



*Agri-Center of the World*

# City of Tulare

## Planning Commission

### Agenda

**Chair**  
Chuck Miguel

**Vice-Chair**  
Sandi Miller

**Commissioners**  
Chad Petersen  
Erica Cubas  
Jocelyn Limas

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**Tulare Public Library & Council Chamber**  
491 North M Street, Tulare  
[www.tulare.ca.gov](http://www.tulare.ca.gov)

**Monday, March 27, 2023**  
7:00 p.m. – Regular Meeting

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### Mission Statement

To promote a quality of life making Tulare the most desirable community in which to live, learn, play, work, worship and prosper.

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### Attending and Participating in Meetings

Regular Planning Commission Meetings are held on the second and fourth Monday of each month in the City Council Chamber located in the Tulare Public Library at 491 North M Street, Tulare. Additional meetings of the Planning Commission may be called as needed.

Documents related to items on the agenda are accessible on the City's website at [www.tulare.ca.gov](http://www.tulare.ca.gov) and available for viewing at the entrance of the Council Chamber.

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### Rules for Addressing Planning Commission

- Members of the public may address the Tulare Planning Commission on matters within the jurisdiction of the City of Tulare.
- If you wish to address Planning Commission, please complete one of the yellow speaker cards located at the entrance to the Council Chamber and provide to the Clerk.
- Persons wishing to address the Planning Commission concerning an **agendized** item will be invited to address the Planning Commission during the time that Planning Commission is considering that particular agenda item. Persons wishing to address Planning Commission concerning a **non-agendized** issue will be invited to address Planning Commission during the Citizen Comments portion of the meeting.
- When invited by the Commission Chair to speak, please step up to the podium, state and spell your name and city where you reside, and make your comments. Comments are limited to three minutes per speaker.

- I. CALL TO ORDER REGULAR MEETING – 7:00 p.m.**
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZEN COMMENTS** - This is the time for citizens to comment on subject matters, not on the agenda within the jurisdiction of the Tulare Planning Commission. The Commissioners ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome. The Commission cannot legally discuss or take official action on citizen request items that are introduced tonight. This is also the time for citizens to comment on items listed under the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion purposes. Comments related to general business items or public hearing items will be heard at the time the item is discussed or at the time the Public Hearing is opened for comment. In fairness to all who wish to speak, each speaker will be allowed three minutes, with a maximum time of 15 minutes per item, unless otherwise extended by the Planning Commission Chair. Please begin your comments by stating and spelling your name and providing your city of residence.
- IV. COMMISSIONER REPORTS OR ITEMS OF INTEREST** – G.C. 54954.2(a)(3)
- V. CONSENT CALENDAR** - All Consent Calendar Items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made, in which event the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.
- (a) Approve minutes of the March 13, 2023 regular meeting [Submitted by: M. Sanchez]
- VI. GENERAL BUSINESS – PUBLIC HEARING:** Comments related to General Business – Public Hearing Items are limited to three minutes per speaker, for a maximum of 30 minutes per item, unless otherwise extended by the Commission.

**1. Conditional Use Permit No. 2023-06**

Consider a request initiated by City of Tulare Community Development Department to adopt a master sign program with related design standards regarding commercial highway signs to be established for properties adjacent to SR-99, between Cartmill Avenue and the existing Tulare Outlets Shopping Center. Project is exempt pursuant to Section 15311(a) (Accessory Structures) of the California Environmental Quality Act of 1970 as amended.

**Project Planner:** Steven Sopp, Principal Planner

**Recommended Motion: Adopt Resolution 5453** approving Conditional Use Permit No. 2023-06, based on the findings and subject to the conditions as listed in the staff report.

**2. Housing Element Annual Progress Report for 2022**

Receive and file the Housing Element Annual Progress Report for 2022 before presenting it to the city Council, and submitting it to the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

**Project Planner:** Steven Sopp, Principal Planner

**3. General Plan Annual Progress Report for 2022**

Receive and file the General Plan Annual Progress Report for 2022 before presenting it to the City Council, and submitting it to the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

**Project Planner:** Steven Sopp, Principal Planner

**VII. GENERAL BUSINESS – NON PUBLIC HEARING ITEMS**

**VIII. DIRECTOR/STAFF UPDATES – GC 54954.2(a)(3)**

**IX. ADJOURN REGULAR MEETING**

**Americans with Disabilities Act**

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification from the Community and Economic Development Department at (559) 684-4217. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting.

**AFFIDAVIT OF POSTING**

State of California }  
County of Tulare } ss.  
City of Tulare }

I, MARIA SANCHEZ, Planning Commission Clerk for the City of Tulare, hereby certify, under penalty of perjury, that I caused the posting of this agenda before 5:00 p.m. on Friday, March 24, 2023, at City Hall, 411 E. Kern Avenue, as well as on the City’s website.

POSTED BY: Maria Sanchez, Planning Commission Clerk

**ACTION MINUTES  
PLANNING COMMISSION OF THE CITY OF TULARE**

**March 13, 2023**

**A regular meeting of the Planning Commission of the City of Tulare was held on Monday, March 13, 2023, at 7:00p.m. in the Tulare Public Library and Council Chamber located at 491 North M Street.**

**COMMISSIONERS PRESENT:** Chad Petersen, Jocelyn Limas, Sandi Miller, Erica Cubas, Chuck Miguel

**COMMISSIONERS ABSENT:** None

**TEENS ON BOARD PRESENT:** None

**STAFF PRESENT:** Mario Anaya, Interim Community Development Director  
Steven Sopp, Principal Planner  
Jonathan Coelho, Assistant Planner  
Maria Sanchez, Commission Clerk

**I. CALL TO ORDER REGULAR MEETING**

Chair Miguel called the regular meeting to order at 7:01p.m.

**II. PLEDGE OF ALLEGIANCE**

Commissioner Limas led the Pledge of Allegiance.

**III. CITIZEN COMMENTS**

None

**IV. COMMISSIONER REPORTS OR ITEMS OF INTEREST – G.C. 54954.2(a)(3)**

Commissioner Limas spoke on a robotics competition in Fresno, CA.

**V. CONSENT CALENDAR**

**It was moved by Commissioner Limas, seconded by Commissioner Cubas and unanimously carried for items on the Consent Calendar be approved as presented.**

- (a) Minutes of the February 27, 2023 regular meeting of the Planning Commission.**

## VI. GENERAL BUSINESS

### Public Hearing

- 1. Consider a request by Kary Mancebo-Ingram to establish a wine and jazz club and obtain an ABC license (Type 42: On-Sale Beer and Wine—Public Premises). The proposed project is located on the east side of south 'K' Street. The property is zoned Retail Commercial (C-3). Project is exempt pursuant to Section 15301 of the California Environmental Quality Act of 1970 as amended.** Presented by Principal Planner Steven Sopp. Chair Miguel opened the public hearing at 7:09pm. Michael Limas, Tulare resident, spoke in support of the project. Kary Mancebo-Ingram provided more information on the project. Commissioner Limas recused herself from the item due to a conflict of interest. The hearing was closed at 7:13pm. Following discussion, it was moved by Vice-Chair Miller, seconded by Commissioner Petersen and passed 4 to 0.
- 2. Consider a request by Ritchie Bros. Properties, Inc. to install a 49-foot tall new freeway sign for advertisement for a proposed Ritchie Bros Auctioneers site. The proposed project is located on the south side of Avenue 200 (Rankin Road) and the west side of SR-99. Project is exempt pursuant to Section 15311(a) (Accessory Structures) of the California Environmental Quality Act of 1970 as amended.** Presented by Principal Planner Steven Sopp. Chair Miguel opened the public hearing at 7:21pm. Jose Lemus of Lane Engineers, spoke in support of the project. The hearing was closed at 7:22pm. Following discussion, it was moved by Vice-Chair Miller, seconded by Commissioner Limas and passed 5 to 0.

## VII. GENERAL BUSINESS – NON PUBLIC HEARING ITEMS

None

## VIII. DIRECTOR/STAFF UPDATES – GC 54954.2(a)(3)

Provided by Staff.

## IX. ADJOURN REGULAR MEETING

Chair Miguel adjourned the meeting at 7:29pm.

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Chuck Miguel, Chair  
City of Tulare Planning Commission

ATTEST:

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Mario Anaya, Secretary  
City of Tulare Planning Commission

**CITY OF TULARE PLANNING COMMISSION  
STAFF REPORT**

Agenda Item No.

March 27, 2023

**CONDITIONAL USE PERMIT NO. 2023-06**

**PRESENTED TO:** Planning Commission

**PRESENTED BY:** Steven Sopp, Principal Planner

**APPLICANT:** City of Tulare

**LOCATION:** Properties adjacent to SR-99  
between Cartmill Avenue and the  
existing Tulare Outlets Shopping  
Center

**APNs:** 166-240-010, 166-220-010, 166-220-  
011, 166-220-012, 166-220-013,  
166-230-001, 166-230-004, 166-180-  
015, 166-140-060, 166-230-003,  
166-020-029, 166-020-028, 166-020-  
027, 166-020-012, 166-020-013,  
166-020-015, 166-020-016, 166-020-  
017, 166-030-056, 166-030-053,  
166-030-054

**ZONING CLASSIFICATION:** C-3 (Retail Commercial)

**GENERAL PLAN DESIGNATION:** Regional Commercial

**SURROUNDING LAND USES  
AND ZONING:** North: Vacant C-3  
South: Hotel C-3  
East: Vacant / Shopping Ctr C-3  
West: Highway 99

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission approve Conditional Use Permit No. 2023-06 subject to the findings and conditions in Resolution No. 5453. Staff's recommendation is based on the findings and the project's consistency with the policies and intent of the City's General Plan and Municipal Code.

## REQUEST

Conditional Use Permit No. 2023-06 is a request by the City of Tulare. to adopt a master sign program and related design standards regarding commercial freeway signs to be established for properties adjacent to SR-99 between Cartmill Avenue and existing Tulare Outlets Shopping Center.

## STAFF COMMENTS AND PROJECT DETAILS:

There is considerable undeveloped land between the Tulare Outlet Mall and East Cartmill Avenue at the new Cartmill and Highway 99 Interchange. It is in the City's interest to facilitate development in this area to achieve additional property and sales tax revenue along with new private sector job creation. The businesses that will consider locating in this area, especially on parcels that have highway frontage, will be particularly interested in the City's signage standards.

Per Chapter 10.188.050.K of the City of Tulare Municipal Code, freeway signs are permitted with the approval of a Conditional Use Permit in accordance with (*Chapter 10.116 – Conditional Use Permits*). City staff are proposing to establish a master sign program in order to:

1. Set specific design standards for freeway signs in this area in order to better achieve a cohesive look and feel for the overall area.
2. Enable a more streamlined approval for freeway signs within this area.
3. Set location requirements to provide ample opportunity for commercial freeway signs to be established while also ensuring reasonable spacing.

A master sign program (see attached) is proposed which establishes design standards for Two-Pole Pylon Signs, envisioned to provide space for commercial signage for three or more tenants or a parcel that has been divided to include three or more businesses and developed under a masterplan approach, or Single-Pole Pylon Signs, envisioned for properties that have less than three tenants or a parcel that has been divided to include less than three businesses. If approved, the sign program would enable commercial freeway sign development on the subject properties that meets the proposed development standards to skip the Conditional Use Permit process and submit directly for building permits.

Staff is currently aware of the desire of multiple developments to establish freeway signs in the area. City staff have circulated the proposed master sign program for review to key stakeholders and property owners to received input and comment regarding what is proposed. Staff have worked to incorporate comments and believe that any issued raised have been addressed.

## **ENVIRONMENTAL FINDINGS:**

This project is exempt pursuant to Section 15311 (Accessory Structures) of the California Environmental Quality Act of 1970, as amended.

## **FINDINGS:**

Staff recommends that the Planning Commission make the following findings with regard to Conditional Use Permit No. 2023-06.

- 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 15311 (Accessory Structures) of the California Environmental Quality Act of 1970, as amended.

## **CONDITIONS:**

Based on the approved findings, staff recommends that Conditional Use Permit No.2023-06, be approved subject to the following conditions:

- 1) Proposed freeway signs shall be approved in accordance with the standards of the master sign program (see attachment II).
- 2) Owner shall construct and maintain the advertising signs without access to the state route.
- 3) Submit sign permit/building permit application to the City of Tulare for review and approval before erecting the sign.
- 4) No proposed signage shall project over adjoining property, public property or public right of way.



**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. Master Sign Program
- III. Resolution No. 5453



# Tulare Outlets / Cartmill Avenue / SR-99 - Master Sign Program

There is considerable undeveloped land between the Tulare Outlet Mall and East Cartmill Avenue at the new Cartmill and Highway 99 Interchange. It is in the City's interest to facilitate development in this area to achieve additional property and sales tax revenue along with new private sector job creation. The businesses that will consider locating in this area, especially on parcels that have highway frontage, will be particularly interested in the City's signage standards.

This sign program is intended to enable a more streamlined approach to approval of commercial freeway signs in the project area by setting development standards that if met, will enable applicants to skip the Conditional Use Permit process and submit directly to the City's Building Division for building permit issuance.

## Highway 99 Commercial Business Pylon Sign Standards

### Two-Pole Pylon Sign

Properties that have highway frontage and include three or more tenants, or a parent parcel that has been divided to include three or more businesses, or three or more parcels that have been developed under a masterplan approach and share a signage easement may be permitted to have a single two-pole highway pylon sign in accord with Exhibit "A".

This sign type is not to exceed 65'-0" in height, 25'-0" in width, and all copy and logos are to start a minimum of 25'-0" above grade. The sign should include copy identifying the name of the business center, up to 8 tenant or business identification panels, and may include a high-resolution light emitting diode (LED) digital display sign not to exceed 18'-0" x 25'-0" (may be oriented in horizontal or vertical format). The sign design is to be consistent with the architectural design of the buildings (color, material, form, etc.) that house the businesses that are represented. The sign structure should generally be enclosed or cased with durable materials however the sign base (bottom 25'-0") may be fully enclosed, partially enclosed, or be primarily open with cased columns.

### Single-Pole Pylon Sign

Properties that have highway frontage and include less than three tenants, or a parent parcel that has been divided to include less than three businesses may be permitted to have a single-pole highway pylon sign in accord with Exhibit "B".

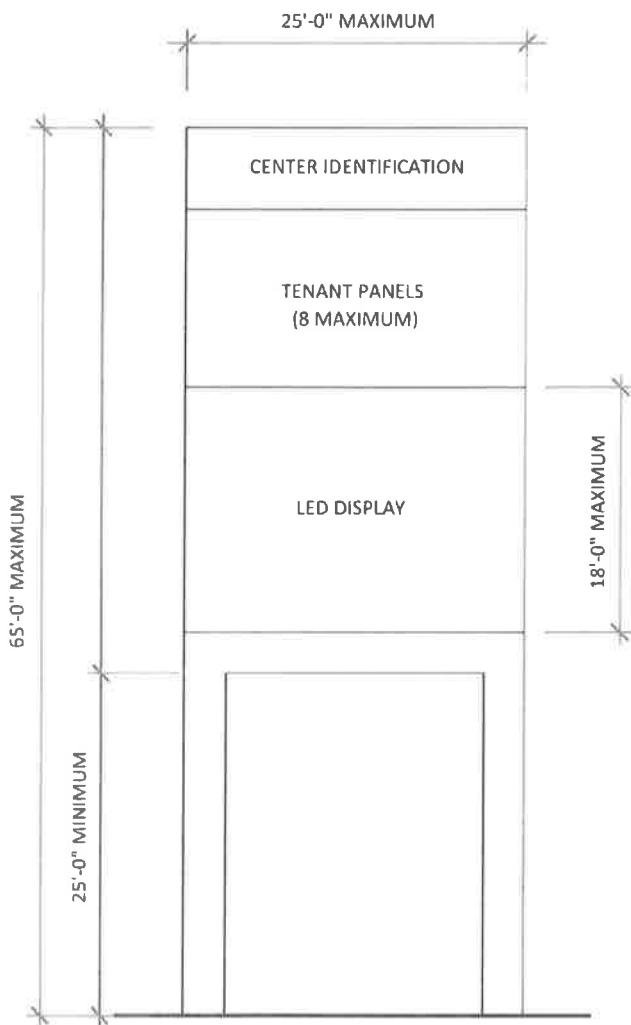
This sign type is not to exceed 55'-0" in height, 25'-0" in width, and all copy and logos are to start a minimum of 25'-0" above grade. The sign should include copy identifying the name of the business and may include a high-resolution light emitting diode (LED) digital display sign not to exceed 18'-0" x 25'-0" (may be oriented in horizontal or vertical format). The sign design is to be consistent with the architectural design of the building (color, material, form, etc.) that houses the business that is represented. The sign structure should generally be enclosed or

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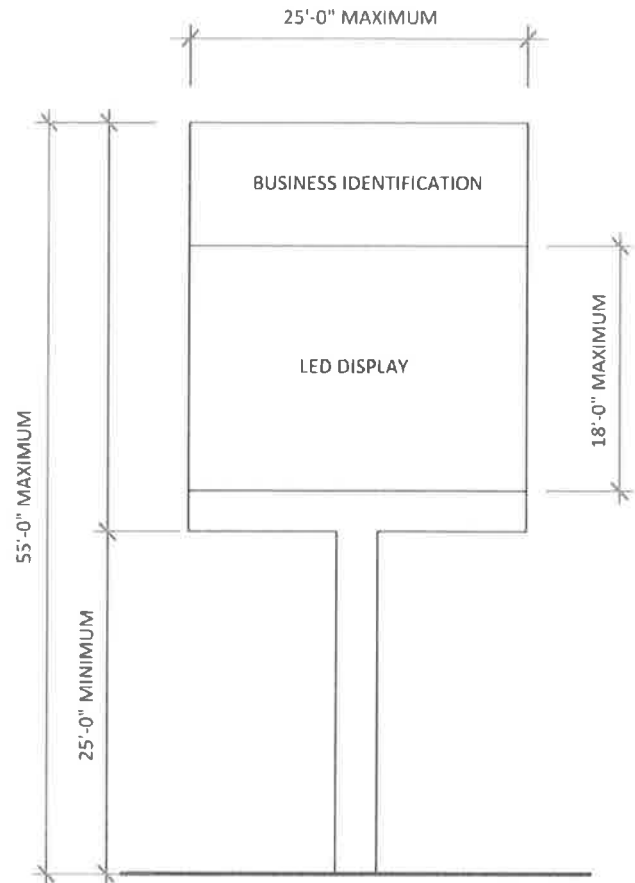
### Location Requirements

Freeway signs proposed under this sign program shall be located on the east side of SR-99, between Cartmill Avenue and the Tulare Outlets (including the outlets). Signs shall be placed within 300 feet of the SR-99 right-of-way. Signs shall be spaced no less than 250 ft. from each other.

**Exhibit "A" (Two-Pole Pylon Sign)**



**Exhibit "B" (Single-Pole Pylon Sign)**



**Notes:**

1. The City will set standards to regulate the luminosity level, frequency of copy change, and transition speed of copy change for the LED display.
2. Businesses will be allowed to advertise goods, services, and special sales of products offered on-site only, no off-site advertising will be allowed.
3. Internal illumination is allowed, external illumination is prohibited.
4. The exhibits above indicate maximum sign envelope only.

**Signage Examples**



**Two-Pole Pylon**



**Single-Pole Pylon**

**RESOLUTION NO. 5453**

**A RESOLUTION OF THE CITY OF TULARE PLANNING  
COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 2023-06**

**WHEREAS**, Conditional Use Permit No. 2023-06 is a request by the City of Tulare. to adopt a master sign program and related design standards regarding commercial freeway signs to be established for properties adjacent to SR-99 between Cartmill Avenue and existing Tulare Outlets Shopping Center; and,

**WHEREAS**, the Planning Commission of the City of Tulare after duly published notice, did hold a public hearing before said Commission on March 27, 2023; and,

**WHEREAS**, the Planning Commission of the City of Tulare determined that Conditional Use Permit No. 2023-06 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):

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15311 (*Accessory Structures*); 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) The proposed request will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity; and,
- 2) The request will comply with each of the provisions of the Zoning Title; and,
- 3) The request is consistent with the Tulare General Plan; and,
- 4) The request will not have a significant effect on surrounding properties and improvements in the vicinity of the project site; and.
- 5) This project is exempt pursuant to Section 15311 (*Accessory Structures*) 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. 2023-06 is hereby approved subject to the following conditions:

**Conditions:**

- 1) Proposed freeway signs shall be approved in accordance with the standards of the master sign program (see attachment II).
- 2) Owner shall construct and maintain the advertising signs without access to the state route.
- 3) Submit sign permit/building permit application to the City of Tulare for review and approval before erecting the sign.
- 4) No proposed signage shall project over adjoining property, public property or public right of way.

# Tulare Outlets / Cartmill Avenue / SR-99 - Master Sign Program

There is considerable undeveloped land between the Tulare Outlet Mall and East Cartmill Avenue at the new Cartmill and Highway 99 Interchange. It is in the City's interest to facilitate development in this area to achieve additional property and sales tax revenue along with new private sector job creation. The businesses that will consider locating in this area, especially on parcels that have highway frontage, will be particularly interested in the City's signage standards.

This sign program is intended to enable a more streamlined approach to approval of commercial freeway signs in the project area by setting development standards that if met, will enable applicants to skip the Conditional Use Permit process and submit directly to the City's Building Division for building permit issuance.

## Highway 99 Commercial Business Pylon Sign Standards

### Two-Pole Pylon Sign

Properties that have highway frontage and include three or more tenants, or a parent parcel that has been divided to include three or more businesses, or three or more parcels that have been developed under a masterplan approach and share a signage easement may be permitted to have a single two-pole highway pylon sign in accord with Exhibit "A".

This sign type is not to exceed 65'-0" in height, 25'-0" in width, and all copy and logos are to start a minimum of 25'-0" above grade. The sign should include copy identifying the name of the business center, up to 8 tenant or business identification panels, and may include a high-resolution light emitting diode (LED) digital display sign not to exceed 18'-0" x 25'-0" (may be oriented in horizontal or vertical format). The sign design is to be consistent with the architectural design of the buildings (color, material, form, etc.) that house the businesses that are represented. The sign structure should generally be enclosed or cased with durable materials however the sign base (bottom 25'-0") may be fully enclosed, partially enclosed, or be primarily open with cased columns.

### Single-Pole Pylon Sign

Properties that have highway frontage and include less than three tenants, or a parent parcel that has been divided to include less than three businesses may be permitted to have a single-pole highway pylon sign in accord with Exhibit "B".

This sign type is not to exceed 55'-0" in height, 25'-0" in width, and all copy and logos are to start a minimum of 25'-0" above grade. The sign should include copy identifying the name of the business and may include a high-resolution light emitting diode (LED) digital display sign not to exceed 18'-0" x 25'-0" (may be oriented in horizontal or vertical format). The sign design is to be consistent with the architectural design of the building (color, material, form, etc.) that houses the business that is represented. The sign structure should generally be enclosed or cased



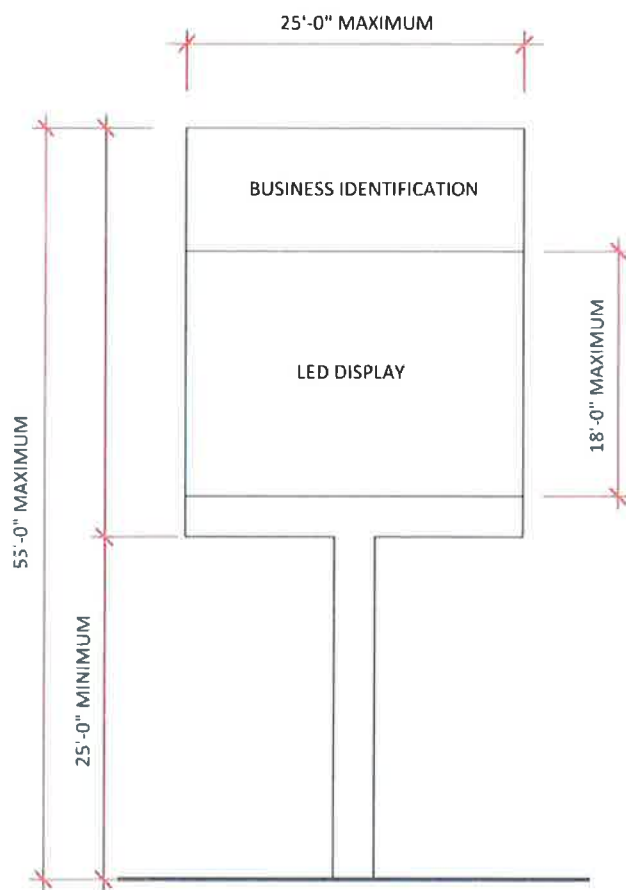
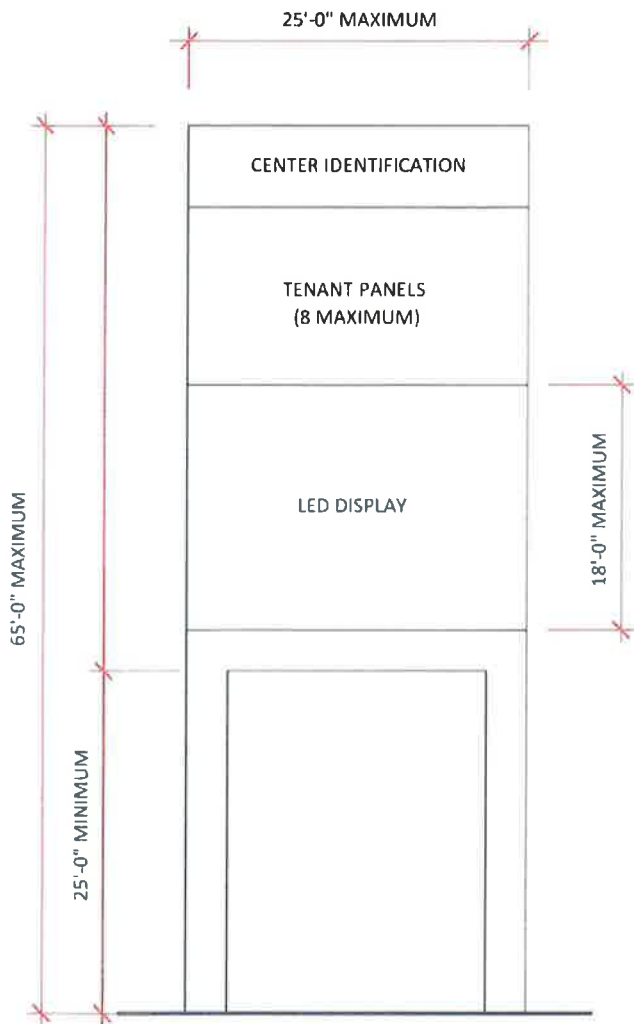
with durable materials however the sign base (bottom 25'-0") is to be primarily open with a cased column.

### Location Requirements

Freeway signs proposed under this sign program shall be located on the east side of SR-99, between Cartmill Avenue and the Tulare Outlets (including the outlets). Signs shall be placed within 300 feet of the SR-99 right-of-way. Signs shall be spaced no less than 250 ft. from each other.

#### Exhibit "A" (Two-Pole Pylon Sign)

#### Exhibit "B" (Single-Pole Pylon Sign)



#### Notes:

1. The City will set standards to regulate the luminosity level, frequency of copy change, and transition speed of copy change for the LED display.
2. Businesses will be allowed to advertise goods, services, and special sales of products offered on-site only, no off-site advertising will be allowed.
3. Internal illumination is allowed, external illumination is prohibited.

4. *The exhibits above indicate maximum sign envelope only.*

### Signage Examples



Two-Pole Pylon



Single-Pole Pylon

**PASSED, APPROVED AND ADOPTED** this **twenty-seventh** day of **March, 2023** by the following recorded vote:

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

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

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

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

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

ATTEST:

\_\_\_\_\_  
MARIO ANAYA, SECRETARY  
City of Tulare Planning Commission

**CITY OF TULARE PLANNING COMMISSION  
STAFF REPORT**

Agenda Item No. 8

March 27, 2023

**HOUSING ELEMENT ANNUAL PROGRESS REPORT  
2022**

<b>PROJECT PLANNER:</b>	Steven Sopp, 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 2022 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 2022 which is being presented to the Planning Commission as an informational item. The APR will also be presented to the City Council at their April 18, 2023 meeting.

***City of Tulare 2022 Housing Element Annual Progress Report***

Housing Development Activity

In the 2022 APR, Tables A, A2, and the Summary tables summarize housing development activity for the 2022 calendar year as follows:

- *Entitlements:* The City received entitlement applications for 853 residential units (591-single-family, 54 multi-family units consisting of 2 to 4-unit buildings and 208 multi-family units consisting of 5 or more-unit buildings) (Summary)
- *Building Permits Issued:* The City issued building permits for 436 residential units (2 single-family attached units, 306 single-family detached units, 35 multifamily units consisting of 2 to 4-unit buildings, 80 units multi-family units consisting of 5 or more unit-buildings and, 13 accessory dwelling units). (Summary)
- *Certificates of Occupancy Issued:* The City issued certificates of occupancy for 194 residential units (2 single-family attached units, 154 single-family detached units, 30 multi-family units consisting of 2 to 4-unit buildings and, 8 accessory dwelling units.). (Summary)

### 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 through 2022, Tulare has a remaining need of 1,722 RHNA units. The City has fulfilled its RHNA allocation for Above Moderate Income units and has a remaining need for 1,722 very low, low, and moderate income units (see table provided below). 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.

On December 20, 2022 the City Council approved Zone Amendment No. 749, a request to change the existing zoning designation from RM-4 (Multi-Family Residential) to R-1-4 (Small-lot Residential). The change resulted in the loss of land that was identified within the Housing Element to accommodate up to 242 low-income residential units. With the loss of land designated to accommodate these units, the City currently maintains a surplus of 8 low-income residential units. Staff will request that the City Council make a No Net Loss Finding as part of the adoption of the 2022 Housing Element Annual Progress Report.

### 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.

Remaining Tables Provided within APR

Table E – Provides development which took advantage of Commercial Development Bonus per Government Code 65915.7 of which there were none.

Table F – Provides the number of units preserved and acquired for Alternative adequate sites pursuant to Government Code section 65583.1(c), of which there were none.

Table F2 - Provides above moderate-income units converted to moderate income pursuant to government code section 65400.2, of which there were none.

Table G- Provides Locally Owned Lands included in the Housing Element Site Inventory that have been sold, leased, or otherwise disposed of, of which there were none.

Table H – Provides locally owned surplus sites. There was one property that was declared as surplus by the City. Affordable housing developers and other required entities were notified of the property’s availability in 2022 with no response received by the City. The City Council has directed staff to transfer ownership of the property to the adjacent property owner who is working to develop the property with commercial uses.

Table I – Provides units constructed to pursuant to government code 65852.21 and application for lot splits pursuant to government code 66411.7 (SB), of which there were none.

Table J – Provides student housing development for lower income students for which was granted a density bonus , of which there were none.

LEAP Reporting – Provides updates to a LEAP grant that was received by the City of Tulare.

**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				68		111	809
<b>Low</b>	609			7	21				12		40	569
<b>Moderate</b>	613					193	10	32	34		269	344
<b>Above Moderate</b>	1,452	485	335	354	533	439	315	125	322		2908	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>157</b>	<b>436</b>			<b>1722</b>

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission receive and file the 2022 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 2022



Please Start Here

General Information	
Jurisdiction Name	Tulare
Reporting Calendar Year	2022
Contact Information	
First Name	Steven
Last Name	Sopp
Title	Principal Planner
Email	ssopp@tulare.ca.gov
Phone	5596844216
Mailing Address	
Street Address	411 E. Kern Avenue
City	Tulare
Zipcode	93274

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

11\_16\_22

Jurisdiction	Tulare	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

**Table A  
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Notes			
1				2	3	4	5							6	7	8	9	10		11	12		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*	
Summary Row: Start Data Entry Below							0	0	0	0	0	0	280	527	807	607	0		No	No	No	Approved	
	149-060-037	NA	Cordeniz	PC Resolution No. 5418	SFD	O	12/2/2021						144	144	144	0	No	No	No	Approved			
	166-230-007	NA	Corvina Apartments	PC Resolution No. 5415	5+	R	1/5/2022					208		208	208	0	No	No	No	Approved			
	166-020-006	NA	Villas at Sierra Ranch	PC Resolution No. 5421	SFD	O	12/15/2021						91	91	91	0	No	No	No	Approved			
	172-010-051	NA	KCOK 5 / 9	PC Resolution No. 5423	SFD	O	12/16/2021						88	88	88	0	No	No	No	Approved			
	172-030-010	NA	Fulton Estates	PC Resolution No. 5435	SFD	O	1/28/2022						185	185	185	0	No	No	No	Approved			
	166-220-005	NA	Glass Avenue	PC Resolution No. 5437	2 to 4	R	9/15/2022					54		54	54	0	No	No	No	Approved			
	168-020-003	NA	Wild Oaks	PC Resolution No. 5442	SFD	O	5/25/2022						83	83	83	0	No	No	No	Approved			
	NA	1015 IRONHORSE ST	KCOK 2B	BLD-22-23765	SFD	O	6/6/2022						1	1	1	0	No	No	No	Approved			
	NA	1015 SPYGLASS ST	KCOK 2B	BLD-22-24874	SFD	O	8/30/2022						1	1	1	0	No	No	No	Approved			
	NA	1027 IRONHORSE ST	KCOK 2B	BLD-22-23764	SFD	O	6/6/2022						1	1	1	0	No	No	No	Approved			
	NA	1028 SOUTHWIND ST	KCOK 2B	BLD-22-24749	SFD	O	8/19/2022						1	1	1	0	No	No	No	Approved			
	NA	1031 IRONHORSE ST	KCOK 2B	BLD-22-23772	SFD	O	6/6/2022						1	1	1	0	No	No	No	Approved			
	NA	1032 IRONHORSE ST	KCOK 2B	BLD-22-24750	SFD	O	8/19/2022						1	1	1	0	No	No	No	Approved			
	NA	1035 IRONHORSE ST	KCOK 2B	BLD-22-23771	SFD	O	6/6/2022						1	1	1	0	No	No	No	Approved			
	NA	1043 IRONHORSE ST	KCOK 2B	BLD-22-24740	SFD	O	8/19/2022						1	1	1	0	No	No	No	Approved			
	NA	1044 IRONHORSE ST	KCOK 2B	BLD-22-24754	SFD	O	8/19/2022						1	1	1	0	No	No	No	Approved			
	NA	1050 IRONHORSE ST	KCOK 2B	BLD-22-24755	SFD	O	8/19/2022						1	1	1	0	No	No	No	Approved			
	NA	1051 IRONHORSE ST	KCOK 2B	BLD-22-24741	SFD	O	8/19/2022						1	1	1	0	No	No	No	Approved			
	NA	1058 IRONHORSE ST	KCOK 2B	BLD-22-24756	SFD	O	8/19/2022						1	1	1	0	No	No	No	Approved			
	NA	1057 IRONHORSE ST	KCOK 2B	BLD-22-24757	SFD	O	8/19/2022						1	1	1	0	No	No	No	Approved			
	NA	1069 IRONHORSE ST	KCOK 2B	BLD-22-24742	SFD	O	8/19/2022						1	1	1	0	No	No	No	Approved			
	NA	1081 IRONHORSE ST	KCOK 2B	BLD-22-24743	SFD	O	8/19/2022						1	1	1	0	No	No	No	Approved			
	175-013-004	1109 W KERN AVE		BLD-22-22783	SFD	O	3/7/2022						1	1	1	0	No	No	No	Approved			
	172-130-078	147 N ANDREWS ST	Farrar	BLD-20-18228	SFD	O	9/9/2020						1	1	1	0	No	No	No	Approved			
	NA	1517 BUTTE ST	Fernjo Esates	BLD-22-25006	SFD	O	9/13/2022						1	1	1	0	No	No	No	Approved			
	NA	1545 BUTTE ST	Fernjo Esates	BLD-22-23263	SFD	O	4/22/2022						1	1	1	0	No	No	No	Approved			
	172-130-068	161 N MONTANA DE ORO ST	Farrar	BLD-22-24015	SFD	O	6/21/2022						1	1	1	0	No	No	No	Approved			
	172-130-072	162 N ANDREWS ST	Farrar	BLD-22-22862	SFD	O	3/15/2022						1	1	1	0	No	No	No	Approved			
	NA	1713 BETSY AVE	Liberty Hill	BLD-21-20407	SFD	O	6/11/2021						1	1	1	0	No	No	No	Approved			
	NA	1735 BETSY AVE	Liberty Hill	BLD-21-20405	SFD	O	6/11/2021						1	1	1	0	No	No	No	Approved			
	NA	1747 BETSY AVE	Liberty Hill	BLD-21-20404	SFD	O	6/11/2021						1	1	1	0	No	No	No	Approved			
	172-370-004	176 N OCEAN CT	Farrar	BLD-22-24716	SFD	O	8/17/2022						1	1	1	0	No	No	No	Approved			
	182-280-019	1943 SAN GREGORIO CT	California Ranchos	BLD-21-21714	SFD	O	10/28/2021						1	1	1	0	No	No	No	Approved			
	172-130-067	185 N MONTANA DE ORO ST	Farrar	BLD-22-24014	SFD	O	6/21/2022						1	1	1	0	No	No	No	Approved			
	168-480-013	1957 CAPISTRANO	Oakcrest	BLD-21-20977	SFD	O	8/6/2021						1	1	1	0	No	No	No	Approved			

	172-130-073	196 N ANDREWS ST	Farrar	BLD-20-18229	SFD	O	9/9/2020						1	1	1	0	No	No	No	Approved
	NA	1984 CHANCELLOR AVE	Willow Glen	BLD-22-24079	SFD	O	6/24/2022						1	1	1	0	No	No	No	Approved
	168-480-007	1976 PIEDMONT AVE	Oakcrest	BLD-21-19913	SFD	O	4/14/2021						1	1	1	0	No	No	No	Approved
	NA	1981 CHANCELLOR AVE	Willow Glen	BLD-22-25607	SFD	O	10/25/2022						1	1	1	0	No	No	No	Approved
	NA	1982 CHANCELLOR AVE	Willow Glen	BLD-22-24078	SFD	O	6/24/2022						1	1	1	0	No	No	No	Approved
	NA	1995 CHANCELLOR AVE	Willow Glen	BLD-22-25608	SFD	O	10/25/2022						1	1	1	0	No	No	No	Approved
	NA	1996 CHANCELLOR AVE	Willow Glen	BLD-22-24077	SFD	O	6/24/2022						1	1	1	0	No	No	No	Approved
	168-480-008	2000 PIEDMONT AVE	Oakcrest	BLD-21-20972	SFD	O	8/5/2021						1	1	1	0	No	No	No	Approved
	NA	2009 CHANCELLOR AVE	Willow Glen	BLD-22-25609	SFD	O	11/1/2022						1	1	1	0	No	No	No	Approved
	168-480-020	2010 CAPISTRANO	Oakcrest	BLD-21-20986	SFD	O	8/6/2021						1	1	1	0	No	No	No	Approved
	NA	2010 CHANCELLOR AVE	Willow Glen	BLD-22-24076	SFD	O	6/24/2022						1	1	1	0	No	No	No	Approved
	168-490-049	2011 HERMOSA AVE	Oakcrest	BLD-22-24638	SFD	O	8/9/2022						1	1	1	0	No	No	No	Approved
	NA	2027 CHANCELLOR AVE	Willow Glen	BLD-22-25613	SFD	O	10/25/2022						1	1	1	0	No	No	No	Approved
	NA	2028 CHANCELLOR AVE	Willow Glen	BLD-22-23862	SFD	O	6/10/2022						1	1	1	0	No	No	No	Approved
	168-490-050	2035 HERMOSA AVE	Oakcrest	BLD-22-24639	SFD	O	8/9/2022						1	1	1	0	No	No	No	Approved
	NA	2036 IRONHORSE ST	KCOK 2B	BLD-22-24751	SFD	O	8/19/2022						1	1	1	0	No	No	No	Approved
	NA	2043 CHANCELLOR AVE	Willow Glen	BLD-22-25423	SFD	O	10/14/2022						1	1	1	0	No	No	No	Approved
	NA	2044 CHANCELLOR AVE	Willow Glen	BLD-22-23861	SFD	O	6/10/2022						1	1	1	0	No	No	No	Approved
	168-490-051	2057 HERMOSA AVE	Oakcrest	BLD-22-24640	SFD	O	8/9/2022						1	1	1	0	No	No	No	Approved
	NA	2061 CHANCELLOR AVE	Willow Glen	BLD-22-25422	SFD	O	10/14/2022						1	1	1	0	No	No	No	Approved
	NA	2062 CHANCELLOR AVE	Willow Glen	BLD-22-23860	SFD	O	6/10/2022						1	1	1	0	No	No	No	Approved
	168-480-024	2064 PIEDMONT AVE	Oakcrest	BLD-21-20990	SFD	O	8/6/2021						1	1	1	0	No	No	No	Approved
	168-490-045	2068 MADALYN AVE	Oakcrest	BLD-22-25518	SFD	O	10/24/2022						1	1	1	0	No	No	No	Approved
	168-490-052	2069 HERMOSA AVE	Oakcrest	BLD-22-24641	SFD	O	8/9/2022						1	1	1	0	No	No	No	Approved
	168-490-053	2071 HERMOSA AVE	Oakcrest	BLD-22-24616	SFD	O	6/10/2022						1	1	1	0	No	No	No	Approved
	NA	2075 CHANCELLOR AVE	Willow Glen	BLD-22-25419	SFD	O	10/14/2022						1	1	1	0	No	No	No	Approved
	NA	2076 CHANCELLOR AVE	Willow Glen	BLD-22-23859	SFD	O	6/10/2022						1	1	1	0	No	No	No	Approved
	NA	2089 CHANCELLOR AVE	Willow Glen	BLD-22-25418	SFD	O	10/14/2022						1	1	1	0	No	No	No	Approved
	NA	2090 CHANCELLOR AVE	Willow Glen	BLD-22-23838	SFD	O	6/10/2022						1	1	1	0	No	No	No	Approved
	168-490-054	2093 HERMOSA AVE	Oakcrest	BLD-22-24617	SFD	O	8/9/2022						1	1	1	0	No	No	No	Approved
	168-480-025	2096 PIEDMONT AVE	Oakcrest	BLD-22-24292	SFD	O	7/14/2022						1	1	1	0	No	No	No	Approved
	NA	2097 CHANCELLOR AVE	Willow Glen	BLD-22-24685	SFD	O	8/15/2022						1	1	1	0	No	No	No	Approved
	NA	2105 CHANCELLOR AVE	Willow Glen	BLD-22-24684	SFD	O	8/15/2022						1	1	1	0	No	No	No	Approved
	168-490-055	2107 HERMOSA AVE	Oakcrest	BLD-22-24618	SFD	O	8/9/2022						1	1	1	0	No	No	No	Approved
	NA	2113 CHANCELLOR AVE	Willow Glen	BLD-22-24682	SFD	O	8/15/2022						1	1	1	0	No	No	No	Approved
	NA	2125 BRISTOL AVE	Kensington	BLD-22-24080	SFD	O	6/24/2022						1	1	1	0	No	No	No	Approved
	172-130-080	213 N ANDREWS ST	Farrar	BLD-22-23271	SFD	O	4/25/2022						1	1	1	0	No	No	No	Approved
	NA	2131 CHANCELLOR AVE	Willow Glen	BLD-22-24681	SFD	O	8/15/2022						1	1	1	0	No	No	No	Approved

																	1	1	1	0	No	No	No	Approved	
	NA	2141 BRISTOL AVE	Kensington	BLD-22-24081	SFD	O	6/24/2022										1	1	1	0	No	No	No	Approved	
	NA	2145 CHANCELLOR AVE	Willow Glen	BLD-22-24555	SFD	O	8/3/2022										1	1	1	0	No	No	No	Approved	
	NA	2153 BRISTOL AVE	Kensington	BLD-22-24082	SFD	O	8/3/2022										1	1	1	0	No	No	No	Approved	
	NA	2159 CHANCELLOR AVE	Willow Glen	BLD-22-24554	SFD	O	8/5/2022										1	1	1	0	No	No	No	Approved	
	168-480-028	2182 PIEDMONT AVE	Oakcrest	BLD-22-24295	SFD	O	7/14/2022										1	1	1	0	No	No	No	Approved	
	NA	2167 BRISTOL AVE	Kensington	BLD-22-24083	SFD	O	6/24/2022										1	1	1	0	No	No	No	Approved	
	NA	2178 CHANCELLOR AVE	Willow Glen	BLD-22-23844	SFD	O	6/10/2022										1	1	1	0	No	No	No	Approved	
	NA	2179 BRISTOL AVE	Kensington	BLD-22-24084	SFD	O	6/24/2022										1	1	1	0	No	No	No	Approved	
	NA	2181 BRISTOL AVE	Kensington	BLD-22-24085	SFD	O	6/24/2022										1	1	1	0	No	No	No	Approved	
	NA	2193 CHANCELLOR AVE	Willow Glen	BLD-22-24552	SFD	O	8/3/2022										1	1	1	0	No	No	No	Approved	
	NA	2202 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24071	SFD	O	6/23/2022										1	1	1	0	No	No	No	Approved	
	NA	2205 SAWGRASS AVE	Greens at Oak Creek	BLD-22-23962	SFD	O	6/16/2022										1	1	1	0	No	No	No	Approved	
	NA	2226 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24070	SFD	O	6/23/2022										1	1	1	0	No	No	No	Approved	
	NA	2227 SAWGRASS AVE	Greens at Oak Creek	BLD-22-23963	SFD	O	6/16/2022										1	1	1	0	No	No	No	Approved	
	NA	2244 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24069	SFD	O	6/23/2022										1	1	1	0	No	No	No	Approved	
	NA	2249 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24059	SFD	O	6/23/2022										1	1	1	0	No	No	No	Approved	
	NA	2262 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24068	SFD	O	6/23/2022										1	1	1	0	No	No	No	Approved	
	NA	2263 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24060	SFD	O	6/23/2022										1	1	1	0	No	No	No	Approved	
	NA	2271 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24061	SFD	O	6/23/2022										1	1	1	0	No	No	No	Approved	
	172-130-066	233 N MONTANA DE ORO ST	Farrar	BLD-22-24012	SFD	O	6/21/2022										1	1	1	0	No	No	No	Approved	
	168-490-039	2332 MADALYN AVE	Oakcrest	BLD-21-20991	SFD	O	8/6/2021										1	1	1	0	No	No	No	Approved	
	NA	2335 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24062	SFD	O	6/23/2022										1	1	1	0	No	No	No	Approved	
	172-360-024	2337 BETH PAGE AVE	Greens at Oak Creek	BLD-21-19410	SFD	O	2/19/2021										1	1	1	0	No	No	No	Approved	
	172-130-074	234 N ANDREWS ST	Farrar	BLD-22-23275	SFD	O	4/25/2022										1	1	1	0	No	No	No	Approved	
	172-360-003	2340 BETH PAGE AVE	Greens at Oak Creek	BLD-21-19404	SFD	O	2/19/2021										1	1	1	0	No	No	No	Approved	
	NA	2359 CHAMBERS BAY AVE	Greens at Oak Creek	BLD-22-23960	SFD	O	6/16/2022										1	1	1	0	No	No	No	Approved	
	NA	2367 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24063	SFD	O	6/23/2022										1	1	1	0	No	No	No	Approved	
	NA	2381 CHAMBERS BAY AVE	Greens at Oak Creek	BLD-22-23961	SFD	O	6/16/2022										1	1	1	0	No	No	No	Approved	
	172-360-022	2401 BETH PAGE AVE	Greens at Oak Creek	BLD-21-19908	SFD	O	4/14/2021										1	1	1	0	No	No	No	Approved	
	NA	2403 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24064	SFD	O	6/23/2022										1	1	1	0	No	No	No	Approved	
	NA	2428 WOLF CREEK PL	KCOK 2B	BLD-22-24744	SFD	O	8/19/2022										1	1	1	0	No	No	No	Approved	
	NA	2439 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24065	SFD	O	6/23/2022										1	1	1	0	No	No	No	Approved	
	NA	2456 WOLF CREEK PL	KCOK 2B	BLD-22-24746	SFD	O	8/19/2022										1	1	1	0	No	No	No	Approved	
	NA	2461 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24066	SFD	O	6/23/2022										1	1	1	0	No	No	No	Approved	
	NA	2492 WOLF CREEK PL	KCOK 2B	BLD-22-24747	SFD	O	8/19/2022										1	1	1	0	No	No	No	Approved	
	NA	2497 SAWGRASS AVE	Greens at Oak Creek	BLD-22-23964	SFD	O	6/16/2022										1	1	1	0	No	No	No	Approved	
	172-130-065	267 N MONTANA DE ORO ST	Farrar	BLD-22-24011	SFD	O	6/21/2022										1	1	1	0	No	No	No	Approved	
	172-130-075	268 N ANDREWS ST	Farrar	BLD-22-23276	SFD	O	4/25/2022										1	1	1	0	No	No	No	Approved	
	172-130-041	2713 SAND HILLS AVE	Farrar	BLD-22-24202	SFD	O	7/11/2022										1	1	1	0	No	No	No	Approved	
	172-130-071	2750 SAND HILLS AVE	Farrar	BLD-22-23900	SFD	O	6/14/2022										1	1	1	0	No	No	No	Approved	
	172-130-039	2757 SAND HILLS AVE	Farrar	BLD-22-25429	SFD	O	10/14/2022										1	1	1	0	No	No	No	Approved	
	172-130-070	2776 SAND HILLS AVE	Farrar	BLD-22-23904	SFD	O	6/14/2022										1	1	1	0	No	No	No	Approved	
	172-130-069	2802 SAND HILLS AVE	Farrar	BLD-22-23901	SFD	O	6/14/2022										1	1	1	0	No	No	No	Approved	
	172-130-082	287 N ANDREWS ST	Farrar	BLD-22-23273	SFD	O	4/25/2022										1	1	1	0	No	No	No	Approved	
	172-130-064	299 N MONTANA DE ORO ST	Farrar	BLD-22-24896	SFD	O	9/1/2022										1	1	1	0	No	No	No	Approved	
	172-130-076	300 N ANDREWS ST	Farrar	BLD-22-23277	SFD	O	4/25/2022										1	1	1	0	No	No	No	Approved	

	NA	3050 SEYMOUR ST	Kensington	BLD-22-24322	SFD	O	7/18/2022							1		1		0	No	No	No	Approved
	NA	3056 DORSET ST	Kensington	BLD-22-23850	SFD	O	6/10/2022							1		1		0	No	No	No	Approved
	NA	3058 SEYMOUR ST	Kensington	BLD-22-24323	SFD	O	7/18/2022							1		1		0	No	No	No	Approved
	NA	3066 SEYMOUR ST	Kensington	BLD-22-24326	SFD	O	7/18/2022							1		1		0	No	No	No	Approved
	NA	3068 DORSET ST	Kensington	BLD-22-23856	SFD	O	6/10/2022							1		1		0	No	No	No	Approved
	NA	3074 SEYMOUR ST	Kensington	BLD-22-24324	SFD	O	7/18/2022							1		1		0	No	No	No	Approved
	NA	3080 DORSET ST	Kensington	BLD-22-23857	SFD	O	6/10/2022							1		1		0	No	No	No	Approved
	NA	3092 SEYMOUR ST	Kensington	BLD-22-24325	SFD	O	7/18/2022							1		1		0	No	No	No	Approved
	NA	3094 DORSET ST	Kensington	BLD-22-23858	SFD	O	6/10/2022							1		1		0	No	No	No	Approved
	149-460-059	3102 DORSET ST	Kensington	BLD-22-23849	SFD	O	6/10/2022							1		1		0	No	No	No	Approved
	149-460-056	3126 DORSET ST	Kensington	BLD-22-22865	SFA	O	3/15/2022							1		1		0	No	No	No	Approved
	149-480-053	3188 DORSET ST	Kensington	BLD-22-23270	SFD	O	4/25/2022							1		1		0	No	No	No	Approved
	172-130-083	319 N ANDREWS ST	Farrar	BLD-22-23274	SFD	O	4/25/2022							1		1		0	No	No	No	Approved
	149-480-052	3200 DORSET ST	Kensington	BLD-22-23269	SFD	O	4/25/2022							1		1		0	No	No	No	Approved
	NA	3212 DORSET ST	Kensington	BLD-22-23268	SFD	O	4/25/2022							1		1		0	No	No	No	Approved
	NA	3224 DORSET ST	Kensington	BLD-22-23267	SFD	O	4/25/2022							1		1		0	No	No	No	Approved
	149-480-049	3236 DORSET ST	Kensington	BLD-22-23266	SFD	O	4/25/2022							1		1		0	No	No	No	Approved
	149-500-031	3409 DORSET ST	Kensington	BLD-22-22955	SFD	O	3/23/2022							1		1		0	No	No	No	Approved
	172-130-077	342 N ANDREWS ST	Farrar	BLD-22-23278	SFD	O	4/25/2022							1		1		0	No	No	No	Approved
	168-490-029	347 SHENANDOAH ST	Oakcrest	BLD-22-25739	SFD	O	11/14/2022							1		1		0	No	No	No	Approved
	172-130-084	351 N ANDREWS ST	Farrar	BLD-22-23903	SFD	O	6/14/2022							1		1		0	No	No	No	Approved
	NA	3593 CHELSEA	Willow Glen	BLD-22-25812	SFD	O	11/21/2022							1		1		0	No	No	No	Approved
	NA	3625 CHELSEA	Willow Glen	BLD-22-25852	SFD	O	11/29/2022							1		1		0	No	No	No	Approved
	NA	3657 CHELSEA	Willow Glen	BLD-22-25848	SFD	O	11/29/2022							1		1		0	No	No	No	Approved
	NA	3689 CHELSEA	Willow Glen	BLD-22-25850	SFD	O	11/29/2022							1		1		0	No	No	No	Approved
	164-160-044	371 HEMINGWAY CT	Oak Meadow Estates	BLD-22-22692	SFD	O	2/25/2022							1		1		0	No	No	No	Approved
	168-490-021	378 RIVER ST	Oakcrest	BLD-22-24613	SFD	O	8/9/2022							1		1		0	No	No	No	Approved
	168-490-028	379 SHENANDOAH ST	Oakcrest	BLD-22-25708	SFD	O	11/9/2022							1		1		0	No	No	No	Approved
	168-490-022	400 RIVER ST	Oakcrest	BLD-22-24614	SFD	O	8/9/2022							1		1		0	No	No	No	Approved
	168-490-056	401 RIVER ST	Oakcrest	BLD-22-24745	SFD	O	8/19/2022							1		1		0	No	No	No	Approved
	168-490-027	401 SHENANDOAH ST	Oakcrest	BLD-22-25707	SFD	O	11/9/2022							1		1		0	No	No	No	Approved
	168-490-061	402 VALLEY ST	Oakcrest	BLD-22-24615	SFD	O	8/9/2022							1		1		0	No	No	No	Approved
	168-490-062	403 VALLEY ST	Oakcrest	BLD-22-24620	SFD	O	8/9/2022							1		1		0	No	No	No	Approved
	168-490-067	404 SHENANDOAH ST	Oakcrest	BLD-22-25526	SFD	O	10/24/2022							1		1		0	No	No	No	Approved
	168-490-023	422 RIVER ST	Oakcrest	BLD-22-24296	SFD	O	7/14/2022							1		1		0	No	No	No	Approved
	168-490-057	423 RIVER ST	Oakcrest	BLD-22-24298	SFD	O	7/14/2022							1		1		0	No	No	No	Approved
	168-490-026	423 SHENANDOAH ST	Oakcrest	BLD-22-25704	SFD	O	11/9/2022							1		1		0	No	No	No	Approved
	168-490-060	424 VALLEY ST	Oakcrest	BLD-22-24619	SFD	O	8/9/2022							1		1		0	No	No	No	Approved
	168-490-063	425 VALLEY ST	Oakcrest	BLD-22-24621	SFD	O	8/9/2022							1		1		0	No	No	No	Approved
	168-490-025	445 SHENANDOAH ST	Oakcrest	BLD-22-25703	SFD	O	11/9/2022							1		1		0	No	No	No	Approved
	168-490-024	446 RIVER ST	Oakcrest	BLD-21-19910	SFD	O	4/14/2021							1		1		0	No	No	No	Approved
	168-490-058	447 RIVER ST	Oakcrest	BLD-21-20992	SFD	O	8/6/2021							1		1		0	No	No	No	Approved
	168-490-059	448 VALLEY ST	Oakcrest	BLD-22-24775	SFD	O	8/22/2022							1		1		0	No	No	No	Approved
	168-190-064	449 VALLEY ST	Oakcrest	BLD-22-24622	SFD	O	8/9/2022							1		1		0	No	No	No	Approved
	168-490-065	450 SHENANDOAH ST	Oakcrest	BLD-22-25525	SFD	O	10/24/2022							1		1		0	No	No	No	Approved
	168-480-032	467 SHENANDOAH ST	Oakcrest	BLD-22-24772	SFD	O	8/22/2022							1		1		0	No	No	No	Approved
	168-480-005	468 RIVER ST	Oakcrest	BLD-21-19909	SFD	O	4/14/2021							1		1		0	No	No	No	Approved
	168-480-033	469 RIVER ST	Oakcrest	BLD-21-20993	SFD	O	8/6/2021							1		1		0	No	No	No	Approved
	168-480-040	470 VALLEY ST	Oakcrest	BLD-22-24623	SFD	O	8/9/2022							1		1		0	No	No	No	Approved
	168-480-041	471 VALLEY ST	Oakcrest	BLD-22-24625	SFD	O	8/9/2022							1		1		0	No	No	No	Approved
	168-480-046	472 SHENANDOAH ST	Oakcrest	BLD-22-24781	SFD	O	8/22/2022							1		1		0	No	No	No	Approved
	168-480-002	490 RIVER ST	Oakcrest	BLD-21-20964	SFD	O	8/6/2021							1		1		0	No	No	No	Approved
	168-480-034	491 RIVER ST	Oakcrest	BLD-21-20994	SFD	O	8/6/2021							1		1		0	No	No	No	Approved
	168-480-039	492 VALLEY ST	Oakcrest	BLD-22-24624	SFD	O	8/9/2022							1		1		0	No	No	No	Approved
	168-480-031	493 SHENANDOAH ST	Oakcrest	BLD-22-24769	SFD	O	8/22/2022							1		1		0	No	No	No	Approved
	168-480-042	493 VALLEY ST	Oakcrest	BLD-22-24626	SFD	O	8/9/2022							1		1		0	No	No	No	Approved
	168-480-047	494 SHENANDOAH ST	Oakcrest	BLD-22-24780	SFD	O	8/22/2022							1		1		0	No	No	No	Approved
	168-480-003	522 RIVER ST	Oakcrest	BLD-21-19911	SFD	O	4/14/2021							1		1		0	No	No	No	Approved
	168-480-035	523 RIVER ST	Oakcrest	BLD-21-20995	SFD	O	8/6/2021							1		1		0	No	No	No	Approved
	168-480-038	524 VALLEY ST	Oakcrest	BLD-22-24774	SFD	O	8/22/2022							1		1		0	No	No	No	Approved
	168-480-030	525 SHENANDOAH ST	Oakcrest	BLD-22-24768	SFD	O	8/22/2022							1		1		0	No	No	No	Approved
	168-480-043	525 VALLEY ST	Oakcrest	BLD-22-24627	SFD	O	8/9/2022							1		1		0	No	No	No	Approved
	168-480-046	526 SHENANDOAH ST	Oakcrest	BLD-22-24778	SFD	O	8/22/2022							1		1		0	No	No	No	Approved
	175-123-004	527 W TULARE AVE		BLD-21-22005	SFD	O	11/29/2021							1		1		0	No	No	No	Approved
	168-480-036	541 RIVER ST	Oakcrest	BLD-21-20996	SFD	O	8/6/2021							1		1		0	No	No	No	Approved
	168-480-004	544 RIVER ST	Oakcrest	BLD-21-20967	SFD	O	8/6/2021							1		1		0	No	No	No	Approved
	168-480-037	546 VALLEY ST	Oakcrest	BLD-22-24773	SFD	O	8/22/2022							1		1		0	No	No	No	Approved
	168-480-029	547 SHENANDOAH ST	Oakcrest	BLD-22-24767	SFD	O	8/22/2022							1		1		0	No	No	No	Approved

168-480-044	647 VALLEY ST	Oakcrest	BLD-22-24628	SFD	O	8/9/2022									1	1	1	0	No	No	No	Approved
168-480-045	548 SHENANDOAH ST	Oakcrest	BLD-22-24777	SFD	O	8/22/2022									1	1	1	0	No	No	No	Approved
NA	563 SHADOW CREEK CT	Greens at Oak Creek	BLD-22-23970	SFD	O	6/16/2022									1	1	1	0	No	No	No	Approved
NA	564 PEBBLE BEACH CT	Greens at Oak Creek	BLD-22-23967	SFD	O	6/16/2022									1	1	1	0	No	No	No	Approved
168-480-005	568 RIVER ST	Oakcrest	BLD-22-23164	SFD	O	8/6/2021									1	1	1	0	No	No	No	Approved
NA	581 SHADOW CREEK CT	Greens at Oak Creek	BLD-22-23966	SFD	O	6/16/2022									1	1	1	0	No	No	No	Approved
NA	586 PEBBLE BEACH CT	Greens at Oak Creek	BLD-22-23968	SFD	O	6/16/2022									1	1	1	0	No	No	No	Approved
NA	605 PEBBLE BEACH CT	Greens at Oak Creek	BLD-22-24067	SFD	O	6/23/2022									1	1	1	0	No	No	No	Approved
NA	607 SHADOW CREEK CT	Greens at Oak Creek	BLD-22-23965	SFD	O	6/16/2022									1	1	1	0	No	No	No	Approved
NA	612 PEBBLE BEACH CT	Greens at Oak Creek	BLD-22-23969	SFD	O	6/16/2022									1	1	1	0	No	No	No	Approved
NA	628 SHADOW CREEK CT	Greens at Oak Creek	BLD-22-23156	SFD	O	4/8/2022									1	1	1	0	No	No	No	Approved
NA	683 ERIN HILLS CIR	Greens at Oak Creek	BLD-22-22917	SFD	O	3/21/2022									1	1	1	0	No	No	No	Approved
168-480-006	1944 PIEDMONT AVE	Oakcrest	BLD-21-20971	SFD	O	6/6/2021									1	1	1	0	No	No	No	Approved
168-480-009	2022 PIEDMONT AVE	Oakcrest	BLD-21-20973	SFD	O	6/6/2021									1	1	1	0	No	No	No	Approved
NA	2327 CHAMBERS BAY AVE	Greens at Oak Creek	BLD-22-23959	SFD	O	6/16/2022									1	1	1	0	No	No	No	Approved
172-130-081	255 N ANDREWS ST	Farrar	BLD-20-18231	SFD	O	5/12/2022									1	1	1	0	No	No	No	Approved
169-300-055	1202 W PLEASANT AVE		BLD-22-24360	ADU	R	7/20/2022									1	1	1	0	No	No	No	Approved
149-200-015	1649 ESTRELLA AVE		BLD-21-21580	ADU	R	10/14/2021									1	1	1	0	No	No	No	Approved
175-041-010	211 N LOS ANGELES ST		BLD-22-23744	ADU	R	6/2/2022									1	1	1	0	No	No	No	Approved
170-041-033	261 E PROSPERITY AVE		BLD-21-21085	ADU	R	8/17/2021									1	1	1	0	No	No	No	Approved
175-146-003	261 N D ST		BLD-21-21797	ADU	R	11/4/2021									1	1	1	0	No	No	No	Approved
175-252-004	551 S G ST		BLD-22-23053	ADU	R	3/31/2022									1	1	1	0	No	No	No	Approved
177-022-037	798 S CANBY ST		BLD-22-24457	ADU	R	7/28/2022									1	1	1	0	No	No	No	Approved
149-490-048	1807 SILVERTON CT	Willow Glen	BLD-22-23384	SFD	O	11/22/2021									1	1	1	0	No	No	No	Approved
149-510-024	1818 SHERBROOK	Willow Glen	BLD-21-21943	SFD	O	5/2/2022									1	1	1	0	No	No	No	Approved
149-490-049	1819 SILVERTON CT	Willow Glen	BLD-22-22490	SFD	O	11/22/2021									1	1	1	0	No	No	No	Approved
172-130-079	182 N ANDREWS ST	Farrar	BLD-22-23408	SFD	O	2/4/2022									1	1	1	0	No	No	No	Approved
149-510-015	1821 SHERBROOK	Willow Glen	BLD-22-23407	SFD	O	5/3/2022									1	1	1	0	No	No	No	Approved
149-490-059	1822 SILVERTON CT	Willow Glen	BLD-21-21944	SFD	O	5/3/2022									1	1	1	0	No	No	No	Approved
149-490-050	1831 SILVERTON CT	Willow Glen	BLD-21-20980	SFD	O	11/22/2021									1	1	1	0	No	No	No	Approved
168-480-016	1832 CAPISTRANO	Oakcrest	BLD-22-22959	SFD	O	8/6/2021									1	1	1	0	No	No	No	Approved
149-490-058	1850 SILVERTON CT	Willow Glen	BLD-22-23409	SFD	O	3/23/2022									1	1	1	0	No	No	No	Approved
149-510-016	1853 SHERBROOK	Willow Glen	BLD-22-22552	SFD	O	5/3/2022									1	1	1	0	No	No	No	Approved
149-490-052	1853 SILVERTON CT	Willow Glen	BLD-22-22958	SFD	O	2/11/2022									1	1	1	0	No	No	No	Approved
149-490-057	1874 SILVERTON CT	Willow Glen	BLD-22-23410	SFD	O	3/23/2022									1	1	1	0	No	No	No	Approved
149-510-017	1875 SHERBROOK	Willow Glen	BLD-22-22553	SFD	O	5/3/2022									1	1	1	0	No	No	No	Approved
149-490-052	1875 SILVERTON CT	Willow Glen	BLD-21-20979	SFD	O	2/11/2022									1	1	1	0	No	No	No	Approved
168-480-015	1893 CAPISTRANO	Oakcrest	BLD-22-23382	SFD	O	8/6/2021									1	1	1	0	No	No	No	Approved
149-510-018	1897 SHERBROOK	Willow Glen	BLD-22-22554	SFD	O	5/2/2022									1	1	1	0	No	No	No	Approved
149-490-053	1897 SILVERTON CT	Willow Glen	BLD-22-22957	SFD	O	2/11/2022									1	1	1	0	No	No	No	Approved
149-490-056	1898 SILVERTON CT	Willow Glen	BLD-22-23383	SFD	O	3/23/2022									1	1	1	0	No	No	No	Approved
149-510-019	1909 SHERBROOK	Willow Glen	BLD-22-22956	SFD	O	5/2/2022									1	1	1	0	No	No	No	Approved
149-490-055	1910 SILVERTON CT	Willow Glen	BLD-22-22555	SFD	O	3/23/2022									1	1	1	0	No	No	No	Approved
149-490-054	1911 SILVERTON CT	Willow Glen	BLD-21-20982	SFD	O	2/11/2022									1	1	1	0	No	No	No	Approved
168-480-017	1924 CAPISTRANO	Oakcrest	BLD-21-20978	SFD	O	8/6/2021									1	1	1	0	No	No	No	Approved
168-480-014	1925 CAPISTRANO	Oakcrest	BLD-21-20984	SFD	O	8/6/2021									1	1	1	0	No	No	No	Approved
168-480-018	1956 CAPISTRANO	Oakcrest	BLD-21-20985	SFD	O	8/6/2021									1	1	1	0	No	No	No	Approved
168-480-019	1988 CAPISTRANO	Oakcrest	BLD-21-20976	SFD	O	8/6/2021									1	1	1	0	No	No	No	Approved
168-480-012	1989 CAPISTRANO	Oakcrest	BLD-21-20975	SFD	O	8/6/2021									1	1	1	0	No	No	No	Approved
168-480-011	2001 CAPISTRANO	Oakcrest	BLD-21-20974	SFD	O	8/6/2021									1	1	1	0	No	No	No	Approved

168-480-010	2023 CAPISTRANO	Oakcrest	BLD-21-20987	SFD	O	8/6/2021							1	1	1	0	No	No	No	Approved
168-480-021	2032 CAPISTRANO	Oakcrest	BLD-21-20988	SFD	O	8/6/2021							1	1	1	0	No	No	No	Approved
168-480-022	2084 CAPISTRANO	Oakcrest	BLD-21-20989	SFD	O	8/6/2021							1	1	1	0	No	No	No	Approved
168-480-023	2067 CAPISTRANO	Oakcrest	BLD-22-23851	SFD	O	8/6/2021							1	1	1	0	No	No	No	Approved
149-460-061	2071 BRISTOL AVE	Kensington	BLD-22-23852	SFD	O	6/10/2022							1	1	1	0	No	No	No	Approved
149-460-062	2075 BRISTOL AVE	Kensington	BLD-22-23853	SFD	O	6/10/2022							1	1	1	0	No	No	No	Approved
NA	2087 BRISTOL AVE	Kensington	BLD-22-23837	SFD	O	6/10/2022							1	1	1	0	No	No	No	Approved
NA	2098 CHANCELLOR AVE	Willow Glen	BLD-22-23854	SFD	O	6/10/2022							1	1	1	0	No	No	No	Approved
NA	2099 BRISTOL AVE	Kensington	BLD-22-24293	SFD	O	6/10/2022							1	1	1	0	No	No	No	Approved
168-480-026	2102 PIEDMONT AVE	Oakcrest	BLD-22-23855	SFD	O	7/14/2022							1	1	1	0	No	No	No	Approved
NA	2113 BRISTOL AVE	Kensington	BLD-22-23840	SFD	O	6/10/2022							1	1	1	0	No	No	No	Approved
NA	2114 CHANCELLOR AVE	Willow Glen	BLD-22-23841	SFD	O	6/10/2022							1	1	1	0	No	No	No	Approved
NA	2132 CHANCELLOR AVE	Willow Glen	BLD-22-24294	SFD	O	6/10/2022							1	1	1	0	No	No	No	Approved
168-480-027	2138 PIEDMONT AVE	Oakcrest	BLD-22-23842	SFD	O	7/14/2022							1	1	1	0	No	No	No	Approved
NA	2146 CHANCELLOR AVE	Willow Glen	BLD-22-23843	SFD	O	6/10/2022							1	1	1	0	No	No	No	Approved
NA	2160 CHANCELLOR AVE	Willow Glen	BLD-22-24553	SFD	O	6/10/2022							1	1	1	0	No	No	No	Approved
NA	2177 CHANCELLOR AVE	Willow Glen	BLD-22-23846	SFD	O	8/3/2022							1	1	1	0	No	No	No	Approved
NA	2184 CHANCELLOR AVE	Willow Glen	BLD-22-22922	SFD	O	6/10/2022							1	1	1	0	No	No	No	Approved
NA	2221 CHAMBERS BAY AVE	Greens at Oak Creek	BLD-22-22914	SFD	O	3/21/2022							1	1	1	0	No	No	No	Approved
NA	2232 BETHPAGE AVE	Greens at Oak Creek	BLD-22-22923	SFD	O	3/21/2022							1	1	1	0	No	No	No	Approved
NA	2253 CHAMBERS BAY AVE	Greens at Oak Creek	BLD-22-22913	SFD	O	3/21/2022							1	1	1	0	No	No	No	Approved
NA	2254 BETHPAGE AVE	Greens at Oak Creek	BLD-22-23118	SFD	O	3/21/2022							1	1	1	0	No	No	No	Approved
NA	2257 BETHPAGE AVE	Greens at Oak Creek	BLD-22-23117	SFD	O	4/4/2022							1	1	1	0	No	No	No	Approved
NA	2264 CHAMBERS BAY AVE	Greens at Oak Creek	BLD-22-23109	SFD	O	4/4/2022							1	1	1	0	No	No	No	Approved
NA	2265 CHAMBERS BAY AVE	Greens at Oak Creek	BLD-22-23116	SFD	O	4/4/2022							1	1	1	0	No	No	No	Approved
NA	2306 CHAMBERS BAY AVE	Greens at Oak Creek	BLD-22-23115	SFD	O	4/4/2022							1	1	1	0	No	No	No	Approved
NA	2320 CHAMBERS BAY AVE	Greens at Oak Creek	BLD-22-23114	SFD	O	4/4/2022							1	1	1	0	No	No	No	Approved
NA	2342 CHAMBERS BAY AVE	Greens at Oak Creek	BLD-22-23113	SFD	O	4/4/2022							1	1	1	0	No	No	No	Approved
NA	2378 CHAMBERS BAY AVE	Greens at Oak Creek	BLD-22-23112	SFD	O	4/4/2022							1	1	1	0	No	No	No	Approved
NA	2414 CHAMBERS BAY AVE	Greens at Oak Creek	BLD-22-23111	SFD	O	4/4/2022							1	1	1	0	No	No	No	Approved
NA	2446 CHAMBERS BAY AVE	Greens at Oak Creek	BLD-22-23887	SFD	O	4/4/2022							1	1	1	0	No	No	No	Approved
NA	2529 SAWGRASS AVE	Greens at Oak Creek	BLD-21-19317	SFD	O	6/13/2022							1	1	1	0	No	No	No	Approved
172-360-008	2528 BETH PAGE AVE	Greens at Oak Creek	BLD-22-23158	SFD	O	2/8/2021							1	1	1	0	No	No	No	Approved
NA	2539 SAWGRASS AVE	Greens at Oak Creek	BLD-22-23159	SFD	O	4/8/2022							1	1	1	0	No	No	No	Approved
NA	2555 SAWGRASS AVE	Greens at Oak Creek	BLD-21-19405	SFD	O	4/8/2022							1	1	1	0	No	No	No	Approved
172-360-009	2562 BETH PAGE AVE	Greens at Oak Creek	BLD-22-23161	SFD	O	2/19/2021							1	1	1	0	No	No	No	Approved
NA	2571 SAWGRASS AVE	Greens at Oak Creek	BLD-22-22412	SFD	O	4/8/2022							1	1	1	0	No	No	No	Approved
149-480-046	3041 DORSET ST	Kensington	BLD-22-22413	SFD	O	1/28/2022							1	1	1	0	No	No	No	Approved
149-480-047	3053 DORSET ST	Kensington	BLD-22-22414	SFD	O	1/28/2022							1	1	1	0	No	No	No	Approved
149-480-048	3065 DORSET ST	Kensington	BLD-22-22415	SFD	O	1/28/2022							1	1	1	0	No	No	No	Approved
149-480-049	3077 DORSET ST	Kensington	BLD-22-22416	SFD	O	1/28/2022							1	1	1	0	No	No	No	Approved
149-480-050	3089 DORSET ST	Kensington	BLD-21-21949	SFD	O	1/28/2022							1	1	1	0	No	No	No	Approved
149-480-051	3095 DORSET ST	Kensington	BLD-21-21950	SFD	O	11/22/2021							1	1	1	0	No	No	No	Approved
149-480-052	3101 DORSET ST	Kensington	BLD-21-21951	SFD	O	11/22/2021							1	1	1	0	No	No	No	Approved
149-480-053	3107 DORSET ST	Kensington	BLD-21-21952	SFD	O	11/22/2021							1	1	1	0	No	No	No	Approved
149-480-054	3113 DORSET ST	Kensington	BLD-22-22867	SFD	O	11/22/2021							1	1	1	0	No	No	No	Approved
149-480-058	3114 DORSET ST	Kensington	BLD-21-21953	SFD	O	3/15/2022							1	1	1	0	No	No	No	Approved
149-480-055	3119 DORSET ST	Kensington	BLD-22-22866	SFD	O	11/22/2021							1	1	1	0	No	No	No	Approved
149-480-057	3120 DORSET ST	Kensington	BLD-22-22219	SFD	O	3/15/2022							1	1	1	0	No	No	No	Approved
149-480-034	3125 DORSET ST	Kensington	BLD-22-22220	SFD	O	1/3/2022							1	1	1	0	No	No	No	Approved
149-480-035	3131 DORSET ST	Kensington	BLD-22-22864	SFD	O	1/3/2022							1	1	1	0	No	No	No	Approved

149-480-060	3132 DORSET ST	Kensington	BLD-22-22221	SFD	O	3/15/2022								1		1		1	0	No	No	No	Approved
149-480-036	3137 DORSET ST	Kensington	BLD-22-22863	SFD	O	1/3/2022								1		1		1	0	No	No	No	Approved
149-480-059	3136 DORSET ST	Kensington	BLD-22-22222	SFD	O	3/15/2022								1		1		1	0	No	No	No	Approved
149-480-037	3143 DORSET ST	Kensington	BLD-22-22223	SFD	O	1/3/2022								1		1		1	0	No	No	No	Approved
149-480-038	3147 DORSET ST	Kensington	BLD-21-20767	SFD	O	1/3/2022								1		1		1	0	No	No	No	Approved
149-480-047	3270 DORSET ST	Kensington	BLD-22-22949	SFD	O	7/23/2021								1		1		1	0	No	No	No	Approved
149-500-026	3361 DORSET ST	Kensington	BLD-22-22950	SFD	O	3/23/2022								1		1		1	0	No	No	No	Approved
149-500-027	3373 DORSET ST	Kensington	BLD-22-22951	SFD	O	3/23/2022								1		1		1	0	No	No	No	Approved
149-500-029	3385 DORSET ST	Kensington	BLD-22-22953	SFD	O	3/23/2022								1		1		1	0	No	No	No	Approved
149-500-030	3397 DORSET ST	Kensington	BLD-21-21941	SFD	O	3/23/2022								1		1		1	0	No	No	No	Approved
149-490-47	3461 LUKE ST	Willow Glen	BLD-21-21829	SFD	O	11/22/2021								1		1		1	0	No	No	No	Approved
149-490-046	3483 LUKE ST	Willow Glen	BLD-21-21828	SFD	O	11/8/2021								1		1		1	0	No	No	No	Approved
149-490-045	3505 LUKE ST	Willow Glen	BLD-21-21827	SFD	O	11/8/2021								1		1		1	0	No	No	No	Approved
149-510-014	3527 LUKE ST	Willow Glen	BLD-21-21826	SFD	O	11/8/2021								1		1		1	0	No	No	No	Approved
149-510-013	3549 LUKE ST	Willow Glen	BLD-21-21825	SFD	O	11/8/2021								1		1		1	0	No	No	No	Approved
149-510-012	3571 LUKE ST	Willow Glen	BLD-21-21824	SFD	O	11/8/2021								1		1		1	0	No	No	No	Approved
149-510-011	3593 LUKE ST	Willow Glen	BLD-21-21823	SFD	O	11/21/2022								1		1		1	0	No	No	No	Approved
149-510-010	3615 LUKE ST	Willow Glen	BLD-21-19929	SFD	O	11/8/2021								1		1		1	0	No	No	No	Approved
149-510-009	3637 LUKE ST	Willow Glen	BLD-21-21886	SFD	O	4/15/2021								1		1		1	0	No	No	No	Approved
171-320-033	391 PRINCETON ST	Academy Estates	BLD-22-23163	SFD	O	11/16/2021								1		1		1	0	No	No	No	Approved
NA	548 SPANISH BAY ST	Greens at Oak Creek	BLD-22-23164	SFD	O	4/8/2022								1		1		1	0	No	No	No	Approved
NA	566 SHADOW CREEK CT	Greens at Oak Creek	BLD-22-23165	SFD	O	4/8/2022								1		1		1	0	No	No	No	Approved
NA	584 SHADOW CREEK CT	Greens at Oak Creek	BLD-22-23166	SFD	O	4/8/2022								1		1		1	0	No	No	No	Approved
NA	610 SHADOW CREEK CT	Greens at Oak Creek	BLD-22-22921	SFD	O	4/8/2022								1		1		1	0	No	No	No	Approved
NA	611 ERIN HILLS CIR	Greens at Oak Creek	BLD-22-22920	SFD	O	3/21/2022								1		1		1	0	No	No	No	Approved
NA	635 ERIN HILLS CIR	Greens at Oak Creek	BLD-22-23157	SFD	O	3/21/2022								1		1		1	0	No	No	No	Approved
NA	642 SHADOW CREEK CT	Greens at Oak Creek	BLD-22-22919	SFD	O	4/8/2022								1		1		1	0	No	No	No	Approved
NA	649 ERIN HILLS CIR	Greens at Oak Creek	BLD-22-23110	SFD	O	3/21/2022								1		1		1	0	No	No	No	Approved
NA	664 SHADOW CREEK CT	Greens at Oak Creek	BLD-22-22918	SFD	O	4/4/2022								1		1		1	0	No	No	No	Approved
NA	667 ERIN HILLS CIR	Greens at Oak Creek	BLD-21-19407	SFD	O	3/21/2022								1		1		1	0	No	No	No	Approved
172-360-012	668 SPANISH BAY ST	Greens at Oak Creek	BLD-21-19406	SFD	O	2/19/2021								1		1		1	0	No	No	No	Approved
172-360-011	684 SPANISH BAY ST	Greens at Oak Creek	BLD-22-22916	SFD	O	2/19/2021								1		1		1	0	No	No	No	Approved
NA	701 ERIN HILLS CIR	Greens at Oak Creek	BLD-21-19318	SFD	O	3/21/2022								1		1		1	0	No	No	No	Approved
172-360-010	702 SPANISH BAY ST	Greens at Oak Creek	BLD-22-24274	SFD	O	2/8/2021								1		1		1	0	No	No	No	Approved
172-350-001	2593 BAY HILL AVE		BLD-21-22124	ADU	R	7/14/2022								1		1		1	0	No	No	No	Approved
175-205-006	636 S G ST		BLD-22-23306	ADU	R	12/16/2021								1		1		1	0	No	No	No	Approved
169-080-019	1212 N E ST		BLD-22-23888	ADU	R	6/14/2022								1		1		1	0	No	No	No	Approved
164-071-003	304 W SANDRA AVE		BLD-22-22925	ADU	R	3/21/2022								1		1		1	0	No	No	No	Approved
169-203-004	431 N F ST		BLD-21-21578	ADU	R	10/14/2021								1		1		1	0	No	No	No	Approved
176-132-003	718 E TULARE AVE		BLD-21-20435	ADU	R	6/15/2021								1		1		1	0	No	No	No	Approved
182-320-062	1157 GOBLE CT		BLD-21-20437	SFA	O	6/15/2021								1		1		1	0	No	No	No	Approved
182-320-064	1165 GOBLE CT		BLD-21-22032	SFA	O	12/2/2021								1		1		1	0	No	No	No	Approved
175-022-004	1228 W TULARE AVE		BLD-21-20892	SFD	O	8/2/2021								1		1		1	0	No	No	No	Approved
175-031-015	128 N WEST ST		BLD-21-20560	SFD	O	6/30/2021								1		1		1	0	No	No	No	Approved
177-011-004	1438 E SONORA AVE		BLD-21-21573	SFD	O	10/14/2021								1		1		1	0	No	No	No	Approved
149-510-006	1810 CHANCELLOR AVE	Willow Glen	BLD-21-21572	SFD	O	10/14/2021								1		1		1	0	No	No	No	Approved
149-510-005	1842 CHANCELLOR AVE	Willow Glen	BLD-21-19917	SFD	O									1		1		1	0	No	No	No	Approved
182-280-015	2082 GOLETA CT	California Ranchos	BLD-18-13046	SFD	O	9/12/2018								1		1		1	0	No	No	No	Approved
182-300-059	2093 CABRILLO CT	Sierra Vista	BLD-20-19032	SFD	O	12/21/2020								1		1		1	0	No	No	No	Approved
149-290-018	2448 DOVER CANYON DR		BLD-21-19322	SFD	O	2/8/2021								1		1		1	0	No	No	No	Approved
NA	2485 BETH PAGE AVE	Greens at Oak Creek	BLD-21-19320	SFD	O	2/8/2021								1		1		1	0	No	No	No	Approved
NA	2531 BETH PAGE AVE	Greens at Oak Creek	BLD-21-20770	SFD	O	7/23/2021								1		1		1	0	No	No	No	Approved
149-480-041	3005 DORSET ST	Kensington	BLD-21-20771	SFD	O	7/23/2021								1		1		1	0	No	No	No	Approved
149-480-042	3011 DORSET ST	Kensington	BLD-21-20772	SFD	O	7/23/2021								1		1		1	0	No	No	No	Approved
149-480-043	3017 DORSET ST	Kensington	BLD-21-20775	SFD	O	7/23/2021								1		1		1	0	No	No	No	Approved
149-480-044	3023 DORSET ST	Kensington	BLD-21-20776	SFD	O	7/23/2021								1		1		1	0	No	No	No	Approved
149-480-045	3029 DORSET ST	Kensington	BLD-21-20781	SFD	O	7/23/2021								1		1		1	0	No	No	No	Approved
149-480-058	3140 DORSET ST	Kensington	BLD-21-20780	SFD	O	7/23/2021								1		1		1	0	No	No	No	Approved
149-480-057	3146 DORSET ST	Kensington	BLD-21-20779	SFD	O	7/23/2021								1		1		1	0	No	No	No	Approved
149-480-056	3152 DORSET ST	Kensington	BLD-21-20758	SFD	O	7/23/2021								1		1		1	0	No	No	No	Approved
149-480-039	3161 DORSET ST	Kensington	BLD-21-20778	SFD	O	7/23/2021								1		1		1	0	No	No	No	Approved
149-480-055	3164 DORSET ST	Kensington	BLD-21-20759	SFD	O	7/23/2021								1		1		1	0	No	No	No	Approved
149-480-040	3173 DORSET ST	Kensington	BLD-21-20777	SFD	O	7/23/2021								1		1		1	0	No	No	No	Approved
149-480-054	3176 DORSET ST	Kensington	BLD-21-20760	SFD	O	7/23/2021								1		1		1	0	No	No	No	Approved
149-480-041	3185 DORSET ST	Kensington	BLD-21-20761	SFD	O	7/23/2021								1		1		1	0	No	No	No	Approved



149-480-042	3197 DORSET ST	Kensington	BLD-21-20763	SFD	O	7/23/2021								1	1	1	0	No	No	No	Approved
149-480-043	3211 DORSET ST	Kensington	BLD-21-20768	SFD	O	7/23/2021								1	1	1	0	No	No	No	Approved
149-480-048	3258 DORSET ST	Kensington	BLD-21-20768	SFD	O	7/23/2021								1	1	1	0	No	No	No	Approved
149-480-046	3282 DORSET ST	Kensington	BLD-21-20765	SFD	O	7/23/2021								1	1	1	0	No	No	No	Approved
149-480-045	3284 DORSET ST	Kensington	BLD-21-20764	SFD	O	7/23/2021								1	1	1	0	No	No	No	Approved
149-480-044	3316 DORSET ST	Kensington	BLD-21-19927	SFD	O	4/15/2021								1	1	1	0	No	No	No	Approved
149-510-008	3659 LUKE ST	Willow Glen	BLD-21-21574	SFD	O	10/14/2021								1	1	1	0	No	No	No	Approved
149-510-007	3681 LUKE ST	Willow Glen	BLD-20-18303	SFD	O	9/16/2020								1	1	1	0	No	No	No	Approved
171-051-004	439 N LASPINA CIR		BLD-22-22920	SFD	O	3/21/2022								1	1	1	0	No	No	No	Approved
NA	635 ERIN HILLS CIR	Greens at Oak Creek	BLD-22-23157	SFD	O	4/8/2022								1	1	1	0	No	No	No	Approved
NA	642 SHADOW CREEK CT	Greens at Oak Creek	BLD-22-22919	SFD	O	3/21/2022								1	1	1	0	No	No	No	Approved
NA	649 ERIN HILLS CIR	Greens at Oak Creek	BLD-22-23110	SFD	O	4/4/2022								1	1	1	0	No	No	No	Approved
NA	664 SHADOW CREEK CT	Greens at Oak Creek	BLD-22-22918	SFD	O	3/21/2022								1	1	1	0	No	No	No	Approved
NA	667 ERIN HILLS CIR	Greens at Oak Creek	BLD-21-19407	SFD	O	2/19/2021								1	1	1	0	No	No	No	Approved
172-360-012	668 SPANISH BAY ST	Greens at Oak Creek	BLD-21-19406	SFD	O	1/13/2021								1	1	1	0	No	No	No	Approved
172-360-011	684 SPANISH BAY ST	Greens at Oak Creek	BLD-22-22916	SFD	O	3/21/2022								1	1	1	0	No	No	No	Approved
NA	701 ERIN HILLS CIR	Greens at Oak Creek	BLD-21-19318	SFD	O	1/13/2022								1	1	1	0	No	No	No	Approved
172-360-010	702 SPANISH BAY ST	Greens at Oak Creek	BLD-19-16521	SFD	O	1/29/2022								1	1	1	0	No	No	No	Approved
172-040-070	953 S MORRISON ST		BLD-21-21421	SFD	O	9/29/2021								1	1	1	0	No	No	No	Approved
169-203-004	429 N F ST		BLD-21-20510	ADU	R	6/23/2021								1	1	1	0	No	No	No	Approved
176-132-009	717 E KING AVE		BLD-21-22164	ADU	R	12/22/2021								1	1	1	0	No	No	No	Approved
168-330-067	537 N WEST ST	Santa Fe Commons	BLD-21-22165	5+	R	12/22/2021	11								11	11	0	No	No	No	Approved
168-330-067	537 N WEST ST	Santa Fe Commons	BLD-21-22167	5+	R	12/22/2021	11								11	11	0	No	No	No	Approved
168-330-067	537 N WEST ST	Santa Fe Commons	BLD-21-22168	5+	R	12/22/2021	11								11	11	0	No	No	No	Approved
168-330-067	537 N WEST ST	Santa Fe Commons	BLD-21-22169	5+	R	12/22/2021	11								11	11	0	No	No	No	Approved
168-330-067	537 N WEST ST	Santa Fe Commons	BLD-21-22170	5+	R	12/22/2021	11								11	11	0	No	No	No	Approved
168-330-067	537 N WEST ST	Santa Fe Commons	BLD-21-22171	5+	R	12/22/2021	11								11	11	0	No	No	No	Approved
168-330-067	537 N WEST ST	Santa Fe Commons	BLD-21-22172	5+	R	12/22/2021	5								5	5	0	No	No	No	Approved
168-330-067	537 N WEST ST	Santa Fe Commons	BLD-21-22173	5+	R	12/22/2021	5								5	5	0	No	No	No	Approved
168-330-067	537 N WEST ST	Santa Fe Commons	BLD-21-21884	5+	R	11/15/2021	5								5	5	0	No	No	No	Approved
172-070-015	705 & 707 ABERDEEN ST	Oak Creek 4	BLD-21-21996	2 to 4	R	11/29/2021						2			2	2	0	No	No	No	Approved
172-070-015	709 & 711 ABERDEEN ST	Oak Creek 4	BLD-21-21994	2 to 4	R	11/29/2021						2			2	2	0	No	No	No	Approved
172-070-015	713 & 715 ABERDEEN ST	Oak Creek 4	BLD-21-21995	2 to 4	R	11/29/2021						2			2	2	0	No	No	No	Approved
172-070-015	717 & 719 ABERDEEN ST	Oak Creek 4	BLD-21-21992	2 to 4	R	11/29/2021						2			2	2	0	No	No	No	Approved
172-070-015	721 & 723 ABERDEEN ST	Oak Creek 4	BLD-21-21993	2 to 4	R	11/29/2021						2			2	2	0	No	No	No	Approved
172-070-015	725 & 727 ABERDEEN ST	Oak Creek 4	BLD-21-21990	2 to 4	R	11/29/2021						2			2	2	0	No	No	No	Approved
172-070-015	729 & 731 ABERDEEN ST	Oak Creek 4	BLD-21-21991	2 to 4	R	11/29/2021						2			2	2	0	No	No	No	Approved
172-070-015	733 & 735 ABERDEEN ST	Oak Creek 4	BLD-22-23979	2 to 4	R	6/17/2022						2			2	2	0	No	No	No	Approved
172-070-015	737 & 739 ABERDEEN ST	Oak Creek 4	BLD-22-23980	2 to 4	R	6/17/2022						2			2	2	0	No	No	No	Approved
172-070-015	741 & 743 ABERDEEN ST	Oak Creek 4	BLD-22-23980	2 to 4	R	6/17/2022						2			2	2	0	No	No	No	Approved
172-070-015	741 & 743 ABERDEEN ST	Oak Creek 4	BLD-22-23977	2 to 4	R	6/17/2022						2			2	2	0	No	No	No	Approved
172-070-015	745 & 747 ABERDEEN ST	Oak Creek 4	BLD-22-23978	2 to 4	R	6/17/2022						2			2	2	0	No	No	No	Approved
172-070-015	749 & 751 ABERDEEN ST	Oak Creek 4	BLD-22-23985	2 to 4	R	6/17/2022						2			2	2	0	No	No	No	Approved
172-070-015	769 & 771 ABERDEEN ST	Oak Creek 4	BLD-22-23986	2 to 4	R	6/17/2022						2			2	2	0	No	No	No	Approved
172-070-015	773 & 775 ABERDEEN ST	Oak Creek 4	BLD-22-23983	2 to 4	R	6/17/2022						2			2	2	0	No	No	No	Approved
172-070-015	777 & 779 ABERDEEN ST	Oak Creek 4	BLD-22-23984	2 to 4	R	6/17/2022						2			2	2	0	No	No	No	Approved
172-070-015	781 & 783 ABERDEEN ST	Oak Creek 4	BLD-21-21012	2 to 4	R	8/9/2021						2			2	2	0	No	No	No	Approved
177-080-004	694 & 700 S DAYTON ST		BLD-18-12080	2 to 4	R	5/8/2018						2			2	2	0	No	No	No	Approved
172-070-017	750 ABERDEEN ST	Oak Creek 2	BLD-18-12081	2 to 4	R	5/8/2018						2			2	2	0	No	No	No	Approved
172-070-017	750 ABERDEEN ST	Oak Creek 2	BLD-18-12082	2 to 4	R	5/8/2018						2			2	2	0	No	No	No	Approved
172-070-017	750 ABERDEEN ST	Oak Creek 2	BLD-18-12083	2 to 4	R	5/8/2018						2			2	2	0	No	No	No	Approved
172-070-017	750 ABERDEEN ST	Oak Creek 2	BLD-18-12084	2 to 4	R	5/8/2018						2			2	2	0	No	No	No	Approved
172-070-017	750 ABERDEEN ST	Oak Creek 2	BLD-18-12086	2 to 4	R	5/8/2018						2			2	2	0	No	No	No	Approved
172-070-017	750 ABERDEEN ST	Oak Creek 2	BLD-18-12087	2 to 4	R	5/8/2018						2			2	2	0	No	No	No	Approved
172-070-017	750 ABERDEEN ST	Oak Creek 2	BLD-18-12088	2 to 4	R	5/8/2018						2			2	2	0	No	No	No	Approved
172-070-017	750 ABERDEEN ST	Oak Creek 2	BLD-18-12089	2 to 4	R	5/8/2018						2			2	2	0	No	No	No	Approved
172-070-017	750 ABERDEEN ST	Oak Creek 2	BLD-18-12090	2 to 4	R	5/8/2018						2			2	2	0	No	No	No	Approved

172-070-017	750 ABERDEEN ST	Oak Creek 2	BLD-18-12092	2 to 4	R	5/8/2018						2		2	2	0	No	No	No	Approved
172-070-017	750 ABERDEEN ST	Oak Creek 2	BLD-18-12093	2 to 4	R	5/8/2018						2		2	2	0	No	No	No	Approved
172-070-017	750 ABERDEEN ST	Oak Creek 2	BLD-18-12094	2 to 4	R	5/8/2018						2		2	2	0	No	No	No	Approved
172-070-017	750 ABERDEEN ST	Oak Creek 2	BLD-18-12095	2 to 4	R	5/8/2018						2		2	2	0	No	No	No	Approved
172-070-017	750 ABERDEEN ST	Oak Creek 2	BLD-21-19225	2 to 4	R	5/8/2018						2		2	2	0	No	No	No	Approved



Tulare	
2022	(Jan. 1 - Dec. 31)
5th Cycle	12/31/2019 - 12/31/2022

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

Address	City	County	BLD ID	Category	Phase	Start Date	End Date	Status	Value	Area	Height	Notes	Other	Other	Other	Other	Other	Other	Other	Other	Other	Other			
168-480-020	2010 CAPISTRANO AVE	Oakcrest	BLD-21-20986	SFD	0																	0	0	N	
NA	2010 CHANCELLOR	Willow Glen	BLD-22-24076	SFD	0																		0	0	N
168-490-049	2011 HERMOSA AVE	Oakcrest	BLD-22-24635	SFD	0																		0	0	N
NA	2027 CHANCELLOR	Willow Glen	BLD-22-25613	SFD	0																		0	0	N
NA	2028 CHANCELLOR	Willow Glen	BLD-22-23882	SFD	0																		0	0	N
168-490-050	2025 HERMOSA AVE	Oakcrest	BLD-22-24639	SFD	0																		0	0	N
NA	2036 IRONHORSE ST	KCOCK 2B	BLD-22-24751	SFD	0																		0	0	N
NA	2043 CHANCELLOR	Willow Glen	BLD-22-25423	SFD	0																		0	0	N
NA	2044 CHANCELLOR	Willow Glen	BLD-22-23861	SFD	0																		0	0	N
168-490-051	2057 HERMOSA AVE	Oakcrest	BLD-22-24640	SFD	0																		0	0	N
NA	2061 CHANCELLOR	Willow Glen	BLD-22-25422	SFD	0																		0	0	N
NA	2062 CHANCELLOR	Willow Glen	BLD-22-23860	SFD	0																		0	0	N
168-480-024	2064 PIEDMONT AVE	Oakcrest	BLD-21-20990	SFD	0																		0	0	N
168-490-045	2068 MADALYN AVE	Oakcrest	BLD-22-25518	SFD	0																		0	0	N
168-490-052	2069 HERMOSA AVE	Oakcrest	BLD-22-24641	SFD	0																		0	0	N
168-490-053	2071 HERMOSA AVE	Oakcrest	BLD-22-24616	SFD	0																		0	0	N
NA	2075 CHANCELLOR	Willow Glen	BLD-22-25419	SFD	0																		0	0	N
NA	2076 CHANCELLOR	Willow Glen	BLD-22-23859	SFD	0																		0	0	N
NA	2080 CHANCELLOR	Willow Glen	BLD-22-25418	SFD	0																		0	0	N
NA	2090 CHANCELLOR	Willow Glen	BLD-22-23839	SFD	0																		0	0	N
168-490-054	2093 HERMOSA AVE	Oakcrest	BLD-22-24617	SFD	0																		0	0	N
168-480-025	2096 PIEDMONT AVE	Oakcrest	BLD-22-24292	SFD	0																		0	0	N
NA	2097 CHANCELLOR	Willow Glen	BLD-22-24685	SFD	0																		0	0	N
NA	2105 CHANCELLOR	Willow Glen	BLD-22-24684	SFD	0																		0	0	N
168-490-055	2107 HERMOSA AVE	Oakcrest	BLD-22-24618	SFD	0																		0	0	N
NA	2113 CHANCELLOR	Willow Glen	BLD-22-24682	SFD	0																		0	0	N
NA	2125 BRISTOL AVE	Kensington	BLD-22-24080	SFD	0																		0	0	N
172-130-080	213 N ANDREWS ST	Farrar	BLD-22-23271	SFD	0																		0	0	N
NA	2131 CHANCELLOR	Willow Glen	BLD-22-24681	SFD	0																		0	0	N
NA	2141 BRISTOL AVE	Kensington	BLD-22-24081	SFD	0																		0	0	N
NA	2145 CHANCELLOR	Willow Glen	BLD-22-24555	SFD	0																		0	0	N
NA	2153 BRISTOL AVE	Kensington	BLD-22-24082	SFD	0																		0	0	N
NA	2159 CHANCELLOR	Willow Glen	BLD-22-24554	SFD	0																		0	0	N
168-480-028	2162 PIEDMONT AVE	Oakcrest	BLD-22-24295	SFD	0																		0	0	N
NA	2167 BRISTOL AVE	Kensington	BLD-22-24083	SFD	0																		0	0	N
NA	2178 CHANCELLOR	Willow Glen	BLD-22-23844	SFD	0																		0	0	N
NA	2179 BRISTOL AVE	Kensington	BLD-22-24084	SFD	0																		0	0	N
NA	2191 BRISTOL AVE	Kensington	BLD-22-24085	SFD	0																		0	0	N
NA	2193 CHANCELLOR	Willow Glen	BLD-22-24552	SFD	0																		0	0	N
NA	2202 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24071	SFD	0																		0	0	N
NA	2205 SAWGRASS AVE	Greens at Oak Creek	BLD-22-23982	SFD	0																		0	0	N
NA	2206 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24070	SFD	0																		0	0	N
NA	2227 SAWGRASS AVE	Greens at Oak Creek	BLD-22-23963	SFD	0																		0	0	N
NA	2244 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24069	SFD	0																		0	0	N
NA	2249 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24059	SFD	0																		0	0	N
NA	2262 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24068	SFD	0																		0	0	N
NA	2263 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24060	SFD	0																		0	0	N
NA	2271 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24061	SFD	0																		0	0	N
172-130-086	233 N MONTANA DE ORO ST	Farrar	BLD-22-24012	SFD	0																		0	0	N
168-490-039	2332 MADALYN AVE	Oakcrest	BLD-21-20991	SFD	0																		0	0	N
NA	2335 SAWGRASS AVE	Greens at Oak Creek	BLD-22-24062	SFD	0																		0	0	N
172-360-024	2337 BETH PAGE AVE	Greens at Oak Creek	BLD-21-19410	SFD	0																		0	0	N
172-130-074	234 N ANDREWS ST	Farrar	BLD-22-23275	SFD	0																		0	0	N
172-360-003	2349 BETH PAGE AVE	Greens at Oak Creek	BLD-21-19404	SFD	0																		0	0	N











Tulare
2022 (Jan. 1 - Dec. 31)
SH Cycle

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

NA	642 SHADOW CREEK CT	Greens at Oak Creek	BLD-22-23157	SFD	O							1	4/12/2022	1						1	9/23/2022	1	0	N				
NA	648 ERIN HILLS CIR	Greens at Oak Creek	BLD-22-22919	SFD	O							1	7/7/2022	1						1	11/16/2022	1	0	N				
NA	664 SHADOW CREEK CT	Greens at Oak Creek	BLD-22-23110	SFD	O							1	4/12/2022	1						1	10/20/2022	1	0	N				
NA	667 ERIN HILLS CIR	Greens at Oak Creek	BLD-22-22918	SFD	O							1	4/26/2022	1						1	11/1/2022	1	0	N				
172-360-012	668 SPANISH BAY ST	Greens at Oak Creek	BLD-21-19407	SFD	O							1	4/12/2022	1						1	9/23/2022	1	0	N				
172-360-011	664 SPANISH BAY ST	Greens at Oak Creek	BLD-21-19406	SFD	O							1	1/18/2022	1						1	4/26/2022	1	0	N				
NA	701 ERIN HILLS CIR	Greens at Oak Creek	BLD-22-22916	SFD	O							1	1/18/2022	1						1	4/26/2022	1	0	N				
172-360-010	702 SPANISH BAY ST	Greens at Oak Creek	BLD-21-19318	SFD	O							1	4/12/2022	1						1	9/21/2022	1	0	N				
172-350-001	2593 BAY HILL AVE		BLD-22-24274	ADU	R							1	1/18/2022	1						1	4/14/2022	1	0	N				
175-205-008	638 S G ST		BLD-21-22124	ADU	R							1	9/9/2022	1						1	10/27/2022	1	0	N				
169-060-019	1212 N E ST		BLD-22-23305	ADU	R							1	1/27/2022	1						1	7/21/2022	1	0	N				
154-071-003	304 W SANDRA AVE		BLD-22-23888	ADU	R							1	5/25/2022	1						1	8/18/2022	1	0	N				
169-203-004	431 N F ST		BLD-22-22925	ADU	R							1	7/8/2022	1						1	8/5/2022	1	0	N				
176-132-003	718 E TULARE AVE		BLD-21-21578	ADU	R							1	4/15/2022	1						1	10/4/2022	1	0	N				
182-320-062	1157 GOBLE CT		BLD-21-20438	SFA	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
182-320-064	1165 GOBLE CT		BLD-21-20437	SFA	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
175-022-004	1229 W TULARE AVE		BLD-21-22032	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
175-031-015	128 N WEST ST		BLD-21-20892	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
177-011-004	1438 E SONORA AVE		BLD-21-20560	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-510-006	1810 CHANCELLOR	Willow Glen	BLD-21-21573	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-510-005	1842 CHANCELLOR	Willow Glen	BLD-21-21572	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
182-260-015	2082 GOLETA CT	California Ranchos	BLD-21-19917	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
182-300-059	2063 CABRILLO CT	Sierra Vista	BLD-18-13046	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-290-018	2446 DOVER CANYON DR		BLD-20-19032	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
NA	2465 BETH PAGE AVE	Greens at Oak Creek	BLD-21-19322	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
NA	2531 BETH PAGE AVE	Greens at Oak Creek	BLD-21-19320	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-460-041	3005 DORSET ST	Kensington	BLD-21-20770	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-460-042	3011 DORSET ST	Kensington	BLD-21-20771	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-460-043	3017 DORSET ST	Kensington	BLD-21-20772	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-460-044	3023 DORSET ST	Kensington	BLD-21-20775	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-460-045	3029 DORSET ST	Kensington	BLD-21-20776	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-480-055	3140 DORSET ST	Kensington	BLD-21-20781	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-480-057	3146 DORSET ST	Kensington	BLD-21-20780	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-480-056	3152 DORSET ST	Kensington	BLD-21-20779	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-480-039	3161 DORSET ST	Kensington	BLD-21-20758	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-480-055	3164 DORSET ST	Kensington	BLD-21-20778	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-480-040	3173 DORSET ST	Kensington	BLD-21-20759	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-480-054	3176 DORSET ST	Kensington	BLD-21-20777	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-480-041	3185 DORSET ST	Kensington	BLD-21-20760	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-480-042	3197 DORSET ST	Kensington	BLD-21-20761	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-480-043	3211 DORSET ST	Kensington	BLD-21-20763	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-480-046	3258 DORSET ST	Kensington	BLD-21-20768	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-480-046	3262 DORSET ST	Kensington	BLD-21-20766	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-480-045	3294 DORSET ST	Kensington	BLD-21-20765	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-480-044	3316 DORSET ST	Kensington	BLD-21-20764	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-510-008	3659 LUKE ST	Willow Glen	BLD-21-19927	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
149-510-007	3681 LUKE ST	Willow Glen	BLD-21-21574	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
171-051-004	438 N LASPINA ST		BLD-20-18303	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
NA	635 ERIN HILLS CIR	Greens at Oak Creek	BLD-22-22920	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
NA	642 SHADOW CREEK CT	Greens at Oak Creek	BLD-22-23157	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
NA	648 ERIN HILLS CIR	Greens at Oak Creek	BLD-22-22919	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
NA	664 SHADOW CREEK CT	Greens at Oak Creek	BLD-22-23110	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
NA	667 ERIN HILLS CIR	Greens at Oak Creek	BLD-22-22918	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				
172-360-012	668 SPANISH BAY ST	Greens at Oak Creek	BLD-21-19407	SFD	O							1	6/6/2022	1						1	9/29/2022	1	0	N				



Jurisdiction	Tulare	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	920	-	-	-	43	-	-	-	68	-	111	809
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	609	-	-	7	21	-	-	-	12	-	40	569
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	613	-	-	-	-	-	-	-	-	-	269	344
	Non-Deed Restricted		-	-	-	-	193	10	32	34	-		
Above Moderate		1,452	-	485	335	354	533	439	315	125	322	-	2,908
Total RHNA		3,594											
Total Units		-	485	335	361	597	632	325	157	436	-	3,328	1,722

**Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).**

		5										6	7
		Extremely low-Income Need	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		460	-	-	-	14	-	-	-	32	-	46	414

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>	Tulare		
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
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.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
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 remaining capacity 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. <b>No such offers were presented during the 2022 calendar year.</b>

<p>Implementation Program A-3: Rezone Program</p>	<p>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.</p>	<p>Rezone to accommodate 969 lower-income units by 12/31/16; rezone to accommodate remaining 1,010 lower-income units by 4/27/19</p>	<p>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>
<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 SOI.</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 Carollo Report calls for three new water storage tanks and seven new wells. In 2019, the three new storage tanks were completed: 1) J Street south of Prosperity Avenue, 2) Alpine Avenue west of Alpine Vista School, and 3) Northwest of the intersection of Cartmill 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 Bardsley 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 was completed in 2021. 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. <b>With this award combined with the 2018 grant award and program income, the City was able to issue five (5) loans for a sum of \$386,998 in calendar year 2022.</b></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. <b>In 2022, HATC issued 406 Section 8 Housing Choice Vouchers, 17 Section 8 Project Based Vouchers, 1 VA Supportive Housing (VASH) program vouchers, and 1 Section 811 Mainstream Vouchers &amp; 1 Emergency Housing Voucher in the City of Tulare.</b></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><b>The City and Self-Help Enterprises applied for \$7,150,000 in HOME Program funds for construction of 57 low-income rental units a part of Sante Fe Commons II project. This March 2022 application was not awarded by HCD. PLHA and Housing Successor funds supported the construction of 80 units for low-income households, including 24 permanent supportive housing units for people experiencing homelessness, in Sante Fe Commons I.</b></p>

<p>Implementation Program B-4: At-risk Housing Preservation</p>	<p>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.</p>	<p>Annually</p>	<p>The City has partnered with Habitat for Humanity to provide a home repair program to assist low-income homeowners to provide minor home repairs. The City utilizes CDBG Entitlement funds to support this program and collaborates on marketing the program to income eligible populations. <b>In 2022, four (4) low-income homeowners repaired and/or replaced building features on their homes, which utilized \$39,940 in CDBG funds.</b></p>
<p>Implementation Program B-5: Priority Sewer and Water Service for Affordable Housing</p>	<p>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).</p>	<p>2016</p>	<p>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 Soultis 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 Soultis 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 &amp; 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 &amp; 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.</p>
<p>Implementation Program C-1: Affordable Housing Listing</p>	<p>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.</p>	<p>Ongoing</p>	<p><b>In 2022 the City of Tulare established a Geographical Information Systems (GIS) layer that shows the location of affordable housing developments within the City limits. This layer is publically available and can assist individuals in locating low income housing.</b></p>



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. <b>In 2022, the City continued its partnership with Family Services for administration of the Tulare Housing First Programs, utilizing CDBG and Housing Successor Agency (\$25,000 per year) funds to offset staffing and client costs. Family Services commits 12 rent vouchers to formerly homeless individuals at permanent housing units.</b>
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 services. Annually, the City commits about \$110,000 per year to organizations providing street outreach, services coordination, and housing navigation for unsheltered residents. <b>In 2022, the City and five partner organizations received an Encampment Resolution Funding Program grant for \$1,560,000. The project will help 57 unsheltered residents secure transitional and/or permanent housing, as well as, improve health and safety conditions in select encampments. City also secured \$138,789 in HHAP 4 grant funds through Kings Tulare CoC Agency to support three (3) FTE case managers.</b>
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 AmVets 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. <b>The City of Tulare is actively pushing the construction of a emergency shelter which would be owned and operated by the City of Tulare. The City of Tulare City Council has identified a potential site of the proposed shelter and efforts are on-going to design the proposed shelter and identify funding sources.</b>

<p>Implementation Program C-7: Compliance with Employee Housing Act</p>	<p>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).</p>	<p>2016</p>	<p>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.</p>
<p>Implementation Program C-8: Farmworker Housing</p>	<p>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 farmworker housing and expediting the permitting process for all farmworker housing projects, to the extent feasible.</p>	<p>Consider opportunities annually; Ongoing</p>	<p>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. <b>Self-help enterprises is currently constructing an affordable housing development. A portion of this development will be dedicated to housing agriculturally employed families. This was made possible through the receipt of a grant from the California Department of Housing and Community Development's (Joe Serna Jr. Grant). Completion of the first phase of this development is expected in 2023.</b></p>
<p>Implementation Program D-1: Efficiency and Conservation Awareness</p>	<p>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.</p>	<p>Ongoing</p>	<p>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.</p>

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.
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. <b>In 2021, the City chose a consultant to sign a contract with and in 2022 the City held multiple workshops to receive public comment and input regarding how the City's zoning ordinance should be shaped. Current timelines call for the new ordinance to be presented to Planning Commission and City Council for adoption in the fall of 2023.</b>
Implementation Program F-1: Density Bonus Ordinance	The City shall update Zoning Code Chapter 10.148: Density Bonus in compliance with Government Code Section 65915.	2016	The update was completed in 2015
Implementation Program G-1: Rehabilitation with HOME and CalHOME Funds	The City will continue to partner with Self-Help Enterprises to apply for HOME and CalHOME funds that would provide loans for housing rehabilitation. Rehabilitation would be targeted to owner occupied households at or below the 80% Area-Median Income.	Review NOFAs annually and apply for funds as available	The City of Tulare continues to partner with Self Help Enterprises on the administration of the City's First Time Homebuyer's and Owner/Occupied Rehabilitation Program. The City applied under the 2019 HOME Program NOFA and was awarded \$250,000 for a rehabilitation program. The City utilized HOME program income and 2018 HOME program grant funds in the amount of \$134,000 in order to issue two (2) loans for substantial rehabilitation work on single-family residential units. The City offered two (2) loans in the amount of \$147,859.

Implementation Program H-1: Monitoring and Reporting	The City shall review and report annually on the implementation of Housing Element programs and the City's effectiveness in meeting the program objectives for the prior calendar year. The City shall present the annual report to the City Council at a public hearing before submitting the annual report to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).	Annual	<b>This Annual report has been compiled and will be presented to the City Council, before submittal to the California Department of Housing and Community Development and the Office of Planning and Research.</b>
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<b>Jurisdiction</b>	Tulare	
<b>Reporting Period</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	12/31/2015 - 12/31/2023

## 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 <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	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									

Jurisdiction	Tulare	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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 <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> 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 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									













<b>Jurisdiction</b>	Tulare	
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	12/31/2015 - 12/31/2023

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	68
	Non-Deed Restricted	0
Low	Deed Restricted	12
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	34
Above Moderate		322
<b>Total Units</b>		<b>436</b>

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	2	2
SFD	591	306	154
2 to 4	54	35	30
5+	208	80	0
ADU	0	13	8
MH	0	0	0
<b>Total</b>	<b>853</b>	<b>436</b>	<b>194</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	272
Number of Proposed Units in All Applications Received:	807
Total Housing Units Approved:	807
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

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

Cells in grey contain auto-calculation formulas





**CITY OF TULARE PLANNING COMMISSION  
STAFF REPORT**

Agenda Item No.

March 27, 2023

**GENERAL PLAN ANNUAL PROGRESS REPORT  
2022**

<b>PROJECT PLANNER:</b>	Steven Sopp, 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 General Plan Annual Progress Report for 2022 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 2022 which is being presented to the Planning Commission as an informational item. The APR will also be presented to the City Council at their April 18, 2023 meeting.

**TULARE GENERAL PLAN APR FOR 2022**

**Adopted General Plan Amendments**

State law allows the General Plan to be amended. In 2022, the City approved 3 amendments to the Land Use Element of the General Plan as outlined below:

GPA 2021-01	Approved Resolution 2022-40 July 19, 2022	Derrel's Mini Storage	Changed the General Plan land use designation on approximately 13.38 acres from Community Commercial to Service Commercial on property located on the east side of Mooney Blvd. at Cross Avenue
GPA 2021-02	Approved Resolution 2022-42 July 19, 2022	DR Horton	Changed the General Plan land use designation on approximately 25.87 acres from Rural Residential to Low Density Residential
GPA 2022-02	Approved Resolution 22-69 December 20, 2022	DR Horton	Changed the General Plan land use designation on approximately 10.44 acres from High Density Residential to Medium Density Residential

### Major Development Project Milestones

Construction was approved, initiated, or completed within the City of Tulare for the following major projects during the 2022 calendar year:

- Altura Centers for Health
- US Cold Storage
- Saputo Cheese (Paige Avenue)
- Panera Bread

Several residential developments continue to build out with substantial milestones or completion on the following occurring in 2022:

- *Santa Fe Commons – Broke ground and began construction on phase 1 of a multi-family residential apartment complex that is being constructed by Self-Help Enterprises. Phase 1 includes 9 buildings and a total of 80 residential units.*
- *Kensington 3-4 – Construction continued on 111 single-family lots*
- *Oakcrest – Construction continued on 213 single-family lots*
- *Hidden Ridge – Broke ground and began construction on 32 single-family lots*
- *The Greens @ Oak Creek – Construction continued and is nearing completion on 139 single-family-lots*



- *Liberty Hill – Broke ground and began construction on 384 single-family lots*
- *Fernjo Estates (Orchard 79) – Broke ground and began construction on 80 single-family-lots*

## **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 2022 planning period are listed in the table starting on page 4, 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).

In late 2021, the City of Tulare selected a consultant through an RFP and interview process to assist in preparation of the aforementioned updates to the City’s Zoning Ordinance and related sections of the City’s Municipal Code. In 2022, the City of Tulare Planning Commission held a series of workshops to solicit public input regarding revisions to the City’s Zoning Ordinance. It is anticipated that the Zoning Ordinance Update will be presented to the City Council for adoption in the fall of 2023.

## **6th Cycle Housing Element Update**

In 2022, City of Tulare staff began efforts to prepare the City’s 6th Cycle Housing Element Update. The City has chosen to coordinate its efforts with other jurisdictions within the Region to prepare a multi-jurisdictional housing element. In 2022, a consultant was selected to assist in the preparation of the multi-jurisdictional housing element and City staff have been working to provide needed information to assist in the preparation of the document. The 6th Cycle Housing Element is required to be adopted and presented to the California Department of Housing and Community Development by the Spring of 2024.

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. The City recently approved the Fulton Estates annexation of approximately 38.48-acres and is working on a large annexation near the COS Tulare Campus in the southeast part of the City. As such, there continue to remain enough areas within the existing UDB to accommodate anticipated growth.
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 been 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. In 2022 the City of Tulare Planning Commission held several public workshops to solicit feedback from both the community and from the Planning Commission regarding changes to the City's Zoning Ordinance. It is anticipated that the City will adopt a comprehensive update of the zoning ordinance in 2023.

<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>In 2022 the City used monies received through an SB2 Planning Grant to create GIS layers to inventory vacant residential, commercial and industrial vacant sites and made them available to the public to help to facilitate the development of in-fill opportunities within the City.</p>
<p>Implementation Measure LU-4: Mixed-Use Redevelopment &amp; Adaptive Reuse Downtown</p>	<p>The City shall develop zoning incentives that encourage mixed-use redevelopment in the downtown area through the reuse of existing buildings</p>	<p>Planning Division</p>	<p>N/A</p>	<p>By 2020</p>	<p>The City was awarded an HCD LEAP Grant to complete a comprehensive zoning ordinance update including cleaning-up, revising the mixed-use section to make it easier to use and incentivize mixed-use, infill development. An adaptive re-use ordinance will be explored as part of this zoning code update, or/and also incorporated into the City's upcoming Downtown Master Plan. In 2022 the City of Tulare Planning Commission held several public workshops to solicit feedback from both the community and from the Planning Commission regarding changes to the City's Zoning Ordinance. It is anticipated that the City will adopt a comprehensive zoning ordinance update in 2023.</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><b>The City's Engineering Division is currently working with a consultant on the update to the City's Water System Master Plan.</b></p>
<p>Implementation Measure LU-14: General Plan Consistency</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> </ul> <p>Development Standards</p>	<p>Planning Division</p>	<p>N/A</p>	<p>Ongoing</p>	<p><b>The City has been 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. In 2022, the City held multiple Planning Commission workshops to solicit public input for the zoning ordinance update. It is anticipated that the revised ordinance will be presented for adoption in the fall of 2023.</b></p>

<p>Implementation Measure LU-16: Annual Review</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>This is the Annual Progress Report for Calendar Year 2022, being presented to the Planning Commission, City Council, and filed with the Office of Planning and Research, serving as an annual review of the implementation of the City's General Plan.</p>
<p><b>TRANSPORTATION AND CIRCULATION ELEMENT</b></p>					
<p>Implementation Measure TR-1: Roadway Standards &amp; Priority Projects</p>	<p>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.</p>	<p>Planning Division</p>	<p>N/A</p>	<p>Ongoing</p>	<p>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. In 2022, the City had multiple calls, meetings and public presentations regarding the future widening of SR-99, the reconstruction of the 'J' Street overpass, right-of-way acquisition and coordination for the construction of the International Agri-Center Way Interchange, future improvements to the Inyo Corridor and other projects planned and ongoing throughout the City.</p>

**CONSERVATION AND OPEN SPACE ELEMENT**

<p>Implementation Measure COS-1: Groundwater Protection</p>	<p>The City shall identify and protect local aquifers and water recharge areas, in cooperation with other agencies.</p>	<p>Planning Division and Public Works Department</p>	<p>N/A</p>	<p>Ongoing</p>	<p>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. <b>In 2022, the City in conjunction with the Tulare Irrigation District worked toward establishing a groundwater recharge basin in the southwest quadrant of the City near Bardsley Avenue and West Street.</b></p>
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**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission receive and file the General Plan Annual Progress Report for 2022 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.

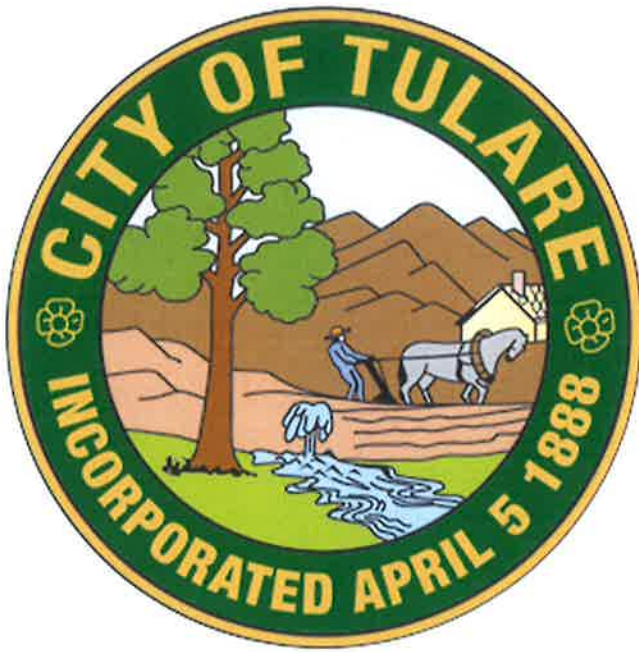
**APPEAL INFORMATION:**

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

**Attachments:**

Attachment 1- General Plan Annual Progress Report for 2022





# GENERAL PLAN

## 2035

2022 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.

Last year's 2021 APR was the City of Tulare's second APR regarding the 2035 General Plan overall. The APR covers the period of the previous calendar year. This APR covers calendar year 2022. 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 to the Planning Commission, 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 2022, 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. 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 2022 are listed below.

<b>Amendments to the Tulare General Plan (October 2014-December 2022)</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
GPA 2021-01	Approved Resolution 2022-40 July 19, 2022	Derrel's Mini Storage	Changed the General Plan land use designation on approximately 13.38 acres from Community Commercial to Service Commercial on property located on the east side of Mooney Blvd. at Cross Avenue
GPA 2021-02	Approved Resolution 2022-42 July 19, 2022	DR Horton	Changed the General Plan land use designation on approximately 25.87 acres from Rural Residential to Low Density Residential
GPA 2022-02	Approved Resolution 22-69 December 20, 2022	DR Horton	Changed the General Plan land use designation on approximately 10.44 acres from High Density Residential to Medium Density Residential



## Major Development Project Milestones

Construction was approved, initiated, or completed within the City of Tulare for the following major projects during the 2022 calendar year:

Altura Centers for Health – Broke ground and began construction of phase 1 which includes a 14,886 sq. ft. Pediatrics building, a 14,836 sq. ft. OB/GYN building, and a 12,160 sq. ft. Administration building.

US Cold Storage – Broke ground and began construction on a 91,582 sq. ft. addition that will consist of 2 new frozen storage rooms, 1 chilled truck loading dock, and 1 new employee welfare space shell.

Saputo Cheese (Paige Avenue) – Broke ground and began construction on 12,213 sq. ft. of a combination of indoor and outdoor covered are to provide new process equipment and equipment rooms.

Panera Bread – Broke ground and began construction on a new restaurant with a drive-thru as on the south side of Prosperity Avenue.

**Residential Permits** – Several residential subdivisions continue to build out with substantial milestones or completion on the following occurring in 2022:

- Santa Fe Commons – Broke ground and began construction on phase 1 of a multi-family residential apartment complex that is being constructed by Self-Help Enterprises. Phase 1 includes 9 buildings and a total of 80 residential units.
- Kensington 3-4 – Construction continued on a 111-lot single-family residential subdivision located on the northwest corner of Cartmill Avenue and Mooney Boulevard.
- Oakcrest – Construction continued on a 213 -lot single-family residential subdivision located on the north side of Tulare Avenue and east of Enterprise Street.
- Hidden Ridge – Broke ground and began construction of infrastructure for a 32 lot single-family residential subdivision located on the north side of Bardsley Avenue from just east of Stoney Creek Street to just east of Texas Flat Street.
- The Greens @ Oak Creek – Construction continued and is nearing completion on a 139-lot SFR subdivision located north of Tulare Avenue and on the east side of Mooney Boulevard (SR-63), approximately mid-way between Tulare Avenue and Seminole Avenue.
- Liberty Hill – Broke ground and began construction on a 384-lot SFR subdivision located on the northwest corner of Bardsley Avenue and West Street.
- Fernjo Estates (Orchard 79) – Broke ground and began construction on an 80-lot SFR subdivision located on the east side of Mooney Blvd., south of approximately 0.25 miles south of Bardsley Avenue.

# 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 2022 are shown in **bold** text.

## City of Tulare General Plan Annual Progress Report Implementation Measures Status (2022)

### 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. <b>The City recently approved the Fulton Estates annexation of approximately 38.48-acres and is working on a large annexation near the COS Tulare Campus in the southeast part of the City. As such, there continue to remain enough areas within the existing UDB to accommodate anticipated growth.</b></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 been 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. In 2022 the City of Tulare Planning Commission held several public workshops to solicit feedback from both the community and from the Planning Commission regarding changes to the City's Zoning Ordinance. It is anticipated that the City will adopt a comprehensive update of the zoning ordinance in 2023.
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	In 2022 the City used monies received through an SB2 Planning Grant to create GIS layers to inventory vacant residential, commercial and industrial vacant sites and made them available to the public to help to facilitate the development of in-fill opportunities within the City.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
<p>Implementation Measure LU-4: Mixed-Use Redevelopment &amp; Adaptive Reuse Downtown</p>	<p>The City shall develop zoning incentives that encourage mixed-use redevelopment in the downtown area through the reuse of existing buildings</p>	<p>Planning Division</p>	<p>N/A</p>	<p>By 2020</p>	<p>The City was awarded an HCD LEAP Grant to complete a comprehensive zoning ordinance update including cleaning-up, revising the mixed-use section to make it easier to use and incentivize mixed-use, infill development. An adaptive re-use ordinance will be explored as part of this zoning code update, or/and also incorporated into the City's upcoming Downtown Master Plan. In 2022 the City of Tulare Planning Commission held several public workshops to solicit feedback from both the community and from the Planning Commission regarding changes to the City's Zoning Ordinance. It is anticipated that the City will adopt a comprehensive zoning ordinance update in 2023.</p>
<p>Implementation Measure LU-5: Regional Auto Mall Study</p>	<p>The City shall conduct a study to determine a suitable location and impacts of a regional auto mall in the city.</p>	<p>Community &amp; Economic Development Department</p>	<p>N/A</p>	<p>By 2020</p>	<p>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.</p>

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
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	In 2022 the City's retained a consultant to update the City's Sewer, Storm Drainage and Water Master Plans. Work is ongoing and it is currently estimated that these updates will be completed by the fall of 2024.
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. In 2021, the Parks and Recreation Commission approved the adoption of an amended Street Tree species List.
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	Planning Division staff will be updating 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.
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 development and will begin exploring requiring this for new multi-tenant business development as well.
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 entrances and thoroughfares; the Downtown; designated community and regional commercial areas; and designated office/business park areas.	Planning Division	N/A	Ongoing	The City amended its zoning ordinance to eliminate the Design Review process and implement the Site Plan Review process. This process enables more streamlined review and shortens review times for projects. 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 been 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 Ordinance and consistency between these documents and the 2035 General Plan. <b>In 2022, the City held multiple Planning Commission workshops to solicit public input for the zoning ordinance update. It is anticipated that the revised ordinance will be presented for adoption in the fall of 2023.</b></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 Annual Progress Report for Calendar Year 2022, being presented to the Planning Commission, City Council, and filed with the Office of Planning and Research, serving as an annual review of the implementation of the City's General Plan.
<b>TRANSPORTATION AND CIRCULATION ELEMENT</b>					

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
<p>Implementation Measure TR-1: Roadway Standards &amp; Priority Projects</p>	<p>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.</p>	<p>Planning Division</p>	<p>N/A</p>	<p>Ongoing</p>	<p>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. <b>In 2022, the City had multiple calls, meetings and public presentations regarding the future widening of SR-99, the reconstruction of the 'J' Street overpass, right-of-way acquisition and coordination for the construction of the International Agri-Center Way Interchange, future improvements to the Inyo Corridor and other projects planned and ongoing throughout the City.</b></p>

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 as well as the City's Downtown Master Plan Update. These efforts are ongoing and anticipated to be completed in 2023..

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.
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.
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.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
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. In 2022, the City in conjunction with the Tulare Irrigation District worked toward establishing a groundwater recharge basin in the southwest quadrant of the City near Bardsley Avenue and West Street.

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 (Mid-Kaweah GSA), 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, and is working with the Department of Water Resources to ensure that the plan is deemed complete and approved.
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; 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
Implementation Measure COS-8: Construction Erosion Control	<p>The City shall adopt requirements that new developments 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>	Engineering Division	N/A	Ongoing	<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>
Implementation Measure COS-9: Agricultural Land Mitigation Program	<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>	Planning Division	N/A	By 2015	<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 is working on.

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
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	In 2022, the City's Planning Division and Parks and Recreation Department worked to prepare a draft Quimby Act Ordinance. Staff is currently working to share the draft ordinance with key stakeholders to receive input regarding the ordinance. It is anticipated that the ordinance will be presented for adoption in 2023.
<b>AIR QUALITY ELEMENT</b>					
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 and 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

Program	Description	Responsibility	Quantified Objective	Time Frame	Status
<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>
<b>NOISE ELEMENT</b>					
<p>Implementation Measure NOI-14.1: Regional Policy Framework</p>	<p>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.</p>	<p>Planning Division</p>	<p>N/A</p>	<p>Ongoing</p>	<p>City of Tulare staff continue to review development plans and proposals for consistency with the General Plan, including the Noise Element policies.</p>

<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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	<p>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>			
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	<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).

In late 2021, the City of Tulare selected a consultant through an RFP and interview process to assist in preparation of the aforementioned updates to the City's Zoning Ordinance and related sections of the City's Municipal Code. In 2022, the City of Tulare Planning Commission held a series of workshops to solicit public input regarding revisions to the City's Zoning Ordinance. It is anticipated that the Zoning Ordinance Update will be presented to the City Council for adoption in the fall of 2023.

**6th Cycle Housing Element Update** – In 2022, City of Tulare staff began efforts to prepare the City's 6<sup>th</sup> Cycle Housing Element Update. The City has chosen to coordinate its efforts with other jurisdictions within the Region to prepare a multi-jurisdictional housing element. In 2022, a consultant was selected to assist in the preparation of the multi-jurisdictional housing element and City staff have been working to provide needed information to assist in the preparation of the document. The 6<sup>th</sup> Cycle Housing Element is required to be adopted and presented to the California Department of Housing and Community Development by the Spring of 2024.