendment will be processed to allow multi-family residential or mixed-use development in the C-P zone consistent with Government Code Sec. 65583.2(h) and (i). Adequate capacity currently exists to accommodate the City's share of moderate- and above-moderate-income housing.

<i>Responsibility:</i>	The City Manager's Office and Planning Department
<i>Timing:</i>	Zoning amendment in 2016
<i>Funding:</i>	General Fund
<i>Objective:</i>	Provide adequate sites to accommodate the City's RHNA allocation

Program 2 Second Units

Second units provide affordable housing opportunities for the elderly, household employees, disabled persons and low-income persons, as well as a source of income for retired homeowners. The City's zoning regulations allow second dwelling units within the R-1, E-4 and PC zones in conformance with state law. The City will continue to facilitate second unit construction by providing information to interested homeowners at City Hall and on the City website, and through expediting permit processing. The City will grant fee waivers or reductions in exchange for affordability commitments on second units, and monitor the affordability of new second units produced. If the City finds that second units are not being developed and made available at affordable rents to lower income households, the City will implement additional incentives to more effectively promote development of affordable second units within six months of the findings. Second unit production will be monitored on an annual basis.

<i>Responsibility:</i>	The City Manager's Office and Planning Department
<i>Timing:</i>	Annual monitoring throughout the planning period
<i>Funding:</i>	General Fund
<i>Objective:</i>	Facilitate additional second unit development

Program 3 Facilitate Housing Development for All Economic Segments of the Community

The City will continue to facilitate development of housing for persons of all income levels, including extremely-low-income persons, through incentives such as density bonus, second units, mixed-use development and expedited permit processing. To encourage multi-family or mixed-use development in the C-P zone (see Program 1) the City will notify housing providers of this development opportunity and offer additional incentives such as fee reductions for projects that include units that are affordable to local employees or persons with special needs. If these activities and incentives are not effective in generating interest in redevelopment of the City Hall/Library and adjacent office properties, the City will explore and enact additional strategies to promote redevelopment of these sites within six months of the findings.

<i>Responsibility:</i>	The City Manager's Office and Planning Department
<i>Timing:</i>	Throughout the planning period; notify local developers of development opportunities and monitor accomplishments on an annual basis
<i>Funding:</i>	General Fund
<i>Objective:</i>	Facilitate housing development for all economic segments

Program 4 Housing for Persons with Disabilities and Other Special Needs

The City will continue to facilitate the provision of housing for persons with special needs, including developmental disabilities, such as emergency shelters, transitional and supportive housing, and residential care facilities. Zoning Code amendments will also be processed to ensure that transitional and supportive housing are permitted subject only to the same requirements as apply to other residential dwellings of the same type in the same

zone, and establish procedures for reviewing and approving requests for reasonable accommodation in conformance with fair housing law.

<i>Responsibility:</i>	The City Manager's Office and Planning Department
<i>Timing:</i>	Zoning amendments in 2016
<i>Funding:</i>	General Fund
<i>Objective:</i>	Ensure that City regulations encourage and facilitate the provision of housing for persons with special needs in conformance with state law

Program 5 Encourage the Conservation and Maintenance of the City's Existing Housing Stock

The City will continue to encourage property maintenance and rehabilitation through code enforcement, crime watch, and neighborhood beautification efforts. The City will include a link on the website and provide handouts indicating resources and programs available to encourage housing stock maintenance and rehabilitation.

<i>Responsibility:</i>	The City Manager's Office and Planning Department
<i>Timing:</i>	Throughout the planning period
<i>Funding:</i>	General Fund
<i>Objective:</i>	Conserve and maintain existing housing

Program 6 Equal Housing Opportunities

The City will advocate against discrimination in the sale, rental, or financing of housing based on race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability. Information and referrals regarding fair housing laws and rights will be posted on the City's website and in City Hall and other public buildings.

<i>Responsibility:</i>	The City Manager's Office and Planning Department
<i>Timing:</i>	Throughout the planning period
<i>Funding:</i>	General Fund
<i>Objective:</i>	Encourage fair housing practices in the city

Program 7 Energy Efficiency

The City's will continue to encourage green building techniques and promote energy audits and participation in utility energy conservation programs by posting information on the City's website and in City Hall.

<i>Responsibility:</i>	The City Manager's Office and Planning Department
<i>Timing:</i>	Throughout the planning period
<i>Funding:</i>	General Fund
<i>Objective:</i>	Encourage energy efficiency in residential developments

C. Quantified Objectives

The City's quantified objectives for the construction, rehabilitation, and conservation/preservation of housing for the 2013-2021 planning period are shown in Table IV-20.

**Table IV-20
Quantified Objectives 2013-2021**

	Very Low (Extremely Low)	Low	Moderate	Above Moderate
Construction	6 (3)	4	3	6
Rehabilitation	0	0	0	20
Conservation/Preservation	0	0	0	0

APPENDIX A

EVALUATION OF THE PRIOR HOUSING ELEMENT

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review each jurisdiction's housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in crafting the 2013-2021 Housing Plan.

The City has reviewed the goals, objectives and policies and determined that they continue to be appropriate. Table A-1 summarizes the programs contained in the previous Housing Element along with the City's accomplishments and implications for future policies and actions. The results of this evaluation have been incorporated into the Housing Plan for the 2013-2021 period.

**Table A-1
Housing Element Program Evaluation
2008-2013**

Program	Responsible Agencies and Officials	Timeframe	Accomplishments and Future Actions
<i>Adequate Sites - Provide adequate sites to meet State requirements and the Regional Housing Need assessment</i>			
<p>1. The City of Villa Park anticipates substantially maintaining its present land use designations, but will review and make appropriate changes, if any, to its land use designations, if determined necessary by the City Council to ensure that the City retains its ability to provide sufficient capacity to meet its regional need and also provide sites to accommodate all income levels. Existing land use and zoning has and is expected to provide sufficient capacity and sites to meet its regional need and the needs of all income levels.</p>	<p>City Manager's Office and Planning Department</p>	<p>Ongoing</p>	<p>No land use changes were adopted. The new Housing Element includes a commitment to process a zoning amendment that would create opportunities for multi-family housing.</p>
<p>2. The City will implement programs to address the following housing types:</p> <p>a. Emergency Shelters - Currently, Villa Park's Zoning Ordinance does not specify zones where emergency shelters are allowed. This program commits the City to designating the E-4 Zone as a zone where emergency shelters will be permitted by right under standardized and objective procedures that are no more restrictive than those for similar residential uses. This program also commits the City to permitting emergency shelters in all R-1 districts with Conditional Use Permit Approval. Conditions for the use permit will be standardized and objective and will not impede the development of a homeless shelter. In addition, the City will consider participation in any regional effort to provide these facilities. This is in compliance with Senate Bill 2.</p>	<p>City Manager's Office and Planning Department.</p>	<p>December 2010</p>	<p>Ordinance 2012-567 was adopted to allow emergency shelters by-right in the E4 and R1 zones. This program has been completed.</p>
<p>b. Transitional Housing - Currently, Villa Park's Zoning Ordinance does not specify zones where transitional housing is allowed. This program commits the City to designating the E-4 Zone as a zone where transitional housing will be permitted by right under standardized and objective procedures that are no more restrictive than those for similar residential uses. This program also commits the City to permitting Transitional housing in all R-1 districts with Conditional Use Permit Approval. Conditions for the use permit will</p>	<p>City Manager's Office and Planning Department.</p>	<p>December 2010</p>	<p>Ordinance 2012-567 was adopted to allow transitional and supportive housing by-right in the E4 and R1 zones. A follow-up amendment is proposed in the new Housing Element to allow transitional and supportive housing subject only to the same requirements as apply to other</p>

Program	Responsible Agencies and Officials	Timeframe	Accomplishments and Future Actions
be standardized and objective and will not impede the development of transitional housing.			residential dwellings of the same type in the same zone.
c. Housing for Farm Workers - The City recognizes that State law prohibits cities from imposing conditional use permit requirements on housing for six or fewer employees if family housing of the same type in the same zone does not require a use permit. Current zoning permits housing of this type without a special use permit; however, due in large part to high land prices within Villa Park and a lack of a significant local agricultural industry no specific farm worker housing programs are planned for the current housing cycle.	City Manager's Office and Planning Department.	Completed	This program has been completed.
d. Single-Room Occupancy - The City of Villa Park currently has no multi-family land use or zoning classifications with which single-room occupancy can operate. As a City that is considered built-out, Villa Park has no opportunity to annex, and having relatively no potential for redevelopment, single-room occupancies are not a viable affordable housing unit type; therefore, no programs are planned for the current housing cycle.	City Manager's Office and Planning Department.	Completed	No action taken. The new Housing Element includes a commitment to process a zoning amendment that would create opportunities for multi-family housing.
e. Second Units - The City included requirements for second dwelling units within the Zoning Code. Per the Zoning Code, a second unit is an attached or detached residential unit on the same parcel or parcels as the primary unit, which provides complete, independent living facilities for one or more persons. The unit includes permanent provisions for living, sleeping, eating, cooking, and sanitation.	City Manager's Office and Planning Department.	Completed	This program has been completed.
<i>Housing for Various Income Levels - Assist in the development of adequate housing to meet the needs of extremely-low, very-low, low, and moderate-income households.</i>			
3. The City of Villa Park will implement a Density Bonus Ordinance pursuant to Government Code Section 65915.	City Manager's Office and Planning Department.	Implement a Density Bonus Ordinance by December 2010	Density bonus regulations were adopted in conformance with state law (Ordinance 2010-555). This program has been completed.
4. The City of Villa Park will publish information on its web-site and distribute information to homeowner associations, to the local public library, and to senior centers located near the City regarding all available Federal, State and Local programs which offer	City Manager's Office and Planning Department.	Affordable housing assistance information is currently available by accessing the City's housing program through a link on the	Links to housing assistance information was provided on the City website.

Program	Responsible Agencies and Officials	Timeframe	Accomplishments and Future Actions
assistance in the development of housing for extremely-low, very-low, low, and moderate-income households.		web-site and will be distributed annually to homeowner associations, to the local public library, and to senior centers located near the City beginning in June of 2011.	
5. Regulatory concessions in the form of expedited processing are available to affordable housing proponents.	City Manager's Office and Planning Department.	The City will continue its current efforts working with project proponents to expedite the processing of affordable housing projects.	No affordable housing projects were proposed. This program should be continued.
6. The City of Villa Park does not have a Redevelopment Agency and therefore has no low and moderate (L&M) income housing Fund.	na	na	This program no longer relevant and should be deleted.
<i>Governmental Constraints - Minimize governmental constraints to the development, improvement, and maintenance of housing, particularly affordable housing or housing accessible to persons with disabilities.</i>			
7. With respect to land use controls, building codes and required site improvements there are currently no significant governmental constraints to the development or maintenance of housing in the City. The City of Villa Park will continue to monitor its land use controls, Building Codes and required site improvements to identify and remove constraints to the development or maintenance of housing, particularly affordable housing or housing accessible to persons with disabilities.	City Manager's Office and Planning Department.	The City will continue its current efforts to work with project proponents to identify and eliminate governmental constraints.	The new Housing Element identifies actions the City will take to remove constraints to affordable housing and housing for persons with disabilities.
8. With respect to fees and exactions, there are currently no significant governmental constraints to the development and maintenance of housing in the City. The City of Villa Park annually reviews its fee schedule to ensure that its fees and exactions promote the development and maintenance of housing, particularly affordable housing or housing accessible to persons with disabilities.	City Manager's Office and Planning Department.	The City will continue to review its fee schedule annually to identify and eliminate governmental constraints related to fees and exactions.	The City's fees are reviewed periodically with the most recent fee schedule update in 2014 (Resolution No. 2014-3268).
9. The City of Villa Park will continue to educate the public on how to complete the development approval process and otherwise facilitate building permit and development plan processing for residential construction, particularly affordable housing or housing	City Manager's Office and Planning Department.	The City will continue its current efforts to provide material at the City Hall counter and on the web-site and work with project	In addition to the information handouts that are available at the public counter, the Municipal Code, Zoning Code extracts, policies,

Program	Responsible Agencies and Officials	Timeframe	Accomplishments and Future Actions
accessible to persons with disabilities.		proponents on an ongoing basis.	application forms, etc., are made available on the City's website.
10. The City of Villa Park will expedite project review of residential developments with a handicap-accessible or elderly component.	City Manager's Office and Planning Department.	The City will continue its current efforts to provide material at the City Hall counter and on the web-site and work with project proponents on an ongoing basis.	A total of 10 second units have been approved and constructed since 2011.
Existing Affordable Housing Stock - Encourage the conservation and maintenance of the City's existing affordable housing stock.			
11. The City of Villa Park will commit to educating the public regarding the need for property maintenance and rehabilitation, code enforcement, crime watch, neighborhood conservation and beautification, and other related issues. The City will educate the public by including a link on its web site and providing handouts indicating resources and programs available to encourage housing stock maintenance and rehabilitation.	City Manager's Office and Planning Department.	A web site link and handouts will be made available by June of 2011.	The following services are listed on the City website: <ul style="list-style-type: none"> • OCFA PulsePoint App • Request a Home Vacation Check • No Solicitor List • Crime Stats • Neighborhood Watch • Crime Watch – OC Sheriff's Department Code Enforcement services are provided under Building and Safety
12. The City of Villa Park will advocate and facilitate the rehabilitation of substandard residential properties by homeowners and landlords, utilizing a City code compliance program, when necessary, to improve overall housing quality and conditions.	City Manager's Office and Planning Department.	Activities are ongoing.	The City continued to implement the Code Compliance program. This program should be continued.
Equal Housing Opportunity - The City of Villa Park will advocate against discrimination in the sale, rental, or financing of housing based on race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.			
13. The City will make available information on fair housing laws and rights on the City's web-site. The City staff will have information on agencies that provide fair housing services in Orange County.	City Manager's Office and Planning Department.	Handouts will be made available beginning June of 2011.	Fair housing information and handouts are posted on the City website.
Energy Efficiency - The City of Villa Park will encourage the utilization of green building techniques and promote energy audits and participation in utility programs.			
14. The City will make available information on green building techniques, energy audits, and utility programs on the City's web-site.	City Manager's Office and Planning Department.	Activities are ongoing.	Information regarding energy conservation is posted on the City website.

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APPENDIX B

PUBLIC PARTICIPATION

This update to the Villa Park Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed programs, and to provide recommendations for consideration by decision-makers. Public notices of all Housing Element meetings were published in advance of each meeting, and the draft Housing Element was made available for review at City Hall and posted on the City's website.

As part of the public review process, the following public meetings were held to review the draft Housing Element.

June 13, 2016	Community Development & Public Safety Committee meeting
July 26, 2016	City Council Study Session
November 15, 2016	City Council hearing

Table C-1 provides a list of persons and organizations that were sent direct mail notice of all public meetings on the Housing Element while Table C-2 summarizes comments received and how those comments have been addressed.

**Table B-1
Public Notice List**

Kennedy Commission
17701 Cowan # 200
Irvine, CA 92614

LINC Housing Corporation
110 Pine Avenue, Suite 500
Long Beach, CA 90802

Jamboree Housing Corporation
17701 Cowan Ave. Suite 200
Irvine, CA 92614

Affirmed Housing Group
13520 Evening Creek Dr. North, #160
San Diego, CA 92128

The Olson Company
30200 Old Ranch Pkwy, #250
Seal Beach, CA 90740

So. Calif. Housing Development Corp.
8265 Aspen Street, Suite 100
Rancho Cucamonga, CA 91730

RC Hobbs Company
1110 E. Chapman Ave., Suite 206
Orange, CA 92866

County of Orange
Public Works/Development Services
300 North Flower Street
Santa Ana, CA 92703-5000

City of Orange
Community Development Dept.
300 East Chapman Avenue
Orange, CA 92866

**Table B-2
Summary of Public Comments**

Comment	Response
What density is considered necessary for affordable housing?	Under state law, all of the lower-income categories (extremely-low, very-low and low) are treated the same with respect to the density considered suitable to facilitate housing development. In small jurisdictions such as Villa Park, a density of 20 units/acre is deemed appropriate for lower-income housing.

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II. LAND USE

INTRODUCTION AND BACKGROUND

Land Use Legislation

The adoption of a General Plan by cities and counties became a legal requirement in 1955. At that time, a General Plan consisted of Land Use and Circulation Elements. In 1971, the Legislature created one of the most important features of State planning law by requiring that local zoning and subdivision approval be consistent with the General Plan. Government Code 65302 (a) defines the Land Use Element as follows:

A Land Use Element generally defines the proposed distribution, location, and extent of uses of the land for housing, business, industry, open space (including agriculture, natural resources, recreation, and enjoyment of scenic beauty), education, public buildings and grounds, solid and liquid waste disposal facilities, other categories of public buildings and grounds, and other categories of public and private uses of land. The Land Use Element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.

Purpose and Function

The purpose of the Land Use Element is to establish a pattern of compatible land uses to reflect existing conditions and to set standards and policies to guide future development. The focus is on community growth consistent with the City's small-town qualities and rural neighborhood character. By law, the element must set clear standards for density of population and development intensity for each proposed land use category. The Land Use Element, which has the broadest scope of the seven required elements, provides a composite discussion of the issues affecting Villa Park through text, diagrams and illustrative land use maps.

Relationship to Other General Plan Elements

Section 65300.5 of the California Government Code requires the General Plan be consistent throughout (i.e., "internally consistent"). The assumptions and projections used in the Housing Element, for instance, must be consistent with those used in the Land Use Element and the Open Space Element. Local policies must not conflict with Statewide policies pertaining to housing, open space and environmental quality.

INVENTORY OF EXISTING CONDITIONS

Sphere of Influence

The City of Villa Park encompasses 2.1 square miles and currently has no opportunity for expansion of its city limits due to the limitations of “sphere of influence” boundaries established by the Orange County Local Agencies Formation Commission (LAFCO). The sphere of influence boundaries are co-terminus with the City limits. Villa Park is completely encircled by the City of Orange with the exception of a small area controlled by the County of Orange along Santiago Creek.

Adjoining Areas

Zoning in areas surrounding Villa Park is composed of single-family residential parcels ranging from 6,000 to over 20,000 square feet, a planned community district, a multiple family district, a sand and gravel extraction district, water reclamation and flood control facilities, and a small amount for professional use.

The Santiago Creek Greenbelt, including intercommunity recreational trail linkages, has been in development since the early 1970’s. The former sand and gravel mining operations along Santiago Creek between Bond Street and Cannon Street resulted in extensive pits, some as much as 500 feet in depth. The pits have been converted for flood control and water conservation uses by the County of Orange and the Orange County Water District.

Land Use and Zoning Patterns

Land Use Classifications

Land use classifications designated by the Villa Park General Plan are defined in terms of population density and building intensity and are illustrated on **Exhibit II-1**. Single family Residential (SFR) is the predominant land use in Villa Park as shown in **Table II-1**. Land use categories are as follows:

1. Single Family Residential --- 1.75 dwelling units/acre
2. Single Family Residential --- 2.5 dwelling units/acre
3. Single Family Residential --- 3.0 dwelling units/acre
4. Commercial
5. Open Space

**Table II-1
City of Villa Park
Land Use by General Plan Classification (2010)**

Land Use Classification	Total Acreage ¹	Percentage of Total ¹
SFR – 1.75 du/ac	1170.30	87%
SFR – 2.5 du/ac	57.05	4.2%
SFR – 3.0 du/ac	78.82	5.9%
Commercial	11.55	.8%
Open Space ²	27.83	2.1%
Total	1,345.55	100%

¹ All calculations are approximate

² 25.9 acres of which lies within the Santiago Creek water reclamation and flood control area

Zoning Districts

Zoning Classifications implemented by the Municipal Code are defined in terms of how land is occupied or planned to be utilized. A total of six zoning districts have been formed and are listed as follows:

a. Residential Zones.

1. E-4—Single Family Residential Estate Zone
2. R-1—Single Family Residential Zone

b. Commercial Zone.

1. C-N—Commercial Neighborhood Zone
2. C-P—Commercial Professional Zone

c. Special Purpose Zone.

1. PC—Planned Community Zone
2. OS—Open Space Zone

d. Overlay Zone

1. AC—Architectural Supervision

Availability of Vacant Developable and Sub-Dividable Land Parcels

As illustrated on **Exhibit II-2**, “Developable Land Parcels,” a total of five parcels in the SFR – 1.75 du/ac land use district are reported as vacant and remain undeveloped and a total of four parcels in the same district are sub-dividable into more than four lots.

Non-Residential Development

Commercial

Villa Park’s 11.55 acre community Towne Centre provides retail, professional, and employment opportunities for its residents and visitors. Also, within the Villa Park Towne Centre are City Hall, the Villa Park branch of the Orange County Public Library, and a United States Post Office contract station. Multi-family and mixed use development is also permitted on the two parcels zoned C-P in the northeastern portion of Towne Centre.

Schools: Open Space and Recreational Uses

Eighty acres of “Small Estates: E-4-20,000 sq. ft.” zoned property is currently utilized by Orange Unified School District as school sites for educating students residing in the broader Orange, Anaheim and the Villa Park attendance zones.

Infrastructure and Municipal Services

The City of Villa Park remains essentially a “Contract City”, relying heavily upon a volunteer City Council, a small professional staff, key workers, outside professional consultants, and a wide variety of contractual agreements for on-going operations and maintenance.

Table II-2, “Utility Providers,” lists the services and providers of municipal services.

**Table II-2
City of Villa Park
Utility Providers**

Water:	Serrano Water District
Sewer	
Collection:	City-Owned System
Treatment:	O.C. Sanitation District
Maintenance Districts No. 1:	City System
Storm Drainage:	City Maintained System
Refuse Collection and Disposal:	Republic Services
Electric:	Southern California Edison
Gas:	Southern California Gas Co.
Telephone:	AT&T, Time Warner
Cable TV:	AT&T, Time Warner

Sewer System

The City owns and operates a sanitary sewer system in coordination with the Orange County Sanitation District for the benefit of the residents of the community. The system was constructed primarily in the 1960's and 70's and is built-out. The system consists of approximately 153,000 linear feet (29 miles) of collector and trunk sewer mains ranging in size from 8 to 15 inches in diameter. Some of the trunk mains are joint use mains with the City of Orange. It is estimated there are approximately 10 operating septic tank systems remaining in the City.

A "Sewer Service User Charge", which is assessed on the property tax role and based on land use, is for maintenance and rehabilitation of the sewer system within the City. The Orange County Sanitation Districts, of which Villa Park is a member, assesses a "sewer hook-up fee" and a "sewer acreage fee" to support the regional treatment facilities, operations, and new trunk lines.

Storm Drain System

The City operates a drainage system consisting of open channels, pipe and box conduits and various types of inlet structures. Land use is a significant factor in the calculation of the development of the system. The total drainage area of the system is 2.5 square miles and includes some areas outside the City boundaries. The City system was started in the 1960's and has expanded with development. A key element of the system is the Center Street Storm Drain that runs from Mesa Drive down to Serrano Avenue and proceeds down Center Street to Santiago Creek. That portion of the system is owned and operated by the Orange County Flood Control District. In 1997 the City adopted a Master Plan of Drainage that identified certain deficiencies in the system. The City has been addressing these on a priority basis as funds permit.

Contract Services

Villa Park contracts for many of its services including: Building Department services (permitting and inspection); Civil Engineering; Traffic Engineering; Fire Protection; Law Enforcement; and legal services through an appointed City Attorney.

ISSUES AND OPPORTUNITIES

Issues

Challenges to Single-Family Residential Land Use

- Since development in the City of Villa Park is over ninety-nine percent complete, the primary issue for the future is to protect and maintain the

desirable character and qualities of the single-family residential community.

- Since the majority of residences in the City were built in the 1965-1985 timeframe, appropriate maintenance will be needed to maintain the quality of the housing stock.
- In order to maintain a desirable community, strict adherence to, and enforcement of, the zoning codes of the City is essential. To the extent possible, variances may be approved only under special adverse situations and with appropriate special conditions.
- Limited areas of Villa Park are potentially affected by 100-year and 500-year flooding events. Just over 10% of properties lie within the 500-year flood hazard zone and approximately 2% of properties lie within the 100-year flood hazard zone.

Challenges to Commercial Land Use

- The City's current commercial site cannot be developed further due to infrastructure and expansion limitations.

Opportunities

- Single family residential housing, the predominant land use, is primarily owner occupied, and is in good condition throughout the City. With continued maintenance, existing housing stock is anticipated to remain in sound condition for current and future residents.
- Key infrastructure is in good condition, and with continued maintenance and funding, road, sewer, and storm drain infrastructure is anticipated to remain in sound condition for current and future residents.
- There is expressed interest and effort by Towne Centre property owners to explore potential improvements to structures and infrastructure within the commercial district.

GOALS, POLICIES AND PROGRAMS

The goals, policies, and implementation programs throughout the General Plan focus on both preserving as well as enhancing Villa Park by managing future growth, maintaining its high quality residential neighborhoods, and maintenance and development of the surrounding open space areas.

Land Use Goal # 1: Maintain and enhance the desirable qualities of the neighborhoods that comprise the community.

Land Use Policies:

- LU #1: Development – The City shall continue to develop standards that encourage high quality development and take into consideration preservation of the neighborhood setting.
- LU #2: Zoning Codes The City shall continue to adhere to and enforce the zoning codes. To the extent possible, issuance of variances should take place only under special adverse situations and with appropriate special conditions.
- LU #3: Rental Housing - The City shall have appropriate guidelines or requirements to address rental housing, tenant safety and potential adverse effects on neighborhoods.
- LU #4: Maximize Community Resources – Through cooperation and coordination with the four public schools and the Orange Unified School District, the City shall seek to maximize access to the existing public properties for community uses beyond educational functions. These may include recreation, organized team sports programs, community events, community emergency functions and services for the region, and maintaining usable open space.
- LU #5: Community Involvement - The City shall continue to solicit active neighborhood volunteer leadership and participation in addressing neighborhood problems such as graffiti, parking violations, barking dogs, occupancy exceeding single-family residential capacity, rental property management, public nuisances, vandalism, and poor property maintenance.

Action Programs:

1. For each of the land use categories, City staff shall maintain the adopted standards through adherence to current codes, code enforcement, and education of contractors and

property owners. Such standards include maximum lot coverage, floor area ratio, minimum setback requirements, maximum height restrictions, and the residential design standards.

2. The City shall address property maintenance code enforcement on a proactive basis through active public education efforts, open communications and development of minimum thresholds for enforcement actions.
3. City Council and Staff shall annually review and update the City's Zoning Ordinance/Codes in support of the General Plan.
4. City leaders and management shall continue to develop partnerships with community organizations and schools to identify, implement, and fund community safety, enhancement, and beautification projects and programs.
5. The City shall develop guidelines and requirements for the administration of rental housing, tenant safety, and potential impacts on neighborhoods.

Land Use Goal #2: Preserve and enhance the City's infrastructure system to ensure that it meets the needs of current and future residents.

Land Use Policies:

- LU #6: Maintain Infrastructure and Utility Services - Identify useful life of key infrastructure and establish appropriate rehabilitation programs.
- LU #7: Multi-Jurisdictional Cooperation - The City shall support cooperative planning with other Orange County municipalities and agencies to achieve common interests, identify potential revenue and cost sharing opportunities, and comply with California state requirements where applicable for infrastructure projects.
- LU #8: Federal Flood Proofing Standards - The City shall ensure compliance with all current and future Federal flood proofing requirements.

Action Programs:

6. Preserve community aesthetics by effectively and efficiently allocating for prioritized infrastructure maintenance and improvements in the Annual Budget and Capital Improvement Program.
7. Continue to require compliance with FEMA standards of flood proofing for substantial improvement projects located within the 100-year floodplain.

Land Use Goal #3: Encourage the development of an attractive and diverse retail and professional commercial center serving the needs of the City's residents, businesses and visitors.

Land Use Policies:

LU #9: Towne Centre Enhancement - The City, along with partnering property owners, shall facilitate through planning and cooperative economic partnerships enhancements to the appearance, character and viability of the existing Towne Center.

Action Programs:

8. Enhance the existing core commercial area by creating landscape standards, revising the signage design guidelines and standards, and enhancing points of Towne Centre entries.
9. Continue the development of consensus with Towne Centre property owners to focus public and private resources to upgrade structures and infrastructure within the Towne Centre.

**Addendum to the City of Villa Park General Plan Mitigated Negative Declaration
for the 2013-2021 Housing Element and Related Amendments
Adopted December 13, 2016**

Overview

On October 26, 2010, the Villa Park City Council adopted a Mitigated Negative Declaration (“MND”) for the General Plan update (Resolution No. 2010-3142). The City is now required to adopt an updated Housing Element for the 2013-2021 planning period. The purpose of this Addendum is to demonstrate that the 2013-2021 Housing Element update and related amendments to the General Plan Land Use Element and zoning regulations would not result in any of the conditions under which a subsequent Environmental Impact Report (“EIR”) or Negative Declaration would be required pursuant to Public Resources Code Section 21166 or CEQA Guidelines Sections 15162 and 15164.

Purpose of an Addendum

CEQA and the CEQA Guidelines establish the type of environmental documentation that is required when changes to a project occur or new information arises after an EIR is certified or a Negative Declaration adopted for a project. CEQA Guidelines Section 15162 establishes criteria for determining whether more detailed information, such as the preparation of a Subsequent or Supplemental EIR, is needed, and Section 15164 defines the appropriate use of Addendums to previous EIRs and Negative Declarations.

CEQA Guidelines Section 15162(a) states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project, which will require major revisions in the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(2) Substantial changes occur with respect to the circumstances under which the project is to be undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(3) New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:

a. The project will have one or more significant effects not discussed in the EIR.

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR

*c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure;
or*

d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more effects on the environment but the project proponents decline to adopt the mitigation measure.

CEQA Guidelines Section 15164(b) states: *“The Lead Agency or Responsible Agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR have occurred.”*

The following analysis demonstrates that the 2013-2021 Housing Element and related amendments do not raise any new environmental issues and require only minor technical changes or additions to the previous MND to satisfy the requirements of CEQA.

Project Description

The City is required to adopt an update to the General Plan Housing Element for the 2013-2021 planning period. A draft 2013-2021 Housing Element was prepared and submitted to the California Department of Housing and Community Development (“HCD”) for review, and in its letter of September 30, 2016 HCD found that the draft Housing Element meets the statutory requirements of state law. The project evaluated in this Addendum includes adoption of the 2013-2021 Housing Element and the implementation actions as described below.

2013-2021 Housing Element Update

Summarized below are the changes contained in each section of the 2013-2021 Housing Element.

Section I: Introduction

This section provides an overview of the Housing Element and a summary of the public participation process. No policy or regulatory changes are proposed in this section, and none of the changes reflected in this section would result in the potential for significant environmental impacts not previously considered in the General Plan MND.

Section II: Housing Needs Assessment

This section has been revised to reflect more recent demographic data, trends and special housing needs. Most of the demographic information is based on the 2010 Census or the American Community Survey. This section also describes the City’s housing needs for the planning period, including growth needs as identified in the Regional Housing Needs Assessment (RHNA). None of these revisions would change development regulations or result in the potential for significant environmental impacts that were not previously considered in the General Plan MND.

Section III: Housing Resources and Opportunities

This section analyzes the City’s land resources to accommodate housing growth needs, including unaccommodated need from the prior planning period.

Regional Housing Needs Assessment (RHNA)

The City’s assigned share of regional housing need is an important component of the Housing Element. The Southern California Association of Governments (“SCAG”) is responsible for allocating a portion of the region’s new housing need to each jurisdiction. Villa Park’s share of the regional housing need for the 2013-2021 (“5th cycle”) Housing Element cycle is 14 units. In addition, there is an unaccommodated need of 5 units from the prior planning period (“4th cycle”). The table below shows the distribution of Villa Park’s total new housing need by income category. One of the key requirements of the Housing Element is to identify adequate sites with appropriate zoning that could accommodate new housing development commensurate with the

assigned need in each income category. It should be emphasized that the RHNA is a planning target, not a development mandate or quota. State law does not require cities to achieve their RHNA targets or build housing.

Villa Park Regional Housing Need 2013-2021

RHNA Planning Period	Very Low (Extremely Low*)	Low	Moderate	Above Moderate	Total
4 th cycle unaccommodated need	3	2	-	-	5
5 th cycle RHNA	3	2	3	6	14
Total need	6 (3)	4	3	6	19

Notes:

*Extremely Low-Income need is assumed to be 50% of Very Low-Income need

Source: SCAG 2012, City of Villa Park

This section also presents an inventory and analysis of available sites that could accommodate the housing need assigned to Villa Park through the RHNA process. Although the General Plan and zoning regulations identify sufficient capacity for new housing growth to accommodate the total RHNA allocation, insufficient capacity exists to accommodate the very-low- and low-income needs, and Program 1 in Section V (Housing Plan) includes actions to address this shortfall.

This section of the Housing Element also discusses opportunities for energy conservation. As discussed below, minor changes in development regulations are proposed to address the City's housing needs. Those changes would not result in the potential for new significant environmental impacts that were not previously considered in the General Plan MND.

Section IV: Constraints

This section analyzes the City's plans and regulations that guide housing development. The most noteworthy changes reflect the completion of several state-mandated Code amendments related to housing for persons with special needs. This chapter also discusses non-governmental constraints such as infrastructure availability and development costs.

This section identifies minor changes to land use and zoning regulations as described below under Section V (Housing Plan) that are necessary to ensure conformance with state law. Those proposed changes would not result in the potential for new significant environmental impacts that were not previously considered in the General Plan MND.

Section V: Housing Plan

This section presents the City's goals, objectives, policies and programs for the 2013-2021 planning period. Most of the changes in this chapter reflect the completion of programs in the prior Housing Element, and would not result in new potentially significant impacts not previously considered in the General Plan MND. The following two programs propose amendments to land use and zoning regulations in order to ensure conformance with state housing law.

Program 1

- Zoning Code amendment to clarify the allowable density of 20-24 units/acre and add parking standards for multi-family or mixed-use development in the C-P zone in order to accommodate new housing needs commensurate with the RHNA.

Program 4

- Amend the Zoning Code as it relates to transitional and supportive housing in accordance with state law, so that such housing is subject only to those restrictions that apply to other residential uses of the same type in the same zone. This amendment is required by state law and would not result in the potential for significant environmental impacts that were not previously considered in the General Plan MND.
- Adopt procedures for providing reasonable accommodation in land use and building regulations for persons with disabilities in conformance with state law.

Appendix A: Evaluation of the Prior Housing Element

This section contains a review of the programs from the previous element and identifies the City's accomplishments as well as changes that are appropriate for the new planning period based on changed circumstances. None of the revisions reflected in this evaluation would change development regulations or result in the potential for significant environmental impacts that were not previously considered in the General Plan MND.

Appendix B: Public Participation

This section contains a summary of the public participation process during the preparation and adoption of the 2013-2021 Housing Element. None of the revisions reflected in this section would change development regulations or result in the potential for significant environmental impacts that were not previously considered in the General Plan MND.

Housing Element Implementation Actions

The following General Plan and zoning amendments are proposed to implement Housing Element Programs 1 and 4:

- Amend the Land Use Element description of Non-Residential Development (p. II-4) to reflect existing zoning regulations that permit Multi-Family and Mixed-Use development in the C-P zone (northeastern portion of Towne Centre).
- Amend the Zoning Code to clarify development standards for multi-family and mixed-use projects in the C-P zone by establishing an allowable density of 20 to 24 units/acre and parking standards for multi-family and mixed-use development.
- Amend the Zoning Code to clarify that transitional and supportive housing are permitted uses subject only to those restrictions that apply to other residential uses of the same type in the same zone.
- Amend the Zoning Code to establish procedures for providing reasonable accommodation in land use and building regulations for persons with disabilities in conformance with state law.

Environmental Analysis and Conclusions

Program 1 calls for minor changes in the Land Use Element and zoning regulations regarding multi-family or mixed-use development in the C-P zone. The proposed changes would clarify existing City policy and regulations consistent with state law, such as specifying an allowable density range of 20 to 24 units/acre, and adding parking standards for multi-family and mixed-use projects. Since multi-family and mixed-use developments are already permitted in the C-P zone, and the subject parcels affected by these changes are currently developed, no substantial

changes to development patterns would be expected as a result of the proposed amendments. Further, any new development must be reviewed to ensure conformance with applicable policies and standards, which includes payment of transportation systems improvement fees to mitigate traffic impacts pursuant to Article 19-14 of the Municipal Code. No significant environmental impacts would occur that were not previously considered in the General Plan MND.

The proposed zoning changes noted in Program 4 related to transitional/supportive housing and procedures for reasonable accommodation are required by state law and would not result in changes to development patterns that could have the potential for significant environmental impacts not previously considered in the General Plan MND. Therefore, pursuant to CEQA Guidelines Sections 15162 and 15164, a subsequent or supplemental EIR or IS/ND is not required.