



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL** **DATE: MARCH 26, 2019**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT** **WARDS: ALL**  
**DEPARTMENT**

**SUBJECT: PLANNING CASE PSP 19-0015 – ANNUAL PROGRESS REPORT ON THE**  
**IMPLEMENTATION OF THE CITY’S GENERAL PLAN 2025 IN CALENDAR**  
**YEAR 2018, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION**  
**65400(A)(2)**

## **ISSUE:**

Receive and file an Annual Progress Report on the status of the City’s General Plan 2025 and submit it to the Governor’s Office of Planning and Research, and the California Department of Housing and Community Development, pursuant to California Government Code Section 65400(A)(2).

## **RECOMMENDATION:**

That the City Council:

1. Receive and file the 2018 Annual Progress Report for the City of Riverside’s General Plan 2025; and
2. Direct staff to submit the Annual Progress Report for the City of Riverside’s General Plan 2025 to the Governor’s Office of Planning and Research and the California Department of Housing and Community Development, pursuant to California Government Code Section 65400(A)(2).

## **LEGISLATIVE HISTORY:**

Prior to January 1, 2018, charter cities were exempt from reporting annually to the State on the General Plan implementation progress. AB 879, adopted in November of 2017, eliminated the exemption. As a result, all cities must now submit an Annual Progress Report (APR) containing data on local General Plan implementation, including the number of project applications and approvals, processing times, and approval processes. California Government Code Section 65400 requires that the APR be presented to the City Council, and submitted to the Office of Planning and Research (OPR), and Department of Housing and Community Development (HCD) by April 1 of each year. The APR must include:

1. The status of the General Plan and progress in its implementation.

2. The degree to which an approved General Plan complies with the State's General Plan guidelines, and the date of the last revision to the General Plan.
3. The progress in meeting its share of regional housing needs (RHNA), and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.
4. A listing of sites rezoned to accommodate that portion of the city's or county's share of the RHNA.
5. The number of housing development applications received in the prior year.
6. The number of units included in all development applications in the prior year.
7. The number of units approved and disapproved in the prior year.
8. Within the Housing Element cycle, the number of net new units of housing, including rental and for-sale, that have been issued a completed entitlement, building permit, or certificate of occupancy, and the income category, by area median income category, that each housing unit satisfies.
9. The number of affordable housing projects that requested processing under the State's streamlining process (Gov't Code Section 65913.4(a)); and the number of units approved under the streamlining process, including those that conflicted with the State's objective planning standards.

## **BACKGROUND:**

The City's General Plan 2025 Program (General Plan 2025) was adopted in November of 2007 and includes the General Plan, Riverside Municipal Code (RMC) Title 19 - Zoning Code, RMC Title 18 – Subdivision Code, RMC Title 7 – Noise Control, and Citywide Design and Sign Guidelines. The objectives and policies in the General Plan provide the City's vision for growth based on input from residents throughout the City.

The General Plan 2025 includes 12 elements: the State-required General Plan Elements (some of which have been combined) and optional Elements including Arts and Culture, Education, Air Quality, Public Facilities and Infrastructure, Parks and Recreation, and Historic Preservation. The General Plan 2025 includes an Implementation Plan that includes programs (Implementation Tools) with specific actions, responsible entities and timelines. The Implementation Tools show how the Objectives and Policies of the General Plan will be implemented. The APR reflects the City's progress and fulfilling general plan objectives and policies in the 2018 calendar year.

Since 2007, updates have been made to a number of General Plan Elements, including Land Use and Urban Design, Housing, Circulation & Community Mobility, Air Quality, Open Space & Conservation, Public Facilities & Infrastructure, Historic Preservation, and Public Safety. Most recently the Housing Element was updated in June of 2018, which resulted in an HCD determination of full compliance with State Housing Element law. Other 2018 updates include project specific changes to Land Use designations within the Land Use and Urban Design Element.

The Annual Progress Report (APR) prepared for the City of Riverside, pursuant to California Government Code Section 65400(a)(2), includes:

1. Information on how the General Plan is being implemented in accordance with the adopted goals, policies, and implementation measures.
2. Course adjustments or modifications to the General Plan to improve local implementation.
3. Identified correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies, and implementation measures.

4. Progress in meeting the City's share of regional housing needs and removing governmental constraints to the development of housing pursuant to Government Code Section 65583(c)(3).

State law requires the APR be presented to the City Council for review to ensure they are informed of the progress toward meeting mandated housing obligations. The APR also provides the public an opportunity to give oral testimony and written comment.

## **DISCUSSION:**

The City's 2019 Annual Progress Report (APR) was coordinated with various City Departments to verify their progress in fulfilling the General Plan's Implementation Program (General Plan 2025, Appendix A). The APR identifies 35 Implementation Tools which provide a snap-shot of the City's efforts in 2018 to address General Plan objectives. Highlights of the APR, by City Department, include:

### **Community & Economic Development Department**

- The 5<sup>th</sup> Cycle Housing Element Rezoning Program became effective on February 8, 2018 and brought the City into compliance with its lower-income Regional Housing Needs Assessment (RHNA) obligations, and with State mandated zoning requirements for supportive and transitional housing, accessory dwelling units, and single-room occupancy (SRO) units.
- The City adopted the Mid-Cycle 2014-2021 update, and achieved State Housing Element certification.
- The One Stop Shop (OSS) served over 69,000 customers and maintained a satisfaction rating of 96%.
- The Housing Authority assisted approximately 115 households with housing through the family reunification program and rental assistance program.

### **Office of Homeless Solutions**

- On March 13, 2018 the draft Housing First Plan and proposed sites were adopted by City Council.
- The City finalized a full rehabilitation program for the Hulen Homeless Service campus.
- The City placed 50 individuals into permanent housing.
- Four permanent supportive units were approved and under construction (and completed in 2019) at the Grove Community Church.

### **Fire Department**

- The City's Fire Prevention Bureau coordinated with Riverside Public Utilities (RPU) to identify areas in the City which may require fire breaks. The effort is a proactive approach to protect the public in light of recent statewide wildfires.

### **Riverside Public Utilities (RPU)**

- In December 2018, the City Council adopted RPU's Integrated Resource Plan, which addresses greenhouse gas emission targets in the electricity sector. The Plan identifies strategies to achieve its targeted 60% reduction in electricity sector emissions by 2030.

- The City's electric portfolio includes 36% of electricity provided to customers from renewable solar, wind, and geothermal resources and 6% is from emissions free nuclear and hydroelectric systems.
- RPU's education and outreach team provided programs to 123 classrooms with 3,592 students.
- RPU participated in 29 community events, reaching approximately 10,147 individuals.
- The Jackson Street Recycling Water Phase 1 Pipeline project was completed.

#### Public Works Department

- The City received funding through the Southern California Association of Governments (SCAG) to draft an Active Transportation Master Plan in 2019.
- The City received over \$2 million in funds through the State Active Transportation Program and Highway Safety Improvement Program to implement miles of new bicycle lanes, pedestrian HAWK signals, and trailhead improvements along the Santa Ana River Trail.

#### Library Services Department

- The City awarded a bid to a general contractor to construct a new Main Library at 3911 University Avenue.

#### Parks, Recreation and Community Services Department

- The City worked on developing a Parks Master Plan in 2018, which will be finalized in 2019.

#### General Services Department

- To date, RPU and the City, including all departments, have installed 21 electric vehicle (EV) charging stations at 8 facilities. Of these, 13 are available to the public.
- The City executed a lease agreement with a developer to construct a hanger complex at the Riverside Municipal Airport, which is expected to meet airport needs for the next 10-15 years.

The City has also documented housing production, specifically related to the City's Housing Element and Regional Housing Needs Assessment (RHNA) allocation as part of the APR. For calendar year 2018, building permits were issued for 605 residential dwelling units (159 single-family residences, 3 accessory dwelling units, 439 apartments, and 4 transitional/supportive homes at the Grove Community Church). With the exception of the 4 units at Grove Community Church, and a unit at 4307 Park Street, all of the residential permits issued in 2018 are for above-moderate income households. While the number of residential building permits issued in 2018 is significantly higher than 2017, and the trend indicates increased production in future years, the number of housing for families with moderate and lower incomes remains below the City's 2014-2021 RHNA obligation.

#### **FISCAL IMPACT:**

There is no fiscal impact associated with the preparation and submittal of this report.

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Certified as to  
availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer  
Approved by: Rafael Guzman, Assistant City Manager  
Approved as to form: Gary G. Geuss, City Attorney

Attachment:

1. Annual General Plan Progress Report for Calendar Year 2018
2. Presentation