

**CITY OF TULARE PLANNING COMMISSION  
STAFF REPORT**

Agenda Item No. 1

February 22, 2021

**HOUSING ELEMENT ANNUAL PROGRESS REPORT  
2020**

<b>PROJECT PLANNER:</b>	Mario Anaya, Principal Planner
<b>APPLICANT:</b>	City of Tulare
<b>LOCATION:</b>	Entire City
<b>APN:</b>	Not applicable
<b>ZONING CLASSIFICATION:</b>	Not applicable
<b>GENERAL PLAN DESIGNATION:</b>	Not applicable
<b>SURROUNDING LAND USES AND ZONING:</b>	Not applicable

**REQUEST:**

Receive and file the 2020 Housing Element Annual Progress Report as an informational item.

**DETAILS OF THE PROPOSAL AND STAFF COMMENTS:**

Government Code Section 65400 requires the City of Tulare (City) to prepare and submit an Annual Progress Report (APR) on the implementation of the Housing Element of the General Plan (Attachment 1). The Government Code requires the APR to be “considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments,” and then submitted to the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). City staff have prepared the APR for 2020 which is being presented to the Planning Commission as an informational item. The APR will also be placed on the agenda for City Council at their March 16, 2021 meeting.

***Tulare 2020 APR***

Housing Development Activity

In the 2020 APR, Tables A and A2 summarize housing development activity for the 2020 calendar year as follows:

- *Development Applications:* 524 housing applications were submitted proposing 904 units (584 single-family and 320 multi-family). All were Above Moderate Income except for the Mission Court Apartments, which total 43 Very Low Income units and 21 Low Income Units (deed restricted). (Table A)
- *Entitlements:* The City approved entitlements for 598 housing units (48 multi-family and 550 single-single family), all Above Moderate Income. (Table A2)
- *Building Permits Issued:* The City issued building permits for 325 housing units (297 single-family and 28 multi-family). All were Above Moderate Income. (Table A2)
- *Certificates of Occupancy Issued:* The City issued certificates of occupancy for 633 housing units (369 single-family and 264 multi-family), all Above Moderate Income, except for the Mission Court Apartments, which total 43 Very Low Income units and 21 Low Income Units (deed restricted). (Table A2)

### Progress Meeting RHNA

Table B summarizes the City’s progress meeting its Regional Housing Needs Assessment (RHNA) allocation for the 2015 to 2023 planning cycle. Based on the number of housing units issued a building permit from 2015 to 2020, Tulare has a remaining need of 1,878 RHNA units. The City has fulfilled its RHNA allocation for Above Moderate Income units and has a remaining need for 1,878 very low, low, and moderate income units. City staff will continue to encourage opportunities to develop very low, low, and moderate income units to help meet its RHNA allocation through 2023.

### No Net Loss Finding

In accordance with SB 166, passed in 2017, if a city approves development on a site identified to accommodate RHNA need in the Housing Element at a lower density or different income level than identified, the city needs to make a written finding that the need can be met by other sites identified in the housing element, or “identify and make available” other sites to accommodate the need within 180 days. The City analyzed its development activity on sites identified in the housing element to meet RHNA need, and made the required findings in 2019, showing no net loss as of June 2019. If any sites are identified or rezoned to meet no net loss provisions, they will be reported in future APRs. There were no such sites in the 2020 calendar year.

### Housing Element Program Status

Table D requires the City to provide a status update on its Housing Element Programs. The City has prepared a detailed status update for the programs listed in this table.

**Table B: Regional Housing Needs Allocation Progress**

<b>Income Level</b>	<b>RHNA Allocation (2015 to 2023)</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>Total</b>	<b>Remaining Need</b>
<b>Very Low</b>	920				43						43	877
<b>Low</b>	609			7	21						28	581
<b>Moderate</b>	613					193					193	420
<b>Above Moderate</b>	1,452	485	335	354	533	439	325				2,471	0
<b>Total</b>	<b>3,594</b>	<b>485</b>	<b>335</b>	<b>361</b>	<b>597</b>	<b>632</b>	<b>325</b>				<b>2,735</b>	<b>1,878</b>

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission receive and file the 2020 Housing Element Annual Progress Report as an informational item.

**ENVIRONMENTAL:**

The proposed action is not a “project” as defined in the CEQA Guidelines Section 15378 because the action being considered does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment.

**APPEAL INFORMATION:**

This is an informational item that will also be taken to the City Council.

**Attachments:**

Attachment 1- Annual Progress Report for 2020

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

(CCR Title 25 §6002)

Note: "\*" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table A  
Housing Development Applications Submitted

Prior APN	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4, 5+ ADU, MH)	Tenure (R/Rentier/O-Owner)	Date Application Submitted (see instructions)	Proposed Units - Affordability by Household Incomes					Total Disapproved Units by Project	Total Approved Units by Project	Streamlining	Notes
								Very Low Income Restricted	Very Low Income Non-Deed Restricted	Low Income Non-Deed Restricted	Moderate Income Deed Restricted	Moderate Income Non-Deed Restricted				
	172-076-011	NA	184-230-078	BLD-19-16460	2 to 4 SFD	O	8/30/2020						0	0		
	149-960-034	NA	184-230-078	BLD-19-16460	SFD	O	8/30/2020						48	48	No	
	182-300-027	STEWART AVE	184-230-078	BLD-19-16460	SFD	O	1/2/2020						111	111	No	
	182-300-028	2067 MT STEWART AVE	184-230-078	BLD-19-16461	SFD	O	1/2/2020						1	1	No	
	172-350-056	1749 ROCK CANYON AVE	184-230-078	BLD-19-16214	SFD	O	1/8/2020						1	1	No	
	172-310-035	3050 CAPE CANYON AVE	184-230-078	BLD-19-16253	SFD	O	1/8/2020						1	1	No	
	172-330-032	452 NELSON ST	184-230-078	BLD-19-16383	SFD	O	1/8/2020						1	1	No	
	184-230-078	1759 SCOTT WIND DR	184-230-078	BLD-19-15400	SFD	O	1/8/2020						1	1	No	
	184-230-079	1749 SCOTT WIND DR	184-230-078	BLD-19-15491	SFD	O	1/8/2020						1	1	No	
	184-230-080	1749 SCOTT WIND DR	184-230-078	BLD-19-15493	SFD	O	1/8/2020						1	1	No	
	184-230-092	1754 SCOTT WIND DR	184-230-078	BLD-19-15495	SFD	O	1/8/2020						1	1	No	
	184-230-081	1801 DELFT CT	184-230-078	BLD-19-15501	SFD	O	1/8/2020						1	1	No	
	184-230-082	1821 DELFT CT	184-230-078	BLD-19-15502	SFD	O	1/8/2020						1	1	No	
	184-230-083	1821 DELFT CT	184-230-078	BLD-19-15503	SFD	O	1/8/2020						1	1	No	
	184-230-049	1744 SCOTT WIND DR	184-230-078	BLD-19-15514	SFD	O	1/8/2020						1	1	No	
	184-230-050	1746 SCOTT WIND DR	184-230-078	BLD-19-15516	SFD	O	1/8/2020						1	1	No	
	184-230-051	1750 SCOTT WIND DR	184-230-078	BLD-19-15517	SFD	O	1/8/2020						1	1	No	
	149-490-003	GREYHOUND AVE	184-230-078	BLD-19-16126	SFD	O	1/10/2020						1	1	No	
	149-480-001	GREYHOUND AVE	184-230-078	BLD-19-16177	SFD	O	1/10/2020						1	1	No	
	149-480-004	GREYHOUND AVE	184-230-078	BLD-19-16128	SFD	O	1/10/2020						1	1	No	
	149-480-002	GREYHOUND AVE	184-230-078	BLD-19-16129	SFD	O	1/10/2020						1	1	No	
	143-480-033	GREYHOUND AVE	184-230-078	BLD-19-16130	SFD	O	1/10/2020						1	1	No	
	149-480-031	GREYHOUND AVE	184-230-078	BLD-19-16140	SFD	O	1/10/2020						1	1	No	

**RESEARCH REPORT**  
**RESEARCH REPORT**  
 10/10/2020

10/10/2020

Project Details		Research by Primary Author		Research by Secondary Author		Research by Tertiary Author		Research by Quaternary Author		Research by Quintary Author		Research by Sextary Author		Research by Septary Author		Research by Octary Author		Research by Nonary Author		Research by Decary Author	
Project ID	Project Name	Author 1	Author 2	Author 3	Author 4	Author 5	Author 6	Author 7	Author 8	Author 9	Author 10	Author 11	Author 12	Author 13	Author 14	Author 15	Author 16	Author 17	Author 18	Author 19	Author 20
001	Project A	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Frank Black	Grace King	Henry Lee	Ivy Hill	Jack King	Jill King	John King	Jane King	Bob King	Alice King	Charlie King	Diana King	Frank King	Grace King
002	Project B	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Frank Black	Grace King	Henry Lee	Ivy Hill	Jack King	Jill King	John King	Jane King	Bob King	Alice King	Charlie King	Diana King	Frank King	Grace King
003	Project C	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Frank Black	Grace King	Henry Lee	Ivy Hill	Jack King	Jill King	John King	Jane King	Bob King	Alice King	Charlie King	Diana King	Frank King	Grace King
004	Project D	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Frank Black	Grace King	Henry Lee	Ivy Hill	Jack King	Jill King	John King	Jane King	Bob King	Alice King	Charlie King	Diana King	Frank King	Grace King
005	Project E	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Frank Black	Grace King	Henry Lee	Ivy Hill	Jack King	Jill King	John King	Jane King	Bob King	Alice King	Charlie King	Diana King	Frank King	Grace King
006	Project F	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Frank Black	Grace King	Henry Lee	Ivy Hill	Jack King	Jill King	John King	Jane King	Bob King	Alice King	Charlie King	Diana King	Frank King	Grace King
007	Project G	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Frank Black	Grace King	Henry Lee	Ivy Hill	Jack King	Jill King	John King	Jane King	Bob King	Alice King	Charlie King	Diana King	Frank King	Grace King
008	Project H	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Frank Black	Grace King	Henry Lee	Ivy Hill	Jack King	Jill King	John King	Jane King	Bob King	Alice King	Charlie King	Diana King	Frank King	Grace King
009	Project I	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Frank Black	Grace King	Henry Lee	Ivy Hill	Jack King	Jill King	John King	Jane King	Bob King	Alice King	Charlie King	Diana King	Frank King	Grace King
010	Project J	John Doe	Jane Smith	Bob Johnson	Alice Brown	Charlie White	Diana Green	Frank Black	Grace King	Henry Lee	Ivy Hill	Jack King	Jill King	John King	Jane King	Bob King	Alice King	Charlie King	Diana King	Frank King	Grace King









JABAL BAYU POKOKA MUDAT  
Ruang Kerja Industri  
2014/2015

NO. 1/2015  
TANGGAL: 12/05/2015

NO	NO. LEMBAR	NO. KIRI	NO. KANAN	NO. LEMBAR	NO. KIRI	NO. KANAN
1	1	1	2	1	1	2
2	2	3	4	2	3	4
3	3	5	6	3	5	6
4	4	7	8	4	7	8
5	5	9	10	5	9	10
6	6	11	12	6	11	12
7	7	13	14	7	13	14
8	8	15	16	8	15	16
9	9	17	18	9	17	18
10	10	19	20	10	19	20
11	11	21	22	11	21	22
12	12	23	24	12	23	24
13	13	25	26	13	25	26
14	14	27	28	14	27	28
15	15	29	30	15	29	30
16	16	31	32	16	31	32
17	17	33	34	17	33	34
18	18	35	36	18	35	36
19	19	37	38	19	37	38
20	20	39	40	20	39	40
21	21	41	42	21	41	42
22	22	43	44	22	43	44
23	23	45	46	23	45	46
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25	25	49	50	25	49	50
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43	43	85	86	43	85	86
44	44	87	88	44	87	88
45	45	89	90	45	89	90
46	46	91	92	46	91	92
47	47	93	94	47	93	94
48	48	95	96	48	95	96
49	49	97	98	49	97	98
50	50	99	100	50	99	100

ANNUAL STUDENT PROGRESS REPORT

Reporting Period: 12/1/2018 - 11/30/2019

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Student ID	Student Name	Grade	Math	Reading	Writing	Science	History	Art	Music	Physical Education	Health	Character Education	Attendance	Behavior	Comments
1001	John Doe	5	85	78	82	75	80	88	72	85	70	85	95	90	Good progress in all areas.
1002	Jane Smith	5	78	82	75	80	85	78	82	75	80	78	90	85	Needs more practice in math.
1003	Michael Johnson	5	88	85	82	78	85	80	85	82	78	85	92	95	Excellent student.
1004	Sarah Williams	5	72	75	78	82	75	80	78	75	72	78	85	80	Needs support in reading.
1005	David Brown	5	82	80	78	85	82	80	85	82	78	85	90	88	Consistent performer.
1006	Emily Davis	5	75	78	82	75	80	85	78	82	75	80	88	85	Good student.
1007	Robert Miller	5	80	85	82	78	85	80	85	82	78	85	90	92	Strong student.
1008	Laura Wilson	5	78	82	75	80	85	78	82	75	80	78	85	80	Good student.
1009	Christopher Moore	5	85	80	78	82	85	80	85	82	78	85	90	92	Excellent student.
1010	Amanda Taylor	5	72	75	78	82	75	80	78	75	72	78	85	80	Needs support in math.
1011	Matthew Anderson	5	88	85	82	78	85	80	85	82	78	85	92	95	Excellent student.
1012	Stephanie White	5	75	78	82	75	80	85	78	82	75	80	88	85	Good student.
1013	Andrew Clark	5	82	80	78	85	82	80	85	82	78	85	90	92	Strong student.
1014	Melissa Lewis	5	78	82	75	80	85	78	82	75	80	78	85	80	Good student.
1015	Joshua Hall	5	85	80	78	82	85	80	85	82	78	85	90	92	Excellent student.
1016	Karen Young	5	72	75	78	82	75	80	78	75	72	78	85	80	Needs support in math.
1017	Brandon King	5	88	85	82	78	85	80	85	82	78	85	92	95	Excellent student.
1018	Christina Wright	5	75	78	82	75	80	85	78	82	75	80	88	85	Good student.
1019	Kevin Lopez	5	82	80	78	85	82	80	85	82	78	85	90	92	Strong student.
1020	Michelle Green	5	78	82	75	80	85	78	82	75	80	78	85	80	Good student.
1021	Timothy Adams	5	85	80	78	82	85	80	85	82	78	85	90	92	Excellent student.
1022	Rebecca Baker	5	72	75	78	82	75	80	78	75	72	78	85	80	Needs support in math.
1023	Gregory Nelson	5	88	85	82	78	85	80	85	82	78	85	92	95	Excellent student.
1024	Heather Hill	5	75	78	82	75	80	85	78	82	75	80	88	85	Good student.
1025	Eric Scott	5	82	80	78	85	82	80	85	82	78	85	90	92	Strong student.
1026	Angela King	5	78	82	75	80	85	78	82	75	80	78	85	80	Good student.
1027	Jonathan Lee	5	85	80	78	82	85	80	85	82	78	85	90	92	Excellent student.
1028	Kimberly Walker	5	72	75	78	82	75	80	78	75	72	78	85	80	Needs support in math.
1029	Benjamin Young	5	88	85	82	78	85	80	85	82	78	85	92	95	Excellent student.
1030	Deborah Allen	5	75	78	82	75	80	85	78	82	75	80	88	85	Good student.
1031	Robert King	5	82	80	78	85	82	80	85	82	78	85	90	92	Strong student.
1032	Christina Lee	5	78	82	75	80	85	78	82	75	80	78	85	80	Good student.
1033	Timothy Scott	5	85	80	78	82	85	80	85	82	78	85	90	92	Excellent student.
1034	Rebecca King	5	72	75	78	82	75	80	78	75	72	78	85	80	Needs support in math.
1035	Gregory Young	5	88	85	82	78	85	80	85	82	78	85	92	95	Excellent student.
1036	Heather King	5	75	78	82	75	80	85	78	82	75	80	88	85	Good student.
1037	Eric Young	5	82	80	78	85	82	80	85	82	78	85	90	92	Strong student.
1038	Angela King	5	78	82	75	80	85	78	82	75	80	78	85	80	Good student.
1039	Jonathan Lee	5	85	80	78	82	85	80	85	82	78	85	90	92	Excellent student.
1040	Kimberly Walker	5	72	75	78	82	75	80	78	75	72	78	85	80	Needs support in math.
1041	Benjamin Young	5	88	85	82	78	85	80	85	82	78	85	92	95	Excellent student.
1042	Deborah Allen	5	75	78	82	75	80	85	78	82	75	80	88	85	Good student.
1043	Robert King	5	82	80	78	85	82	80	85	82	78	85	90	92	Strong student.
1044	Christina Lee	5	78	82	75	80	85	78	82	75	80	78	85	80	Good student.
1045	Timothy Scott	5	85	80	78	82	85	80	85	82	78	85	90	92	Excellent student.
1046	Rebecca King	5	72	75	78	82	75	80	78	75	72	78	85	80	Needs support in math.
1047	Gregory Young	5	88	85	82	78	85	80	85	82	78	85	92	95	Excellent student.
1048	Heather King	5	75	78	82	75	80	85	78	82	75	80	88	85	Good student.
1049	Eric Young	5	82	80	78	85	82	80	85	82	78	85	90	92	Strong student.
1050	Angela King	5	78	82	75	80	85	78	82	75	80	78	85	80	Good student.

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**Annual License Progress Report**

For the year ending 31/12/2020

Category	Year	2019	2020
Category 1	2019		
Category 1	2020		
Category 2	2019		
Category 2	2020		
Category 3	2019		
Category 3	2020		
Category 4	2019		
Category 4	2020		
Category 5	2019		
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Category 100	2020		

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

Jurisdiction	Tulare
Reporting Year	2020 (Jan. 1 - Dec. 31)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs. Please contact HCD if your data is different than the material supplied here.

Income Level	1		2										Total Units to Date (all years)	Cost Burdening (2017-2019 Level)		
	RHNA Allocation by Income Level		2015	2016	2017	2018	2019	2020	2021	2022	2023					
Very Low	Dead Restricted	920				43									43	877
Low	Non-Dead Restricted	508			7	21									28	581
	Dead Restricted	613													163	400
Moderate	Non-Dead Restricted	1452	465	335	354	533	193	439	325						2471	
	Dead Restricted	3994	485	335	361	597	632	325							2735	1878
<b>Total RHNA</b>																
<b>Total Units</b>			485	335	361	597	632	325							2735	1878

Note: units serving extremely low-income households are included in the very low-income permitted units totals. Cells in grey contain auto-calculation formulas.



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction		Tulare	
Reporting Year		2020 (Jan 1 - Dec 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Implementation Program A 1: Provision of Adequate Sites	Implementation Program A-1: Provision of Adequate Sites	Annually and Ongoing	The City is reporting any changes or updates to the inventory of residential land resources in this annual progress report. As of this reporting period the City has <b>remaining capacity</b> in land zoned for its share of the regional housing need.
Implementation Program A 2: Public Lands for Housing	The City shall maintain and regularly update its inventory of State-, Federal-, County, and City-owned lands and analyze that land for possible housing sites. If appropriate sites are identified, the City shall approach the land owner, potential developers, and funding agencies to facilitate development of the sites for affordable housing and provide priority permit processing. The City shall sell or lease, as appropriate, City-owned land to non-profit housing organizations or governmental agencies who will construct housing for lower-income households. (Action Plan 2). Since the disbanding of the RDA, the City has established a property management division, which maintains a listing of City-owned properties. The City will consider offers from the development community and NPO's to purchase City-owned properties for the construction of affordable housing.	Ongoing	The City's property management division continues to maintain and regularly review the list of City-owned parcels for opportunities to sell such properties, and continues to consider offers from developers for the development of affordable housing. No such offers were presented during the 2020 calendar year.
Implementation Program A 3: Rezone Program	In order to meet State law requirements (Government Code Section 65583(c)(1) (A) and 65583(c)(1) (B)) to address the 2015-2023 RHNA, the City shall amend the General Plan and the Zoning Ordinance to provide adequate sites for 1,954 lower-income units at a minimum of 20 dwelling units per acre from the sites identified in Table 3.9. At least half (50%) of these sites shall be zoned for residential uses only. Multifamily developments shall be allowed without discretionary action; however, projects can be subject to design review as long as they do not trigger the CEQA review process.	Rezone to accommodate 969 lower-income units by 12/31/16; rezone to accommodate remaining 1,010 lower-income units by 4/27/19	General Plan Amendment 2018-02 and Zone Amendment 732 were approved by the City Council on December 18, 2018 to provide adequate sites for 2,225 lower-income units by changing the land use designation on 95 acres of property throughout the City to High Density Residential, and amending the zoning district to the R-M-4 zoning district. The R-M-4 zoning district would permit multifamily development at a density from 22 to 29 units per acre, with no discretionary action needed, simply going through the City's free Site Plan Review before applying for building permits. In 2018, Design Review (which required going to Planning Commission) was replaced by non-discretionary Site Plan review to simply review the site plans and receive preliminary feedback from City staff before applying for building permits.

<p>Implementation Program A 4: Infrastructure Capacity</p>	<p>The City shall continue to monitor water and wastewater capacity and make improvements, as appropriate and feasible, to better serve existing development and strive to accommodate the RHNA, with priority for projects that provide lower-income housing. The City shall prepare a model to improve system efficiency to improve peak hour demand by 2015 and enter into a contract with a hydrologist to prepare a report identifying new locations for new wells and/or storage tanks by 2015. The City shall provide report findings to the City's hydrology engineers to develop an engineering plan by 2016 to expand capacity and shall update the City's Capital Improvement Program to identify funding and phasing over the next three to five years for developing new wells and storage tank improvements and standby equipment for system redundancy, as well as improving the capacity of existing supply pipelines to accommodate increased capacity for areas within the city limits and SOL.</p>	<p>Expand capacity by 2020; Ongoing monitoring</p>	<p>Staff has provided monthly updates to the Board of Public Utilities since June 16, 2016. The update identifies the three major parts of the program: Water Storage, Water Wells, and the State SRF Grant for a new water well and water main extension project. The <b>Cardillo</b> Report calls for three new water storage tanks and seven new wells. In 2019, the <b>three</b> new storage tanks were completed: 1) J Street south of Prosperity Avenue, 2) <b>Alpine</b> Avenue west of Alpine Vista School, and 3) Northwest of the intersection of <b>Cartmill</b> Avenue and Mooney Boulevard in a future phase of the Willow Glen Subdivision. Of the seven wells: Well 4-1 was completed in 2019 at the J Street tank site, Well 4-3 is a State funded well currently in design located at the southwest corner of K Street and <b>Bardsley</b> Avenue, Well 4-4 is a recently completed well at 333 I Street just south of Inyo Avenue, and Well 4-6 has been recently constructed and developed and is located adjacent to the Cartmill/Mooney tank, Well 4-5 (J Street and Cartmill Avenue) and Well 4-7 (KCOK Subdivision) had test wells constructed in the first quarter of 2019. Well 4-5 showed positive results and is now currently in design. An adequate site for Well 4-7 is still being explored and if results are positive at an identified well test site, staff will move forward with designing the development and equipping of the well. Well 4-2 is a future project that will be pursued as a willing property owner is identified.</p>
<p>Implementation Program A 5: Lot Consolidation</p>	<p>The City shall actively work with local property owners and developers to assist in the consolidation and assembly of small parcels for residential projects, particularly for parcels listed in the sites inventory and parcels with multiple owners. The City shall process lot mergers ministerially, as feasible, and shall offer incentives, such as expedited processing.</p>	<p>Ongoing</p>	<p>The City has and continues to encourage property owners to consolidate and assemble small parcels for residential projects. For lot mergers all that is required is an application for a lot merger to be heard by the Parcel Map Committee. If a completed application is submitted, the City has been processing lot mergers usually within no more than 30 days.</p>
<p>Implementation Program B 1: First Time Homebuyer Programs</p>	<p>The City shall continue, to the extent resources are available, to administer the First-time Homebuyers Program to qualified first-time homebuyers, and shall promote the use of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA), including the Mortgage Credit Certificate Program, CalPlus Conventional Program, and the CalHFA Conventional Program. The City shall annually monitor funding resources available at the State and Federal levels and pursue, as appropriate, to provide homebuyer assistance.</p>	<p>Annually and Ongoing</p>	<p>The City of Tulare continues to partner with Self Help Enterprises on the administration of the City's First Time Homebuyer's Program. The City received a 2019 HOME Program grant, \$250,000 of the award for homebuyer assistance, through the California's HCD Department. The City and 10 other jurisdictions did not garner an award through California's CalHome Program 2019 NOFA. In 2020, the City issued five (5) homebuyer assistance loans for a total of \$410,695.</p>
<p>Implementation Program B 2: Housing Choice Vouchers</p>	<p>The City shall continue to coordinate with the Housing Authority of Tulare County (HATC) and support their Housing Choice Voucher (HCV) Program, which extends rental subsidies to households at or below 80% of the Area-Median Income, including families, seniors, and the disabled. The City shall provide information on the HCV program on the City website and public counters, and shall refer interested households and individuals to the HATC and encourage landlords to register their properties with the Housing Authority for accepting HCVs.</p>	<p>Ongoing</p>	<p>The City continues to partner with the Housing Authority of Tulare County (HATC) on the Housing Choice Voucher Program. Information on State, County and local programs is promoted on the City's website to interested property owners, realtors and lenders. In 2020, HATC issued 494 Section 8 Housing Choice Vouchers, 29 Section 8 Project Based Vouchers, 4 VA Supportive Housing (VASH) program vouchers, and 5 Section 811 Mainstream Vouchers in the City of Tulare.</p>
<p>Implementation Program B 3: Funding Assistance</p>	<p>The City shall monitor the State Department of Housing and Community Development's website for Notices of Funding Ability (NOFA) and, where appropriate, coordinate with developers to submit applications for HOME funds, tax credits and other financial assistance programs for construction of houses affordable to lower-income households.</p>	<p>Annually</p>	<p>The City submitted an application for an owner-occupied rehabilitation program under the Cal Home Program NOFA on February 18, 2020. The City and 10 other jurisdictions in the Central Valley did not receive an award. Additionally, the City collaborated with developers on a new construction and a substantial rehabilitation project respectively. In 2020, Pacific West Communities completed the construction of a new 65 unit multi-family project, Mission Court Apartments, consisting of two, three, and four bedroom units; and, the Pacific Development Group is on track to finish substantial rehabilitation work by June 2021 on Bardsley Garden Apartments, a 49 unit senior living property.</p>



Implementation Program B 4: At-risk Housing Preservation	The City shall maintain and annually update a database of subsidized affordable projects/units to conserve the existing supply of subsidized and below market rate housing to ensure that affordability is preserved. The City shall monitor the status of any HUD receipt/approval of Notice of Intent and Plans of Action filed by property owners to convert subsidized units to market rate. The City shall annually contact owners/operators of subsidized multi-family housing to determine the status of at-risk units. In the event a project is determined to be at-risk of converting to market rate housing, the City shall work with the owner/operator or other qualified entity to apply for needed grant funds to preserve the units and ensure the owner has met the tenant noticing requirements as set forth in California Government Code Sections 65863.10 and 65863.11. The City shall ensure that tenants are informed of their eligibility to obtain special Housing Choice Vouchers for tenants of converted HUD properties.	Annually	The City's Code Enforcement department conducted 119 inspections in 2018 on affordable housing units and issued citations for corrective action. As a result, effective July 1, 2019, the City partnered with Habitat for Humanity to provide a home repair program to assist low-income homeowners to correct code enforcement violations and provide housing preservation at no cost to the customer. The City utilizes CDBG Entitlement funds to support this program and collaborates on marketing the program to income eligible populations. In 2020, six (6) households improved building features on their homes, which utilized \$25,000 in CDBG funds. The Tulare Police Department continues with its Neighborhood Watch programs to promote safe neighborhoods and continued the implementation of programs related to community policing, school safety and gang enforcement.
Implementation Program B 5: Priority Sewer and Water Service for Affordable Housing	The City shall adopt policies and procedures to provide priority sewer and water service for developments that include lower income housing units, consistent with State law (Government Code Section 65589.7). The City shall not deny or condition the approval of an application for services to, or reduce the amount of services applied for by, a proposed development that includes housing units affordable to lower income households unless the City makes specific written findings pursuant to Government Code Section 65589.7(c)(1-5).	2016	The City's Public Works department worked with the State of California and Tulare County on the preparation of grant applications to extend water services to the Matheny Tract – a disadvantaged County community as well as the Souls Tract – another disadvantaged community within city limits. Infrastructure upgrades were completed in 2017-2018 to provide water services to Matheny Tract. In January 2019, the City and Souls Mutual Water Company entered into a consolidation agreement for water services. Also in 2019, at the request of Self Help Enterprises (SHE), the County, Leadership Counsel for Justice and Accountability, Provost & Pritchard, and City staff met about advancing the efforts to get sewer services to Matheny. At that meeting, SHE and the County agreed to search for grants to pay for the extension of services. The City of Tulare remains committed to accommodating Matheny Tract's waste at the City wastewater treatment facility. The City is also actively working with the County and SHE to identify a mutually acceptable route for future wastewater lines to travel from Matheny Tract to the wastewater facility. Provost & Pritchard is in the process of re-designing the plans to show a new route for the proposed sewer lines. While the City continues to work in good faith on the provision of sewer services to these communities, the City through updates to the zoning code is identifying infill sites for additional residential development, including affordable housing.
Implementation Program C 1: Affordable Housing Listing	The City shall annually update and publish a comprehensive listing of the current housing developments in the City, which have units reserved for low income, senior, and disabled individuals.	Ongoing	The City's planning department updated a comprehensive listing of current housing developments in the City in 2018, and is currently working with the Tulare County Housing Authority to provide a regularly updated, trackable, comprehensive list.
Implementation Program C 2: Support for Transitional and Supportive Housing	The City shall continue to provide support to Family Services and other organizations that provide transitional and supportive housing to homeless individuals and families or those facing the threat of homelessness.	Ongoing	The City was awarded the FY 2017/ 2018 Continuum of Care grant allocation to continue its efforts towards homelessness. In 2020, the City continued its partnership with Family Services for administration of the Tulare Housing First Programs in combination with CDBG entitlement funds. Family Services provided 10 Housing vouchers to Tulare clients.
Implementation Program C 3: Emergency Shelter Assistance	When possible and resources are available, the City shall apply for HUD and/or State funding grants on behalf of local nonprofit organizations and partner with faith-based programs to assist in providing housing opportunities for the homeless. When possible and resources are available, the City shall assist in applying for the funding of a housing project that caters to lower income families with children and encourages on-site day care facilities.	Review NOFAs annually and pursue opportunities as available and feasible	The City's Housing and Grant Specialist position remains intake. Duties focus on collaboration with public, nonprofit, and private entities on the utilization of the City's CDBG and other funding sources for housing and homeless activities. Currently, the City provides \$10,000 per year in grant funding to the Continuum of Care for outreach, referral and Point-In-Time services concerning local unsheltered persons. In 2020, the 22-bed Bridge Housing facility, Eden House, was completed for chronically homeless individuals awaiting a permanent supportive housing (PSH) unit under the Tulare Housing First grants. This project was joint venture between Tulare County, Self-Help Enterprises, and the City. The City utilized Homeless Emergency Aid Program (HEAP) funds. Also in 2020, the City utilized \$79,811 of CARES Act CDBG funds to purchase four (4) two-bedroom manufactured units to serve as emergency shelter and quarantine space.
Implementation Program C 4: Coordination on Housing for Developmentally Disabled Residents	The City shall work with the Central Valley Regional Center to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities, and make information available on the City website.	Initiate Contact in 2017	The City continues to partner with local organizations such as Kings Rehabilitation and Am/Vets on the dissemination of information on State, County and local programs and is promoted on the City's website to interested homebuyers, realtors and lenders.
Implementation Program C 5: Reasonable Accommodation Ordinance	The City shall prepare and adopt a reasonable accommodation ordinance for persons with disabilities to request relief from land use, zoning, or building regulations that may constrain housing for persons with disabilities.	2016	The Reasonable Accommodation Ordinance was adopted in 2016.

Implementation Program C 6: Emergency Shelter Standards	The City shall reach out to local providers of emergency shelter to identify whether or not the occupancy restriction of 13 or fewer persons in emergency shelters allowed by right is a constraint. Based on input received from this outreach, the City may amend the Zoning Ordinance to revise the occupancy limit, and may adopt additional standards for emergency shelters as allowed by State law.	2016	The City maintains a continuous dialogue with faith-based organizations (Lighthouse Rescue Mission) and Non-Profit Organizations to keep open communications on Tulare's Shelter needs. Additionally, members of staff and Tulare City Council serve on the Tulare County Homeless Task Force which monitors shelters countywide.
Implementation Program C 7: Compliance with Employee Housing Act	The City shall amend the Zoning Ordinance to fully comply with the Employee Housing Act, which requires employee housing of 36 beds or 12 units be allowed in all zones that allow agricultural uses (i.e., A, R-A, UR, M-1, M-2), and requires employee housing for six or fewer be allowed in all zones that allow single family homes (i.e., A, R-A, R-1, R-1-4).	2016	The City's Zoning Ordinance was amended in 2016 to comply with the Employee Housing Act. Additionally, the City continues to work with the Tulare County Housing Authority and the County of Tulare on identifying potential sites for employee housing needs.
Implementation Program C 8: Farmworker Housing	The City will seek to coordinate programs and funding from State and Federal programs through the Housing Authority of Tulare County. The City will work with the Housing Authority to explore opportunities for locating farmworker housing within the city, as demand necessitates. Through the Housing Authority and Farm Bureau, the City will meet with stakeholders to discuss the demand for farmworker housing and whether pursuit of funding for this type of housing is needed within Tulare. The City, through the Housing Authority, will provide assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under USDA Rural Development and California Department of HCD programs and other funding sources that may become available. The City will assist, based on available staff resources, nonprofit groups and stakeholders in pursuing funding resources, water and sewage availability, and entitlements. In addition, the City will provide, based on available resources, development incentives for the provision of	Consider opportunities annually; Ongoing	Through the Housing Authority of Tulare County (HATC), the Sonora Apartments provide 52 apartment units for agricultural employed families. The apartment complex is located at 518 South 'O' Street in Tulare. The City of Tulare continues to explore opportunities for funding and loan assistance programs, in cooperation with other government and non-profit organizations for all housing types in the community, including farmworker housing, depending on need and availability of resources.
Implementation Program D 1: Efficiency and Conservation Awareness	The City shall provide energy efficiency and water conservation awareness brochures on the City's website and at public meeting places, including brochures advertising energy and water provider programs and rebates.	Ongoing	The City passed a water conservation ordinance in 2016. The City's Public Works department promotes the Proteus, Inc. New Water Savings Program on the City's website. The City utilizes its website to update the community on current ways to conserve water, drought status, watering days, etc. Information in brochure form is mailed out in utility bills as well as located at the Senior Center and the Public Library.
Implementation Program E 1: Fair Housing Complaint Referrals	The City shall coordinate efforts when referring individuals to the appropriate City department or responsible agency for fair housing assistance. The Building Official shall report any serious housing discrimination complaints to the State Department of Fair Employment and Housing.	Ongoing	The City's Housing and Grant Specialist is part of the development services team that works to inform the public on fair housing assistance. Information can also be found on the City's website and brochures are located at Tulare City Hall. The City's Chief Building Official coordinates closely with the City's Code Enforcement Department and Planning Department on substandard housing issues. The City's Chief Building Official recently retired in 2020, and the city is openly recruiting for a new Chief Building Official.
Implementation Program E 2: Housing Program and Fair Housing Outreach Brochures	The City shall provide housing brochures that detail the housing programs available to address fair housing issues. These brochures (in both English and Spanish) will describe each program and provide the reader with a contact person or agency and phone number. The City will distribute this information at City offices and at various community facilities and public locations throughout the city (e.g., City Hall, City Library, Senior Center) and on social media sites.	2016 and annually thereafter	In 2018, the City engaged a translation service to update all City-related forms and brochures in Spanish. These forms and brochures are contained on the City website as well as located at Tulare City Hall, Tulare City Library, the Tulare Senior Center and the Chamber of Commerce.
Implementation Program E 3: Definition of "Family"	The City shall amend the definition of "family" in the Zoning Ordinance as follows to ensure compliance with fair housing laws: "One or more individuals living as a single housekeeping unit."	In Progress	The City's Planning Division is undertaking the process of a comprehensive update of the City's Zoning Ordinance, with this amendment prioritized as part of this process.



Jurisdiction	Tulare
Reporting Period	2020 (Jan. 1 - Dec. 31)

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Note: "\*" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table E**  
**Commercial Development Bonus Approved pursuant to GC Section 65915.7**

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name	Local Jurisdiction Tracking ID*	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

Jurisdiction	Tulare
Reporting Period	2020 (Jan. 1 - Dec. 31)

Note: "+" indicates an optional field  
 Cells in grey contain auto-calculation formulas

**Table F**  
**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F

Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only			Units that Count Towards RHNA* Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*
	Extremely Low-Income*	Very Low-Income*	Low-Income*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	
Rehabilitation Activity								
Preservation of Units At-Risk								
Acquisition of Residential Units								
Mobilehome Park Preservation								
Total Units by Income								





<b>Jurisdiction</b>	Tulare	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		325
<b>Total Units</b>		<b>325</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	524
Number of Proposed Units in All Applications Received:	904
Total Housing Units Approved:	901
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas



Jurisdiction	Tulare
Reporting Year	2020 (Jan. 1 - Dec. 31)

**ANNUAL FUNDING PROGRESS REPORT**  
Local Early Action Planning (LEAP) Reporting  
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ _____
--------------------	----------

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate	Non-Deed Restricted	598
Total Units		598

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate	Non-Deed Restricted	325
Total Units		325

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	43
	Non-Deed Restricted	0
Low	Deed Restricted	21
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate	Non-Deed Restricted	596
Total Units		633

**CITY OF TULARE PLANNING COMMISSION  
STAFF REPORT**

Agenda Item No. 2

February 22, 2021

**GENERAL PLAN ANNUAL PROGRESS REPORT  
2020**

<b>PROJECT PLANNER:</b>	Mario Anaya, Principal Planner
<b>APPLICANT:</b>	City of Tulare
<b>LOCATION:</b>	Entire City
<b>APN:</b>	Not applicable
<b>ZONING CLASSIFICATION:</b>	Not applicable
<b>GENERAL PLAN DESIGNATION:</b>	Not applicable
<b>SURROUNDING LAND USES AND ZONING:</b>	Not applicable
<b>REQUEST:</b>	

Receive and file the General Plan Annual Progress Report for 2020 as an informational item.

**PURPOSE OF THE GENERAL PLAN ANNUAL PROGRESS REPORT:**

Government Code Section 65400 requires the City of Tulare (City) to prepare and submit an Annual Progress Report (APR) on the implementation of the General Plan (Attachment 1). The Government Code requires the APR to be “considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments,” and then submitted to the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). City staff have prepared the APR for 2020 which is being presented to the Planning Commission as an informational item. The APR will also be placed on the agenda for City Council at their March 16, 2021 meeting.

**TULARE GENERAL PLAN APR FOR 2020**

**Adopted General Plan Amendments**

State law allows the General Plan to be amended up to four times annually. In 2020, the following amendments to the general plan were approved and adopted:

General Plan Amendment (GPA) Number	Action	Applicant	Description
GPA 2019-02	Approved Resolution 2020-05 February 4, 2020	Woodside 06N LP	Changed the General Plan Land Use designation on approximately 76.5 acres from a combination of Low Density Residential, Residential Estate, and Rural Residential to all Low Density Residential on property west of Morrison Street between Tulare Avenue and Seminole Avenue for the development of a 358 single-family residential subdivision
GPA 2020-01	Approved Resolution 2020-13 April 7, 2020	Three River Development, LLC	Changed the General Plan land use designation on 0.38 acres from Office Commercial to Community Commercial on property located south of Prosperity Avenue between Brentwood and Laspina Streets to construct a commercial shopping center with drive-through fast-food restaurants.
GPA 2020-03	Approved Resolution 2020-58 December 15, 2020	San Joaquin Valley Homes	Changed the General Plan land use designation on approximately 24 acres from Medium Density Residential and Community Commercial to Low Density Residential on property at the northwest corner of Mooney Boulevard and Cartmill Avenue

**Major Development Project Milestones**

Construction was approved, initiated, or completed within the City of Tulare for the following major projects during the 2020 planning year:

- *Adventist Health Medical Clinic*
- *Kaweah Delta Medical Clinic*
- *Commercial Development @ Mooney/Bardsley*
- *Diesel Exhaust Fluid (DEF) Facility*

Several residential subdivisions continue to build out with substantial milestones or completion on the following occurring in 2020:

- *Mission Court Apartments (65 Low & Very Low-Income units) - Completed*
- *The Riviera Apartment Homes (162 units) - Completed*
- *Sierra Vista (southwest of Mooney/Bardsley, 52 lots) - Completed*
- *The Windmills (437 lots) – Completed*
- *Oak Tree Estates (Gated SFR subdivision & senior apartments @ southeast corner of Cartmill Avenue & 'J' Street) – Broke Ground on improvements*
- *Farrar Estates (358 lots) – Broke Ground on improvements*

### **General Plan Implementation Measures Status Update**

The City implements its General Plan visions, goals, and policies through the use of many programs, projects, and tools. These implementation measures ensure the overall direction set forth in the General Plan is translated from general ideas into action, and the City's vision for its future is met. Implementation measures with substantial progress to report for the 2020 planning period are listed in the table starting on the next page, with the full list of General Plan Implementation Measures and their status included in the APR in Attachment 1 to this staff report.

### **Local Early Action Planning Grant**

The City of Tulare applied for and was notified that it was approved for a \$300,000 Local Early Action Planning (LEAP) Grant. This grant will be used to support implementation of various City of Tulare General Plan policies through a comprehensive update of the City's Zoning Ordinance. The updates to the Zoning Ordinance are proposed to make the Zoning Ordinance consistent with changes required as a result of the adopted General Plan policies, changes to state law, and changes due to new and changing planning and market trends related to land use. The objective is to have a clearer Zoning Ordinance, consistent with policies and implementation measures in the General Plan, including streamlining and facilitating orderly growth through process improvements that accelerate housing production, and facilitate compliance with the implementation of the City's sixth cycle of the regional housing needs assessment (RHNA).

LAND USE ELEMENT					
Implementation Measure	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure LU-1: Urban Development Boundary	The City shall evaluate the urban development boundary (UDB) every five years to ensure there is enough capacity to accommodate anticipated growth and adequate utility, city service, and infrastructure capacity to accommodate anticipated growth.	Planning Division	N/A	Every five years and Ongoing	The City still has adequate capacity to accommodate anticipated growth and adequate services within the UDB. <u>The City just completed two annexations in Spring 2020, one in the north and one in the southeast of the City, to bring in additional land needed to support residential and commercial growth. There remain more than enough areas within the existing UDB to accommodate anticipated growth.</u>
Implementation Measure LU-2: Compact & Infill Development	The City shall develop zoning incentives to encourage innovative design in both infill and newly developing areas that optimizes the use of vacant land through flexible development standards, shared parking, landscaping, and site amenities.	Planning Division	N/A	By 2020	The City has applied for and is being awarded a LEAP grant to assist in the comprehensive update of the City's Zoning Ordinance to make a number of revisions, including revisions to incentivize infill development, as described in this implementation measure.

<p>Implementation Measure LU-3: Compact Development</p>	<p>The City shall develop and maintain an inventory of available vacant sites that have potential for infill development.</p>	<p>Planning Division</p>	<p>N/A</p>	<p>Ongoing</p>	<p>Using Google Maps/Earth, the City Planning Division has created maps of available vacant sites with potential for infill development, prioritizing sites within the City's Transit Oriented Development areas and along major transportation corridors. <u>The City is using the SB2 Planning Grant to digitize and provide this information in GIS and easily accessible to the public and development community.</u></p>
<p>Implementation Measure LU-7: Water Master Plan</p>	<p>The City shall update its water master plan to address future water supply treatment, and distribution system. The water master plan shall explore:</p> <ul style="list-style-type: none"> <li>a. Water supply alternatives.</li> <li>b. Treatment alternatives, including wellhead and centralized treatment.</li> <li>c. Alternatives for reuse of grey water.</li> <li>d. Water conservation program.</li> </ul>	<p>Public Works Department and Engineering Division</p>	<p>N/A</p>	<p>Ongoing</p>	<p>The City's Engineering Division is currently working with a consultant on the update to the City's Water System Master Plan.</p>

<p>The City shall review and amend as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan. These shall include the following:</p> <ul style="list-style-type: none"> <li>a. Zoning Ordinance</li> <li>b. Subdivision Ordinance</li> <li>c. Development Standards</li> </ul>	<p>Planning Division</p>	<p>N/A</p>	<p>Ongoing</p>	<p><u>The City has applied for and is being awarded a grant to assist in the comprehensive update of the City's Zoning Ordinance, and during that update staff will look at the need to make necessary updates to the Subdivision Ordinance and Development standards, to ensure consistency between these documents and the 2035 General Plan.</u></p>
<p>The Planning Commission shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission's report to the City Council shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code section 21081.6 for a mitigation monitoring program.</p>	<p>Planning Division</p>	<p>N/A</p>	<p>Ongoing</p>	<p><u>This is the first Annual Progress Report to be presented to the Planning Commission, City Council, and filed with the Office of Planning and Research. Going forward, Planning staff will use this template to update the annual reviews on a regular and timely basis annually.</u></p>
<p><b>TRANSPORTATION AND CIRCULATION ELEMENT</b></p>				

<p>Implementation Measure TR-7: Database of Needed Sidewalks</p>	<p>The City shall develop and maintain a database of sidewalks along streets which currently do not contain continuous sidewalks.</p>	<p>Planning Division and Engineering Division</p>	<p>N/A</p>	<p>Ongoing</p>	<p>The City's Project Management Team maintains a database of areas along streets that do not contain continuous sidewalks. The Project Management Team uses this list to help prioritize capital projects and identify funding to complete gaps in sidewalks, particularly in older areas of the City and former County areas that were not originally developed with sidewalk infrastructure. <b>In the 2020 calendar year, the following sidewalk infrastructure addition projects were approved and are under construction: 1) Kern-Silva-Latimer-Aronian-Moraine-Sunset areas southwest of Tulare Avenue/Mooney Boulevard; and 2) Tulare Avenue between West Street &amp; the Union Pacific Railroad.</b></p>
<p><b>CONSERVATION AND OPEN SPACE ELEMENT</b></p>					



<p>Implementation Measure COS-2: Groundwater Management Plan</p>	<p>The City shall periodically update a groundwater management plan</p>	<p>Public Works Department</p>	<p>N/A</p>	<p>Ongoing</p>	<p>The City, along with the Tulare Irrigation District and the City of Visalia, is a member of the Mid-Kaweah Groundwater Sustainability Agency, tasked with management of groundwater supplies as stipulated in the Sustainable Groundwater Management Act. <u>The Mid-Kaweah Groundwater Sustainability Agency has prepared a Final Groundwater Sustainability Plan, currently being reviewed by the California Department of Water Resources.</u></p>
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<p>Implementation Measure COS-8: Construction Erosion Control</p>	<p>The City shall adopt requirements that new development implement measures that minimize soil erosion from wind and water related to construction. Measures may include, but not be limited to the following: Grading requirements that limit grading to the amount necessary to provide stable areas for structural foundations, street rights-of-way, parking facilities, or other intended uses; and/or Construction techniques that utilize site preparation, grading, and best management practices that provide erosion and sediment control to prevent construction-related contaminants from leaving development sites and polluting local waterways.</p>	<p>Engineering Division</p>	<p>N/A</p>	<p>Ongoing</p>	<p><u>The Engineering Division has adopted grading permit requirements. Applicants for a grading permit must demonstrate on the application the types of control measures and best management practices to limit soil erosion and stormwater runoff, including protection of water quality through use of various approved media to filter, divert, and/or protect local waterways and drainage facilities.</u></p>
<p>Implementation Measure COS-9: Agricultural Land Mitigation Program</p>	<p>The City shall adopt a mitigation program for agricultural land conversion that includes, at a minimum, the components listed in Policy COS-P3.12, or equivalent or more effective components.</p>	<p>Planning Division</p>	<p>N/A</p>	<p>By 2015</p>	<p><u>The City Council adopted the Farmland Mitigation Ordinance in February 2020 for agricultural land converted to non-agricultural use outside the City limits, but within the City's urban development boundary.</u></p>
<p><b>AIR QUALITY ELEMENT</b></p>					

<p>Implementation Measure AQ-3: Construction Emissions</p>	<p>The City shall consider adopting a resolution or ordinance requiring construction equipment greater than fifty (50) horsepower to reduce exhaust emissions by the following amounts from the state wide average as estimated by ARB:</p> <ul style="list-style-type: none"> <li>• 20 percent of the total NOx emissions;</li> <li>• 45 percent of the total PM<sub>10</sub> exhaust emissions.</li> </ul>	<p>Planning Division</p>	<ul style="list-style-type: none"> <li>• 20 percent reduction in total NOx emissions;</li> <li>• 45 percent reduction in total</li> </ul>	<p>By 2015</p>	<p>While the City has not adopted a resolution or ordinance, the Planning Division now has staff capabilities to conduct and review environmental analysis of potential impacts associated with project construction. Through the environmental review process, projects that generate emissions exceeding established air quality standards &amp; thresholds are required to mitigate potential impacts, including through the use of later model equipment meeting more stringent emissions standards (e.g. Tier 4 or greater equipment).</p>
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**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission receive and file the General Plan Annual Progress Report for 2020 as an informational item.

**ENVIRONMENTAL:**

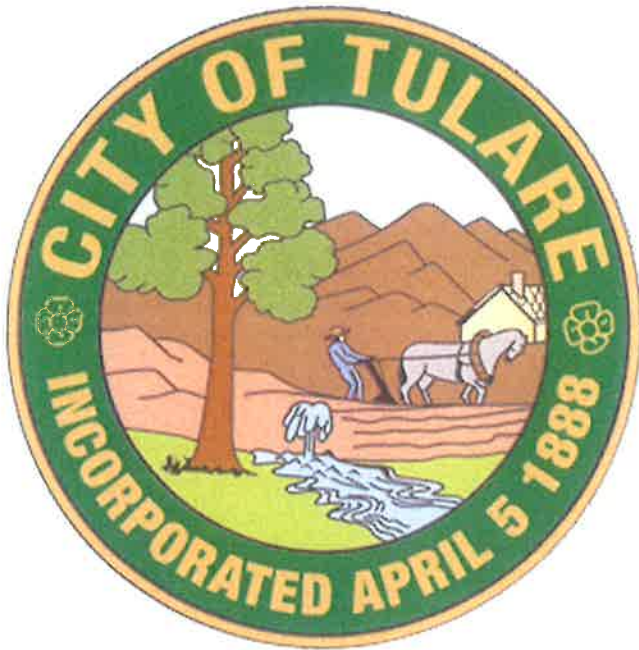
The proposed action is not a “project” as defined in the CEQA Guidelines Section 15378 because the action being considered does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment.

**APPEAL INFORMATION:**

This is an informational item that will also be automatically presented to the City Council.

**Attachments:**

Attachment 1- General Plan Annual Progress Report for 2020



# GENERAL PLAN

## 2035

2020 ANNUAL PROGRESS REPORT

City of Tulare Planning Division  
411 E. Kern Avenue, Tulare, CA 93274

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## General Plan Background

A jurisdiction's General Plan addresses state General Plan requirements. California law requires that every city and county adopt a long-term General Plan that addresses seven specific topics or "elements," organized in any format or structure preferred by the community. The General Plan may also address other topics the community feels are relevant. Regardless of the format or issues addressed, the Plan must be internally consistent.

The City of Tulare General Plan 2035 is a long-range planning program to guide the orderly growth and development of the Tulare planning area over the long term. The General Plan clearly communicates the City's vision of its future and establishes a policy framework to govern decision-making concerning the physical development of the community. It also provides assurances that the community at large will be supported by an adequate range of public services and infrastructure systems.

## Purpose of the General Plan Annual Progress Report

California Government Code Section 65400 mandates that cities and counties submit an annual progress report (APR) each year on the General Plan and progress on its implementation to the legislative body, (in this case the City Council), followed by the Governor's Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD). The four basic purposes of the annual report are as follows:

- To provide information to assess progress on implementation of the General Plan in accordance with the stated goals, policies, and implementation measures.
- To provide information to identify necessary course adjustments or modifications to the General Plan as a means to improve implementation.
- To provide a clear correlation between land use decisions made during the reporting period, and the goals, policies, and implementation measures in the General Plan.
- To provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

The APR covers the period of the previous calendar year. This APR covers calendar year 2020. However, other than the APR regarding progress on the Housing Element implementation, the City of Tulare has not submitted prior APRs regarding the General Plan overall. As such, this is the first APR being presented on the current 2035 General Plan. The APR for the General Plan and for the Housing Element of the General Plan have separate reporting requirements and forms, and as such have been prepared as two separate documents. Both APRs are being presented here to the City Council, and then submitted separately to both OPR and HCD.

The rest of this report will present the chronology of adopted amendments to the General Plan through 2020, present major milestones & projects that occurred in the reporting period, a status update of the implementation measures for the General Plan, and finally a summary of any grants received to assist in implementing the General Plan, along with the next areas of focus in the plan's continued implementation.

## Adopted General Plan Amendments

State law allows the General Plan to be amended up to four times annually. This allows the General Plan to remain a current document responsive to the community's needs. Requests for amendments may be submitted by individuals or initiated by the City. Amendments to the Tulare General Plan through December 2020 are listed below.

<b>Amendments to the Tulare General Plan (October 2014-December 2020)</b>			
<b>General Plan Amendment (GPA) Number</b>	<b>Action</b>	<b>Applicant</b>	<b>Description</b>
GPA 2014-01	Approved Resolution 15-14 May 5, 2015	DR Horton	Changed the General Plan land use designation on 7.99 acres from Medium Density Residential to Low Density Residential, including amending the Del Lago Specific Plan to build 47 single family homes just south of the Franzia Tulare winery, between Mooney Blvd. & Solaria St.
GPA 2016-02	Approved Resolution 16-35 July 19, 2016	Tulare County Housing Authority	Changed the General Plan land use designation from Service Commercial and Low Density Residential to High Density Residential on a ½ acre site located at the northeast corner of Inyo Avenue & Sacramento Street for the construction of a 10-unit multi-family apartment complex.
GPA 2015-14	Approved Resolution 17-04 January 17, 2017	Monterey Dynasty, LLC	Changed the General Plan land use designation from Low Density Residential to Community Commercial on 4.74 acres at the southeast corner of 'M' Street and Cartmill Avenue to



			construct a 24,500 sq. ft. 5-story/136 room hotel with swimming pool, 400-seat conference center/hall, 4,000 sq. ft. Restaurant/bar, outdoor wedding venue, and parking areas.
GPA 2016-03	Approved Resolution 17-24 June 26, 2017	Teo Albers	Changed the General Plan land use designation on 6.76 acres from Community Commercial to Low Density Residential and on 4.01 acres from Community Commercial to Medium Density Residential on the southeast corner of 'J' Street and Cartmill Avenue to construct a planned single-family and multi-family residential community.
GPA 2017-01	Approved Resolution 17-26 June 26, 2017	Jonathan Van Ryn	Changed the General Plan land use designation from Community Commercial to Low Density Residential on approximately 0.29 acres located at the northwest corner of Merritt Avenue and Gem Street to resolve existing non-conforming zoning and construct a pool house and garage at existing residential property.
GPA 2017-02	Approved Resolution 17-43 September 19, 2017	Great Valley Land Builders, LLC	Changed the General Plan land use designation from Community Commercial and Medium Density

			Residential to Low Density Residential on approximately 19.5 acres just east of Mooney Blvd. & halfway between Tulare Avenue and Seminole Avenue to construct an 88 lot single-family residential subdivision.
GPA 2018-01	Approved Resolution 18-51 September 18, 2018	Central Pacific Development Group	Changed the General Plan land use designation on approximately 7 acres at the northwest corner of Bardsley Avenue and West Street from Neighborhood Commercial to Low Density Residential
GPA 2018-02	Approved Resolution 18-72 December 18, 2018	City of Tulare	Changed the General Plan land use designation on 14 properties citywide to accommodate both the 2008-2014 (4 <sup>th</sup> Cycle) and 2015-2023 (5 <sup>th</sup> Cycle) Housing Elements Regional Needs Housing Allocation (RHNA)
GPA 2019-01	Approved Resolution 19-32 August 6, 2019	Three River Development, LLC	Changed the General Plan land use designation on 3.83 acres from Office Commercial to Community Commercial on property located south of Prosperity Avenue between Brentwood and Laspina Streets to construct a commercial shopping center with

			drive-through fast-food restaurants.
GPA 2017-03	Approved Resolution 19-49 October 22, 2019	West Coast Construction	Changed the General Plan land use designation on approximately 127 acres from Regional Commercial to a combination of Regional Commercial, Low Density Residential, Medium Density Residential, High Density Residential, and Parks and Recreation
GPA 2019-02	Approved Resolution 2020-05 February 4, 2020	Woodside 06N LP	Changed the General Plan Land Use designation on approximately 76.5 acres from a combination of Low Density Residential, Residential Estate, and Rural Residential to all Low Density Residential on property west of Morrison Street between Tulare Avenue and Seminole Avenue for the development of a 358 single-family residential subdivision
GPA 2020-01	Approved Resolution 2020-13 April 7, 2020	Three River Development, LLC	Changed the General Plan land use designation on 0.38 acres from Office Commercial to Community Commercial on property located south of Prosperity Avenue between Brentwood and Laspina Streets to construct a commercial shopping center with

			drive-through fast-food restaurants.
GPA 2020-03	Approved Resolution 2020-58 December 15, 2020	San Joaquin Valley Homes	Changed the General Plan land use designation on approximately 24 acres from Medium Density Residential and Community Commercial to Low Density Residential on property at the northwest corner of Mooney Boulevard and Cartmill Avenue

## Major Development Project Milestones

Construction was approved, initiated, or completed within the City of Tulare for the following major projects during the 2020 planning year:

**Adventist Health Medical Clinic** – This is a new 17, 015 sq. ft. medical clinic that opened in 2020, providing additional medical and dental services to the community, and bringing an additional estimate of 25 new medical sector jobs. Located on west side of Hillman Avenue between Corvina and Cartmill Avenues.

**Kaweah Delta Medical Clinic** – This is a new 10, 810 sq. ft. medical clinic that had a CUP approved and substantial construction completed in 2020. This clinic is located on the east side of Mooney Boulevard, south of Prosperity, between ARCO gas station and Derrell’s Mini Storage in the old IRS building. The project provides a substantial investment in renovating the building for use as an outpatient medical clinic by Kaweah Delta Hospital District, and provides an additional 25 medical jobs, along with another option for medical services in the community.

**Commercial development on Southwest & Northeast Quadrants of Mooney Boulevard/Bardsley Avenue** – A welcome sign in 2020 was the opening of new commercial businesses to support the growing residential rooftops in the southeast portion of the City. A new commercial center located on the L-shaped property between CVS Pharmacy and Durango saw substantial construction progress and opening of new businesses including a new Starbucks, Subway, Curry Pizza, Taco Bell, and a proposed adult day care facility. The parcels on the east side of Mooney just north of Bardsley also saw substantial development in 2020, with the opening of a new Jack in the Box and Human Bean locations.

**Diesel Exhaust Fluid (DEF) Facility** – Substantial construction progress occurred in 2020 for an 8,000 sq. ft. diesel exhaust fluid (DEF) manufacturing facility north of Industrial Avenue and east of Industrial Place in the industrial part of the city. DEF is an aqueous urea solution made with 32.5% urea and 67.5% deionized water. DEF is sprayed into the exhaust stream of diesel vehicles in order to break down oxides of nitrogen (NOx) emissions into nitrogen and water. This system is called Selective Catalytic Reduction and can be found on 2010 and later model year trucks and many diesel pickups and SUVs.

According to an operational statement provided by the applicant and explanation of the manufacturing process provided to staff, the final DEF product is non-hazardous and non-flammable. A water filtration system is used to provide deionized water which is then used as a solvent which dissolves solid urea pellets to create an aqueous solution or DEF. The facility is expected to employ five employees.

**Residential Permits** – Several residential subdivisions continue to build out with substantial milestones or completion on the following occurring in 2020:

- Mission Court Apartments – Completed. 65 unit affordable MFH complex operated by the Housing Authority of Tulare County, located south of Bardsley Avenue and north of The Windmills subdivision, near Bardsley/Morrison
- The Riviera Apartment Homes – Completed. 162 unit market-rate MFH complex, located west of Hillman Street between Corvina Avenue and Cartmill Avenue
- Sierra Vista – Completed. 52 lot SFR subdivision located south of CVS Pharmacy and west of Mooney Boulevard, near Mooney/Bardsley
- The Windmills – Completed. 437 lot, gated SFR subdivision located on the east side of Morrison Street where it ends to the south, south of Bardsley
- Oak Tree Estates – Broke Ground and began construction of infrastructure for a gated SFR subdivision with MFR complex for seniors, located at southeast corner of Cartmill Avenue and ‘J’ Street
- Farrar Estates – Broke ground and began grading for a 358 lot SFR subdivision located north of Tulare Avenue and west of Morrison Street

## Implementation Measures Status Update

The General Plan sets the foundation and policy framework for future growth and development. It addresses a range of issues and policies that directly affect every aspect of community life. The City implements its General Plan visions, goals, and policies through the use of many programs, projects, and tools. These implementation measures ensure the overall direction set forth in the General Plan is translated from general ideas into action, and the City’s vision for its future is met. The following table shows the status of the various implementation measures in the General Plan, some of which have been completed and several which are in progress and ongoing as part of the daily operations in the City. Status updates to report for the planning period of 2020 are shown in **bold** text.

## City of Tulare General Plan Annual Progress Report Implementation Measures Status (2020)

### LAND USE ELEMENT

Implementation Measure	Description	Responsibility	Quantified Objective	Time Frame	Status
<p>Implementation Measure LU-1: Urban Development Boundary</p>	<p>The City shall evaluate the urban development boundary (UDB) every five years to ensure there is enough capacity to accommodate anticipated growth and adequate utility, city service, and infrastructure capacity to accommodate anticipated growth.</p>	<p>Planning Division</p>	<p>N/A</p>	<p>Every five years and Ongoing</p>	<p>The City still has adequate capacity to accommodate anticipated growth and adequate services within the UDB. The City just completed two annexations in Spring 2020, one in the north and one in the southeast of the City, to bring in additional land needed to support residential and commercial growth. There remain more than enough areas within the existing UDB to accommodate anticipated growth.</p>

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure LU-2: Compact & Infill Development	The City shall develop zoning incentives to encourage innovative design in both infill and newly developing areas that optimizes the use of vacant land through flexible development standards, shared parking, landscaping, and site amenities.	Planning Division	N/A	By 2020	The City has applied for and is being awarded a LEAP grant to assist in the comprehensive update of the City's Zoning Ordinance to make a number of revisions, including revisions to incentivize infill development, as described in this implementation measure.
Implementation Measure LU-3: Compact Development	The City shall develop and maintain an inventory of available vacant sites that have potential for infill development.	Planning Division	N/A	Ongoing	Using Google Maps/Earth, the City Planning Division has created maps of available vacant sites with potential for infill development, prioritizing sites within the City's Transit Oriented Development areas and along major transportation corridors. The City is using the SB2 Planning Grant to digitize and provide this information in GIS and easily accessible to the public and development community.
Implementation Measure LU-4: Mixed-Use Redevelopment & Adaptive Reuse Downtown	The City shall develop zoning incentives that encourage mixed-use redevelopment in the downtown area through the reuse of existing buildings	Planning Division	N/A	By 2020	The City Planning Division has begun exploring the possibility of an Adaptive Reuse Ordinance for the downtown area, including cleaning up the mixed-use section of the zoning ordinance to incentivize and streamline mixed-use and adaptive reuse projects in the downtown area.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure LU-5: Regional Auto Mall Study	The City shall conduct a study to determine a suitable location and impacts of a regional auto mall in the city.	Community & Economic Development Department	N/A	By 2020	The City will continue to explore the possibilities of locating a regional auto mall in the city limits, including looking for resources to fund such a study.
Implementation Measure LU-6: Municipal Services	The City shall consider adoption of an appropriate fee program for new development to ensure the provision, operation, and ongoing maintenance of appropriate public facilities and services (including, but not limited to, fire stations and equipment, police stations and equipment, ambulance or dispatch service, utility infrastructure, parks, recreational, and library facilities).	All Affected City Departments and Finance Department	N/A	Ongoing	Funding for maintenance of existing and expansion of municipal services tied to the City's growth is provided through the City's Development Impact Fee Program.
Implementation Measure LU-7: Water Master Plan	The City shall update its water master plan to address future water supply treatment, and distribution system. The water master plan shall explore: a. Water supply alternatives. b. Treatment alternatives, including wellhead and centralized treatment. c. Alternatives for reuse of grey water. d. Water conservation program.	Public Works Department and Engineering Division	N/A	Ongoing	The City's Engineering Division is currently working with a consultant on the update to the City's Water System Master Plan.



Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure LU-8: Sewer & Stormwater Drainage Master Plans	The City shall periodically update the Sewer and Stormwater Drainage Master Plan based on the 2035 General Plan	Public Works Department and Engineering Division	N/A	Ongoing	The City's latest Sewer and Stormwater Drainage Master Plan took into account growth under the 2035 Master Plan. All the utility master plans are updated regularly, with the Water System Master Plan update currently underway, and the Sewer and Stormwater Drainage Master Plan to follow.
Implementation Measure LU-9: Street Tree Management Plan	The City shall update its Street Tree Management Plan based on the 2035 General Plan	Planning Division	N/A	Ongoing	The City's Street Tree Ordinance was updated based on the 2035 General Plan. The Street Tree Management Plan shall be amended, modified, and added to such plan, from time to time, upon recommendation of the Parks and Recreation Commission.
Implementation Measure LU-10: Neighborhood Identification	The City shall require that entrances to the new subdivision fronting on arterials are accented with distinctive landscaping, pavement, and signage treatments.	Planning Division	N/A	Ongoing	<b>Planning Division staff is beginning to update the Zoning Ordinance and other pertinent sections of the City's Municipal Code to ensure this policy is codified and consistent with the 2035 General Plan.</b>
Implementation Measure LU-11: Context Sensitive Development	Where applicable, the City shall require new development to incorporate complementary features into site and development planning to ensure its compatibility with existing historic structures.	Planning Division	N/A	Ongoing	The Planning Division ensures compliance with this measure as part of Site Plan Review for new development and redevelopment projects.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure LU-12: Aesthetic Improvements	The City shall encourage use of the assessment districts authorized by law and other available financing tools to fund street beautification, street lighting, street maintenance, storm drainage, park maintenance, and other common aesthetic improvements in new private residential and business development.	Planning Division, Engineering Division, and Parks Division	N/A	Ongoing	The City requires and manages Landscape Maintenance Districts to fund maintenance of these improvements in new private residential and business development.
Implementation Measure LU-13: Street Trees	The City shall review and evaluate its design review guidelines for application at selected key locations and to particular development types (e.g., mixed use development). Selected locations for such special design review should include key entranceways and thoroughfares; the Downtown; designated community and regional commercial areas; and designated office/business park areas.	Planning Division	N/A	Ongoing	The Planning Division ensures compliance with this measure as part of Site Plan Review for new development and redevelopment projects.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure LU-14: General Plan Consistency	<p>The City shall review and amend as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan. These shall include the following:</p> <ul style="list-style-type: none"> <li>a. Zoning Ordinance</li> <li>b. Subdivision Ordinance</li> <li>c. Development Standards</li> </ul>	Planning Division	N/A	Ongoing	<p>The City has applied for and is being awarded a grant to assist in the comprehensive update of the City's Zoning Ordinance, and during that update staff will look at the need to make necessary updates to the Subdivision Ordinance and Development Standards, to ensure consistency between these documents and the 2035 General Plan.</p>
Implementation Measure LU-15: General Plan provisions & Project Review	<p>The City shall implement the provisions of this General Plan through its ongoing project review process.</p>	Planning Division	N/A	Ongoing	<p>The Planning Division implements the provisions of the 2035 General Plan through Site Plan Review, the entitlement phase, Plan Check, and a Field Check.</p>

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure LU-16: Annual Review	The Planning Commission shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission's report to the City Council shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code section 21081.6 for a mitigation monitoring program.	Planning Division	N/A	Ongoing	This is the first Annual Progress Report to be presented to the Planning Commission, City Council, and filed with the Office of Planning and Research. Going forward, Planning staff will use this template to update the annual reviews on a regular and timely basis annually.
<b>TRANSPORTATION AND CIRCULATION ELEMENT</b>					
Implementation Measure TR-1: Roadway Standards & Priority Projects	The City shall coordinate with Caltrans to establish priorities for freeway improvements and initiate a process for the design, funding, and construction of improved freeway interchanges.	Planning Division	N/A	Ongoing	The City continues to work with Caltrans and TCAG to establish priorities for freeway projects within the City, including cooperating on planning, design, and funding studies for projects.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
<p>Implementation Measure TR-2: Level of Service Standard</p>	<p>The City shall identify economic, design, and planning solutions to improve existing levels-of-service currently below the LOS specified above. Where physical mitigation is infeasible, the City shall consider developing programs that enhance alternative access or otherwise minimize travel demand</p>	<p>Planning Division and Engineering Division</p>	<p>N/A</p>	<p>Ongoing</p>	<p>City staff regularly review new development for potential effects or degradation of the LOS standards adopted by the City. Improvements to improve operational LOS are included as conditions of project approval when required, and the City continues to work to further expand alternative transportation systems (bicycle and pedestrian networks).</p>

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure TR-3: Transportation Impact Fee Program	The City shall continue its transportation impact fee program and revise when necessary, to ensure the mitigation of traffic impacts created by new development	Planning Division and Engineering Division	N/A	Ongoing	The City continues to maintain the transportation impact fee program with funds paid-in by new development to ensure funding for transportation projects required due to continued development growth.
Implementation Measure TR-4: Adequate Parking Standards	The City shall periodically review existing parking standards to ensure their adequacy.	Planning Division and Engineering Division	N/A	Ongoing	City staff is currently reviewing the parking standards to ensure that they result in adequate parking, but also that they are not resulting in an oversupply of parking, which has the ability to result in adverse land use patterns. If any recommended changes are identified, staff will include them with the comprehensive update to the Zoning Code and present them to Planning Commission and City Council.
Implementation Measure TR-5: Downtown Parking Plan	The City should develop and maintain a downtown parking plan. This plan should be complete following a review of the city's parking requirements and the location and adequacy of signage. This plan should discourage employee parking in prime parking spaces within downtown retail areas.	Planning Division	N/A	Ongoing	A review of downtown parking will be carried out with the overall City parking review and comprehensive update to the City's Zoning Code.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure TR-6: Pedestrian Access	The City shall promote and improve pedestrian access along existing local arterial and collector streets.	Planning Division and Engineering Division	N/A	Ongoing	The City regularly reviews pedestrian access as part of development review and site plan review, to ensure needed improvements to pedestrian access are incorporated as part of proposed property improvements.
Implementation Measure TR-7: Database of Needed Sidewalks	The City shall develop and maintain a database of sidewalks along streets which currently do not contain continuous sidewalks.	Planning Division and Engineering Division	N/A	Ongoing	The City's Project Management Team maintains a database of areas along streets that do not contain continuous sidewalks. The Project Management Team uses this list to help prioritize capital projects and identify funding to complete gaps in sidewalks, particularly in older areas of the City and former County areas that were not originally developed with sidewalk infrastructure. <b>In the 2020 calendar year, the following sidewalk addition projects were approved and are under construction: 1) Kern-Silva-Latimer-Aronian-Moraine-Sunset areas southwest of Tulare Avenue/Mooney Boulevard; and 2) Tulare Avenue between West Street &amp; the Union Pacific Railroad.</b>
Implementation Measure TR-8: Street Standards & Trucks	The City shall review City street standards every five years to ensure compatibility with changing truck height and weight standards.	Engineering Division	N/A	Every five (5) years	The City of Tulare Engineering Division regularly reviews City street standards to ensure compatibility with truck height and weight standards and will continue to do so.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure TR-9: Truck Route Signage	The City shall identify and update existing truck route signage.	Engineering Division	N/A	Ongoing	The City does include signage for existing truck routes and will continue to maintain and/or update those as necessary.
Implementation Measure TR-10: Roundabouts	The City shall acquire from new development sufficient rights-of-way dedications to allow for construction of roundabouts at all arterial and arterial-collector intersections.	Planning Division and Engineering Division	N/A	Ongoing	The City's Engineering Division continues to review new development for any required intersection improvements, including considerations such as type of intersection control, including roundabouts, if appropriate for the specific location.
<b>CONSERVATION AND OPEN SPACE ELEMENT</b>					
Implementation Measure COS-1: Groundwater Protection	The City shall identify and protect local aquifers and water recharge areas, in cooperation with other agencies.	Planning Division and Public Works Department	N/A	Ongoing	The City continues to coordinate with the Tulare Irrigation District on the identification of new and maintenance of existing water recharge basins to ensure water quality integrity and continued efforts for increased groundwater recharge capabilities.



Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure COS-2: Groundwater Management Plan	The City shall periodically update a groundwater management plan	Public Works Department	N/A	Ongoing	The City, along with the Tulare Irrigation District and the City of Visalia, is a member of the Mid-Kaweah Groundwater Sustainability Agency, tasked with management of groundwater supplies as stipulated in the Sustainable Groundwater Management Act. The Mid-Kaweah Groundwater Sustainability Agency has prepared a Final Groundwater Sustainability Plan, currently being reviewed by the California Department of Water Resources.
Implementation Measure COS-3: Coordinated Groundwater Monitoring & Planning	The City shall participate in coordinated regional and statewide groundwater monitoring and planning programs.	Public Works Department	N/A	Ongoing	The Sustainable Groundwater Management Act requires regular coordination regionally and statewide to include groundwater monitoring and planning programs to ensure the sustainability of the groundwater supplies in a groundwater basin. This is achieved through the City's role as a member of the Mid-Kaweah Groundwater Sustainability Agency and implementation of the Groundwater Sustainability Plan.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure COS-4: Groundwater Monitoring Partnerships	The City shall maintain groundwater monitoring partnerships with local groundwater users and stakeholders.	Public Works Department	N/A	Ongoing	The Sustainable Groundwater Management Act requires regular coordination regionally and statewide to include groundwater monitoring and planning programs to ensure the sustainability of the groundwater supplies in a groundwater basin. This is achieved through the City's role as a member of the Mid-Kaweah Groundwater Sustainability Agency and implementation of the Groundwater Sustainability Plan.
Implementation Measure COS-5: Groundwater Recharge	The City will investigate future changes to the zoning ordinance that promote maintaining some groundwater recharge with urban development. Regulations may include, but are not limited to, the limitation of structural coverage and impervious surfaces and prohibition of uses with the potential to discharge harmful pollutants, increase erosion, or create other impacts degrading water quality.	Community & Economic Development Department; Public Works Department	N/A	Ongoing	While not included in the Zoning Code, this measure is addressed in new development through the City's Engineering Standards. The City's Engineering Division has adopted standards to address site drainage, groundwater recharge, and water quality as requirements of new development. As an example, the City requires new development to install groundwater recharge basins or tie into existing basins with sufficient capacity. City staff will continue to review these standards and look for opportunities to improve on or further the goals of this measure.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure COS-6: Protection of Sensitive Environmental and Cultural Areas	The City shall continue the protection of natural and cultural resources as part of the City's environmental review process.	Planning Division	N/A	Ongoing	The City's Planning Division reviews proposed development activities for compliance with state and federal environmental laws, including through carrying out the environmental review process on projects to ensure the protection of natural and cultural resources.
Implementation Measure COS-7: Development in Environmentally-Sensitive Areas	When reviewing development proposals, the City shall encourage cluster development in areas with moderate to high potential for sensitive habitat.	Planning Division	N/A	Ongoing	The City's Planning Division will continue to utilize the Site Plan Review and entitlement processes to encourage well planned development. This includes using strategies, such as cluster development, as needed to avoid and/or minimize impacts to areas of moderate to high potential for sensitive habitat.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
<p>Implementation Measure COS-8: Construction Erosion Control</p>	<p>The City shall adopt requirements that new development implement measures that minimize soil erosion from wind and water related to construction. Measures may include, but not be limited to the following: Grading requirements that limit grading to the amount necessary to provide stable areas for structural foundations, street rights-of-way, parking facilities, or other intended uses; and/or Construction techniques that utilize site preparation, grading, and best management practices that provide erosion and sediment control to prevent construction-related contaminants from leaving development sites and polluting local waterways.</p>	<p>Engineering Division</p>	<p>N/A</p>	<p>Ongoing</p>	<p>The Engineering Division has adopted grading permit requirements. Applicants for a grading permit must demonstrate on the application the types of control measures and best management practices to limit soil erosion and stormwater runoff, including protection of water quality through use of various approved media to filter, divert, and/or protect local waterways and drainage facilities.</p>
<p>Implementation Measure COS-9: Agricultural Land Mitigation Program</p>	<p>The City shall adopt a mitigation program for agricultural land conversion that includes, at a minimum, the components listed in Policy COS-P3.12, or equivalent or more effective components.</p>	<p>Planning Division</p>	<p>N/A</p>	<p>By 2015</p>	<p>The City Council adopted the Farmland Mitigation Ordinance in February 2020 for agricultural land converted to non-agricultural use outside the City limits, but within the City's urban development boundary.</p>

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure COS-10: Archaeological Resource Mitigation Monitoring	The City shall continue the monitoring of mitigation measures established for protection of archaeological resources prior to development.	Planning Division	N/A	Ongoing	The Planning Division continues the monitoring of mitigation measures established for protection of archaeological resources through carrying out the environmental review process and through grading permits on projects to ensure the protection of archaeological resources prior to development.
Implementation Measure COS-11: Historical Resources Inventory	The City shall prepare a historical resources inventory.	Planning Division	N/A	By 2020	The City has an existing historical resources inventory, however staff will look to identify opportunities and resources to update this inventory.
Implementation Measure COS-12: Historic Overlay Zone	The City shall continue to apply its Historic Site and Historic Neighborhood Combining District zone as a means to preserving, protecting, and encouraging the restoration of identified historical sites and neighborhoods.	Planning Division	N/A	Ongoing	The City will look to identify opportunities and resources to update the historic resources inventory and apply the Historic Neighborhood Combining District. One early opportunity is updating the Historic Neighborhood Combining District and previously identified historic properties with the Comprehensive Zoning Code update the City will be initiating.
Implementation Measure COS-13: Quimby Act Ordinance	The City shall consider adopting a Quimby Act Ordinance requiring that park provision be considered and incorporated in the subdivision process.	Parks Division; Planning Division; Engineering Division	N/A	By 2015	The Planning Divisions will work with the Parks Division and Engineering Division on this measure, particularly with the upcoming Parks Master Plan process.
<b>AIR QUALITY ELEMENT</b>					

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure AQ-1: More Walkable Neighborhoods	The City shall continue to enforce the Green Building Ordinance and amend the Subdivision Ordinance to achieve more walkable neighborhoods.	Building Division Planning Division	N/A	By 2015	The City's Building Division enforces the Green Building Code and the City's Planning and Engineering Divisions require the installation of sidewalks along the frontage of new developments as well as pedestrian openings at the ends of cul-de-sacs.
Implementation Measure AQ-2: Regional Planning Strategy	The City shall assist TCAG in preparing a Sustainable Communities Strategy and/or an Alternative Planning Strategy	Planning Division	N/A	By 2015	City staff, as well as City Council representatives, are involved in collaborating with TCAG on matters regarding the updates to the Sustainable Communities Strategy and/or an Alternative Planning Strategy
Implementation Measure AQ-3: Construction Emissions	<p>The City shall consider adopting a resolution or ordinance requiring construction equipment greater than fifty (50) horsepower to reduce exhaust emissions by the following amounts from the state wide average as estimated by ARB:</p> <ul style="list-style-type: none"> <li>• 20 percent of the total NOx emissions;</li> <li>• 45 percent of the total PM<sub>10</sub> exhaust emissions.</li> </ul>	Planning Division	<ul style="list-style-type: none"> <li>• 20 percent reduction in total NOx emissions;</li> <li>• 45 percent reduction in total</li> </ul>	By 2015	<p><b>While the City has not adopted a resolution or ordinance, the Planning Division now has staff capabilities to conduct and review environmental analysis of potential impacts associated with project construction. Through the environmental review process, projects that generate emissions exceeding established air quality standards &amp; thresholds are required to mitigate potential impacts, including through the use of later model equipment meeting more stringent emissions standards (e.g. Tier 4 or greater equipment).</b></p>
<b>NOISE ELEMENT</b>					

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure NOI-14.1: Regional Policy Framework	Tulare County and its incorporated cities shall review all relevant development plans, programs, and proposals, including those initiated by both the public and private sectors, to ascertain and ensure their conformance with the policy framework outline in this Noise Element.	Planning Division	N/A	Ongoing	City of Tulare staff continue to review development plans and proposals for consistency with the General Plan, including the Noise Element policies.

<p>Implementation Measure NOI-14.2: Noise-sensitive Land Uses</p>	<p>Prior to the approval of a proposed development of residential or other noise-sensitive land uses in a noise-impacted area, or the development of an industrial, commercial, or other noise-generating land use in or near an area containing or planned and zoned for residential or other noise-sensitive land uses, an acoustical analysis may be waived provided that all of the following conditions exist:</p> <ul style="list-style-type: none"> <li>• The proposed development is not subject to the provisions of California Administrative Code Title 24.</li> <li>• The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within the proposed outdoor activity areas (patio, decks, backyards, pool areas, recreation areas, etc.) does not exceed 65 dB Ldn (or CNEL).</li> <li>• The topography in the project area is flat, and the noise source and receiving land use are at the same grade.</li> <li>• Effective noise mitigation, as determined by the reviewing agency, is incorporated into the</li> </ul>	<p>Planning Division</p>	<p>N/A</p>	<p>Ongoing</p>	<p>Proposed residential development, as well as the development of noise-generating land uses near existing, planned, or zoned residential uses are reviewed through the City's Site Plan Review process as well as through noise analysis as part of environmental review for required project entitlements.</p>
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project design to reduce noise exposure to the levels specified by the policies of the Noise Element such measures may include the use of building setbacks, building orientation, and noise barriers. If a noise barrier is required for mitigation of exterior noise levels, it should be constructed of tight-fitting, massive materials (1-inch thick wood, stucco, masonry, etc.) and should be of sufficient height to interrupt line-of-sight between the source and receiver. Line-of-sight should be determined by drawing a straight line between the effective heights of the noise source and receiver. For traffic noise, an in instances where the number of heavy trucks exceeds five (5) percent of the Average Daily Traffic (ADT), an effective height of ten (10) feet above the rails should be used for locomotive and car noise, and an effective height of fifteen (15) feet above the rails should be used for horn noise. For industrial, commercial, or other stationary noise sources or for aircraft noise, a detailed

	<p>evaluation of noise source spectra and effective height(s) should be conducted. Receiver height should be assumed to be five (5) feet above project grade for outdoor activity areas such as backyards. The receiver height for small patios or upper floor decks should be assumed to be four (4) feet above the finished floor elevation. Interior noise levels may be assumed to be in compliance with the 45 dB Ldn (or CNEL) standard as long as the building construction complies with today's more stringent thermal insulation requirements and windows and doors may remain closed. This will require the installation of air conditioning or mechanical ventilation.</p> <p>When the above-described conditions do not exist and an acoustical analysis is required by the City of Tulare it should:</p> <ul style="list-style-type: none"> <li>• Be the responsibility of the applicant.</li> <li>• Be prepared by an individual or firm with demonstrable experience in the fields of environmental noise</li> </ul>				
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Program	Description	Responsibility	Quantified Objective	Time Frame	Status
	<p>assessment and architectural acoustics.</p> <ul style="list-style-type: none"> <li>• Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions.</li> <li>• Include estimated noise levels in terms of <math>L_{dn}</math> (or CNEL) existing and projected future (10 to 20 years hence) conditions, with a comparison made to the adopted policies of the Noise Element.</li> <li>• Include recommendations for appropriate mitigation measures to achieve compliance with the adopted policies and standards of the Noise Element.</li> <li>• Include estimates of noise exposure after the prescribed mitigation measures have been implemented. If compliance with the adopted standards and policies of the Noise Element will not be achieved, a rationale for acceptance of the project must be provided.</li> </ul>				

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
Implementation Measure NOI-14.3: Acoustical Analysis	Tulare County and its incorporated cities shall develop and implement procedures to ensure that requirements imposed pursuant to the findings of an acoustical analysis are implemented as part of the project permitting process. The appropriate time for requiring an acoustical analysis would be as early in the project review or permitting process as possible, so that noise mitigation may be an integral part of the project design rather than an afterthought.	Planning Division	N/A	Ongoing	Noise reduction requirements, whether mitigation measures resulting from the environmental review process or conditions of project approval, are implemented to be incorporated prior to construction, to ensure construction contractors abide by such requirements when applying for grading and building permits.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
<p>Implementation Measure NOI-14.4: Community Noise Control Ordinance</p>	<p>Noise exposure information developed during the community noise survey described in this Noise Element may be used as a guideline for the development and adoption of a community noise control ordinance to address noise complaints, and to provide local industry with performance standards for future development and/or equipment modifications. If such an ordinance is adopted, it should be consistent with the "Model Community Noise Control Ordinance" prepared by the California Office of Noise Control in 1977, with modifications made to reflect local concerns and conditions (a draft community noise control ordinance is contained within the Technical Reference Document).</p>	<p>Planning Division</p>	<p>N/A</p>	<p>Ongoing</p>	<p>The City's Noise Ordinance reflects local concerns and conditions and is applied to both new development as well as existing uses, to maintain an acceptable community noise level, particularly in noise-sensitive areas of the City, such as residential neighborhoods.</p>
<p>Implementation Measure NOI-14.5: Review &amp; Update of Noise Element</p>	<p>The Noise Element of the Tulare County General Plan and the General Plans of the incorporated cities of the County shall periodically be reviewed and updated to ensure that noise exposure information, goals, and policies are consistent with changing conditions and/or standards.</p>	<p>Planning Division</p>	<p>N/A</p>	<p>Ongoing</p>	<p>The Noise Element, just like other elements of the General Plan, is periodically reviewed to ensure it is still consistent with changing conditions and standards, and to identify needed updates.</p>

## Upcoming Long Range Planning Policy Updates & Priorities

**Local Early Action Planning Grant** – The City of Tulare applied for and was notified that it was approved for a \$300,000 Local Early Action Planning (LEAP) Grant. This grant will be used to support implementation of various City of Tulare General Plan policies through a comprehensive update of the City's Zoning Ordinance. The updates to the Zoning Ordinance are proposed to make the Zoning Ordinance consistent with changes required as a result of the adopted General Plan policies, changes to state law, and changes due to new and changing planning and market trends related to land use. The objective is to have a clearer Zoning Ordinance, consistent with policies and implementation measures in the General Plan, including streamlining and facilitating orderly growth through process improvements that accelerate housing production, and facilitate compliance with the implementation of the City's sixth cycle of the regional housing needs assessment (RHNA).

**CITY OF TULARE PLANNING COMMISSION  
STAFF REPORT**

Agenda Item No. **3**

February 22, 2021

**CONDITIONAL USE PERMIT NO. 2021-02**

<b>PRESENTED TO:</b>	Planning Commission
<b>PRESENTED BY:</b>	Steven Sopp, Senior Planner
<b>APPLICANT:</b>	Miguel Perez
<b>LOCATION:</b>	549 W. Inyo Avenue
<b>APN:</b>	175-263-020
<b>ZONING CLASSIFICATION:</b>	C-4 (Service Commercial)
<b>GENERAL PLAN DESIGNATION:</b>	Service Commercial
<b>SURROUNDING LAND USES AND ZONING:</b>	North: Residential            R-1-6 South: Residential           R-1-6 East: Service Station        C-4 West: Party Rental            C-4

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission approve Conditional Use Permit No. 2021-02 subject to the findings and conditions in Resolution No. 5388. Staff's recommendation is based on the findings and the projects consistency with the policies and intent of the City's General Plan and Municipal Code.

**REQUEST:**

Conditional Use Permit No. 2021-02 is a request by Miguel Perez to operate a stationary mobile vending vehicle on the property located at 549 W. Inyo Avenue.

**RELATED PROJECTS:**

Conditional Use Permit 2009-01 – Request to operate a stationary mobile vending vehicle on the property located at 549 W. Inyo Avenue. Planning Commission approval February 2, 2009.

## **STAFF COMMENTS AND PROJECT DETAILS:**

The applicant proposes to continue to operate a vending vehicle (taco truck) in the parking lot of an existing market, mini-market/gas station located at the southwest corner of Inyo Avenue and south 'E' Street from 11 a.m. to 10 p.m., seven days per week. The proposed vending vehicle is a self-contained taco truck. The applicant has been parking the vending vehicle on the east side of the El Latino Market. The existing market requires a minimum of 1 space/300 sq. ft. of gross floor area. The existing market is approximately 3,300 sq. ft. and is required to maintain a minimum of 11 parking spaces. The proposed vending vehicle location will occupy 4 parking spaces located on the east side of the market. However, there are currently 14 spaces located on the west side of the market. The site will continue to maintain the minimum required number of parking spaces despite the loss of spaces to be occupied by the mobile food vendor. The applicant's proposed operation includes setting up and removing the vending vehicle daily from the site. The vending operation is walk-up only and contains refrigerator, cooking appliances, and food preparation areas.

Restrooms are located in the existing market and the applicant has received a letter from the owner to allow use of the restrooms throughout the business hours.

Operation of stationary mobile vending units require approval of a Conditional Use Permit (*Chapter 10.180 – Vending Stands on private property*).

No comments have been received by staff regarding the project in response to the public notice that was published in the newspaper and sent to surrounding property owners.

## **ENVIRONMENTAL FINDINGS:**

This project is exempt pursuant to Section 15304 (e) of the California Environmental Quality Act of 1970, as amended.

## **FINDINGS:**

Staff recommends that the Planning Commission make the following findings with regards to Conditional Use Permit No. 2021-02.

- 1) That the proposed location of the conditional use is in accordance with the objectives of the Zoning Title and the purposes of the District in which the site is located.
- 2) That the proposed location of the conditional use and the conditions under which it would operate or be maintained will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.
- 3) That the request is in conformance with the goals and objectives of the Zoning Ordinance and General Plan.



- 4) That the request will not have a significant effect on surrounding properties and improvements in the vicinity of the project site.
- 5) That this project is exempt pursuant to Section 15304 (e) of the California Environmental Quality Act of 1970, as amended.

**CONDITIONS:**

Based on the approved findings, staff recommends that Conditional Use Permit No. 2021-02, be approved subject to the following conditions:

- 1) All requirements of Title 10 shall be met.
- 2) Valid permits are required by the Tulare County Health Department and shall be prominently displayed at the mobile vending unit stand.
- 3) The vending stand permit issued by the City of Tulare shall be prominently affixed to the side of the stand.
- 4) No trash or empty boxes shall be piled up outside of the mobile vending unit at any time.
- 5) Restrooms shall be readily available and which are connected to the City's wastewater system.
- 6) Applicant shall obtain any other required license or permit by the City of Tulare.
- 7) Hours of operation shall be 11 a.m. to 10 p.m. seven days per week.
- 8) This permit shall remain valid for two years from approval or February 22, 2023; at which time Applicant may apply for a new Conditional Use Permit.
- 9) Conditional Use Permit approval shall be subject to a one-year review by the Planning Commission to ensure that the applicant is meeting the conditions of approval adopted for the use. The applicant shall provide proof of up to date Tulare County Health Department license, California DMV license and liability insurance as part of a one-year review.

**APPEAL INFORMATION:**

According to the City of Tulare Zoning Ordinance Section 10.20.020, decisions of the Planning Commission may be appealed by filing a letter with the City Clerk, located at 411 East Kern Avenue, Tulare, CA 93274, no later than ten (10) days after the day on which the decision was made. The appeal shall state the name of the person making the appeal, the decision that is being appealed, and the reasons for the appeal, including an error, abuse of discretion or a decision that is not supported by the evidence in the record.

Attachments:

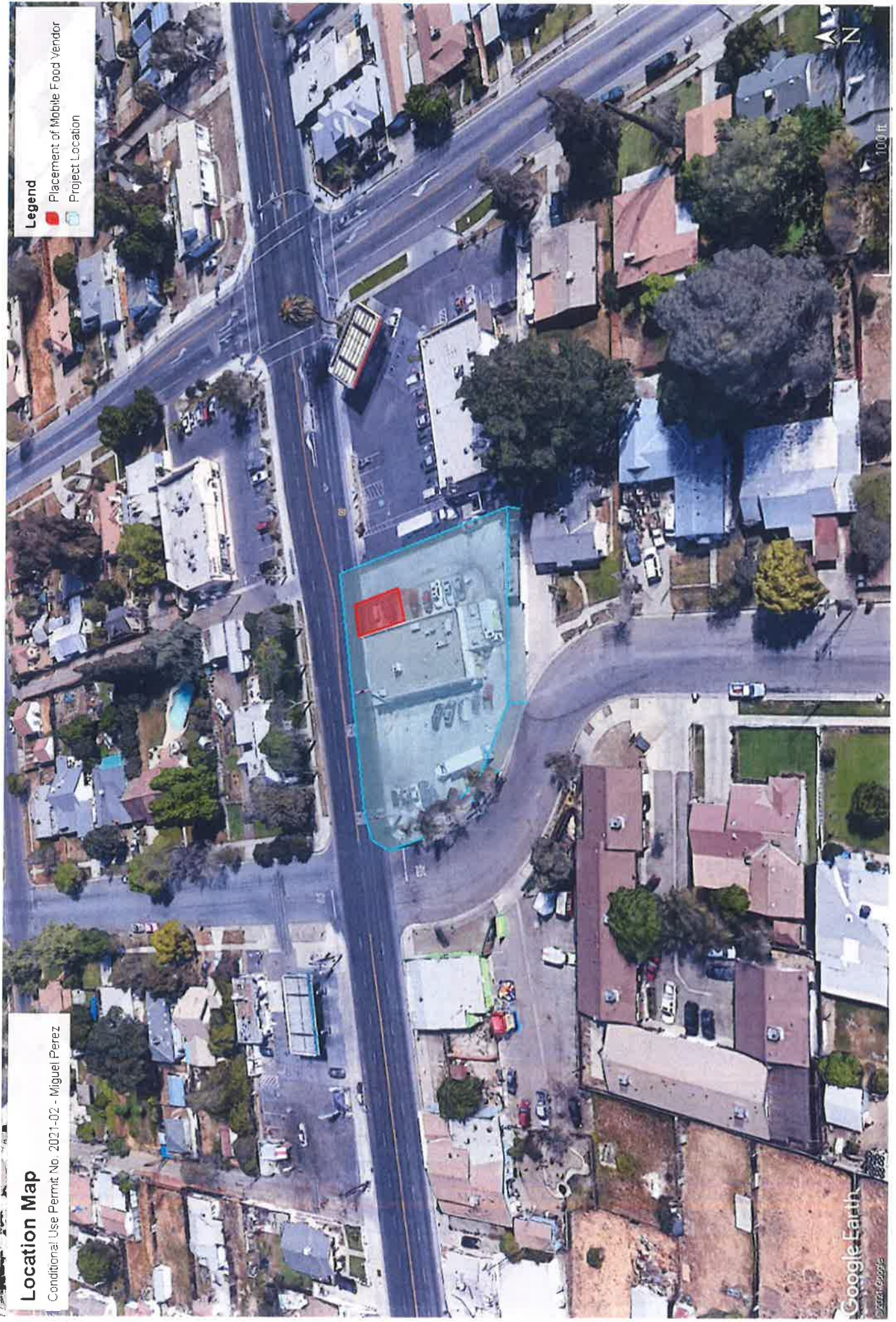
- I. Project Location Map
- II. Exterior Elevation
- III. Resolution

# Location Map

Conditional Use Permit No. 2021-02 - Miguel Perez

## Legend

- Placement of Mobile Food Vendor
- Project Location



TACOS HERE



# Perez TACOS



- TACOS BURRITOS
- TORTAS AHOJADAS
- SOPES QUESADILLAS
- BURRITOS TORTAS
- EMPANADAS
- Asada
- Burritos
- Camaron
- Al Pastor
- Caritas
- Pescado
- Lechuga
- Pollo
- Cabrita

Perez Tacos  
 549 W JINYO  
 TULARE CA 93271  
 Miguel Perez



**RESOLUTION NO. 5388**

**A RESOLUTION OF THE CITY OF TULARE PLANNING  
COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 2021-02**

**WHEREAS**, Conditional Use Permit 2021-02 is a request by Miguel Perez to operate a stationary mobile vending vehicle on the property located at 549 W. Inyo Avenue; and,

**WHEREAS**, the Planning Commission of the City of Tulare after duly published notice, did hold a public hearing before said Commission on February 22, 2021; and,

**WHEREAS**, the Planning Commission of the City of Tulare determined that Conditional Use Permit No. 2021-02 is consistent with the goals and objectives of the Zoning Title and the purposes of the District in which the site is located; and,

**WHEREAS**, the Planning Commission of the City of Tulare finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA); and,

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15304(e); and,

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Tulare makes the following specific findings based on the evidence presented:

- 1) That the proposed location of the conditional use is in accordance with the objectives of the Zoning Title and the purposes of the District in which the site is located.
- 2) That the proposed location of the conditional use and the conditions under which it would operate or be maintained will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.
- 3) That the request is in conformance with the goals and objectives of the Zoning Ordinance and General Plan.
- 4) That the request will not have a significant effect on surrounding properties and improvements in the vicinity of the project site.
- 5) That this project is exempt pursuant to Section 15304 (e) of the California Environmental Quality Act of 1970, as amended.

**BE IT FURTHER RESOLVED**, by the Planning Commission of the City of Tulare that Conditional Use Permit Application No. 2021-02 is hereby approved subject to the following conditions:

**Conditions:**

- 1) All requirements of Title 10 shall be met.
- 2) Valid permits are required by the Tulare County Health Department and shall be prominently displayed at the mobile vending unit stand.
- 3) The vending stand permit issued by the City of Tulare shall be prominently affixed to the side of the stand.
- 4) No trash or empty boxes shall be piled up outside of the mobile vending unit at any time.
- 5) Restrooms shall be readily available and which are connected to the City's wastewater system.
- 6) Applicant shall obtain any other required license or permit by the City of Tulare.
- 7) Hours of operation shall be 11 a.m. to 10 p.m. seven days per week.
- 8) This permit shall remain valid for two years from approval or February 22, 2023; at which time Applicant may apply for a new Conditional Use Permit.
- 9) Conditional Use Permit approval shall be subject to a one-year review by the Planning Commission to ensure that the applicant is meeting the conditions of approval adopted for the use. The applicant shall provide proof of up to date Tulare County Health Department license, California DMV license and liability insurance as part of a one-year review.

**PASSED, APPROVED AND ADOPTED** this twenty-second day of February, 2021  
by the following recorded vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
CHUCK MIGUEL, CHAIRMAN  
City of Tulare Planning Commission

\_\_\_\_\_  
TRACI MYERS, SECRETARY  
City of Tulare Planning Commission