

# ANNUAL PROGRESS REPORT

## Coalinga General Plan and Housing Element



**CITY OF COALINGA**  
*The Sunny Side of the Valley*

**REPORTING PERIOD: Calendar Year 2014**  
(In Accordance with Government Code Section 65400)

## **INTRODUCTION**

This report is intended to comply with the requirements of Government Code Section 65400 for the completion of an annual General Plan Progress Report. This report identifies the status of the City's General Plan and its progress in its implementation. This report represents the Community Development activity for planning year 2014.

The City of Coalinga City Council took action to adopt this report on April 2, 2015 at a regularly scheduled meeting.

Following the presentation of the report, the City Council accepted the report and authorized the Community Development Director to forward the report and minutes indicating acceptance to the Office of Planning and Research and the California Department of Housing and Community Development.

## **COMPREHENSIVE GENERAL PLAN UPDATE 2025**

The City adopted its Comprehensive Update to its General Plan (2005-2025) in July of 2009. The update included a full update to the Land Use, Open Space, Safety/Noise, Circulation, and Public Facilities Elements. In 2012 the City completed its comprehensive zoning ordinance update to be in conformity with the recently adopted General Plan. In 2012 the City of Coalinga secured a Sustainable Communities Prop 84 Grant and worked in 2013 to produce an administrative draft and adopted the comprehensive update on September 5, 2014.

The City of Coalinga continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The following represents the progress the City has made towards implementing the General Plan and Housing Element during the Calendar Year 2014 reporting period. The information to follow is organized to correspond with the elements of the Coalinga General Plan.

## **LAND USE ELEMENT**

### **AMENDMENTS**

There were no amendments to the Land Use Element during Calendar Year 2014.

### **PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE LAND USE ELEMENT**

#### **Residential Land Use**

During the calendar year 2014, the following residential projects were under review, approved and/or under construction in furtherance of the guiding principals of the Land Use Element for residential land use:

- **Warthan Place Apartments:** The Warthan Place Apartments project is an affordable housing multiple family development plan consisting of 2 phases of 81 multiple family units. It is situated on approximately 11 acres on undeveloped land north of Warthan Creek near E. Sacramento Street and Warthan Street. This project was approved by the City Council in 2008 and a final parcel map amendment was approved by the City Council in order to further the ability of the development to come to fruition.

The Warthan Place Apartments project is consistent and furthers the City of Coalinga's efforts in providing creative, high quality choices in housing types and densities in a variety of neighborhoods (*Goal LU2*).

- **Coalinga Senior Apartments:** In 2014 the Planning Commission considered a site plan review application for a senior living project located at Polk and 5<sup>th</sup> Street. It consisted of 41 senior income restricted high density units. This project will help the City provide for a diversification of housing within the community as well as assist with the City meeting it RHNA goals for the current planning cycle.

The City of Coalinga adopted a comprehensive residential code as part of the extensive zoning code update.

## **OPEN SPACE AND CONSERVATION ELEMENT**

### **AMENDMENTS**

There were no amendments to the Open Space and Conservation Element during 2014.

### **PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE OPEN SPACE AND CONSERVATION ELEMENT**

- The zoning codes open space regulations provide for both private and public projects (*OSC1-2.2*).
- The new zoning code included Development and Implementation of a Resource Extraction Overlay District (*Goal OSC-4*).

## **CIRCULATION ELEMENT**

### **AMENDMENTS**

There were no amendments to the Circulation Element during Calendar year 2014.

### **PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE CIRCULATION ELEMENT**

- **Elm/EI Rancho Blvd Improvements – COMPLETED**  
The City was awarded a Highway Safety Improvement Grant in 2011 from the Department of Transportation Local Assistance Office. The City plans to improve highway safety (lighting and cross turning movements) at the intersection of Elm Ave and EI Rancho Blvd.
- **Elm Beautification Phase 3 (Elm Ave from 7<sup>th</sup> Street to Polk Street)**  
The City has begun preliminary design of Phase 3 of its beautification efforts on Elm Ave from Polk Street to 7<sup>th</sup> Street which consists of new curb, gutter, sidewalk, street trees, lighting, street furniture and ADA compliance. Preliminary engineering began in late 2014 and construction is expected to occur in FY 2015/2016.
- **Cambridge Ave Signalization**  
The city plans to signalize Cambridge Ave and Elm Ave through the recent award of a Highway Safety Improvement Grant (HSIP). This project is expected to increase safety for pedestrians as well as control congestion during peak traffic time frames. Preliminary engineering began in late 2014 and construction is expected to occur in FY 2015/2016.
- **Plaza Reconstruction – COMPLETED**  
The City began construction to improve pedestrian mobility, accessibility, and parking configurations on Coalinga Plaza from Cedar to Elm Ave. Another component of this project is to add landscaping and pedestrian furniture. Preliminary engineering was completed in early 2013 and construction was completed in summer 2014.
- **Forest Street Reconstruction Phase 2 (3<sup>rd</sup> Street to 5<sup>th</sup> Street) - COMPLETED**  
The City has recently completed the reconstruction of Forest Street from 3<sup>rd</sup> Street to 5<sup>th</sup> Street. These improvements included a complete reconstruction of the street, new street lighting, curbs, gutters and sidewalks. This project has enhanced the ADA path of travel and improved the roadway, which has been dedicated as city truck route for several years.
- **Various ADA Improvements in the Downtown District – ON GOING**  
The City Council has shown commitment to bi-annual ADA improvement projects in order to improve accessibility within the commercial core of the City. The improvement include new sidewalks where non exist, curb ramps and alley approaches. The council has made a commitment to the community on a bi-annual basis to budget \$100,000 towards the implementation of the City's ADA transition plan.

All of the proposed street improvements projected in the upcoming fiscal years will help meet the goal of providing a balanced, safe and efficient circulation system that includes cars, public transportation, bicycles and pedestrians with the mind set of anticipated growth (*Goal C1*).

These transportation projects also help in maintaining and improving the City's existing circulation and transportation facilities. Through the budget process and street maintenance planning, the City has been able to identify the necessary improvements within the planning area that will have the highest level of impact.

## **SAFETY, AIR QUALITY AND NOISE ELEMENT**

### **AMENDMENTS**

There were no amendments to the Safety, Air Quality and Noise Element during Calendar year 2014.

### **PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE SAFETY, AIR QUALITY, AND NOISE ELEMENT**

#### Noise

- Due to the nature of the guiding and implementing policies of the Noise Element, efforts to implement this Element of the General Plan are on-going in nature. Projects are reviewed on a case-by-case basis for adverse noise impacts to the environment and sensitive receptors.
- Performance Standards have been included into the new zoning ordinance to address noise related impacts due to new development such as noise or acoustical studies, sound walls, and other attenuation measures.

#### Safety

- All new construction and certain building renovations are reviewed for compliance with the Uniform Building Code for seismic safety.
- All new development projects are required to submit a Geotechnical Analysis to assess site conditions.
- The City continues to participate in the Federal Emergency Management Agency's (FEMA) flood insurance program.

## **PUBLIC FACILITIES AND SERVICES ELEMENT**

### **AMENDMENTS**

There were no amendments to the Public Facilities and Services Element during Calendar year 2014.

## **PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE PUBLIC FACILITIES AND SERVICES ELEMENT**

### Schools

- In 2014, the City continued to work with developers and property owners to ensure that adequate sites are reserved to meet the Coalinga Huron Unified School District's projected demand for future school uses.
- In 2014, the City continued to collect school fees upon issuance of building permits for development projects in accordance with State law.

### Utilities

- In 2014, the City continued to work closely with project applicants and service utilities to ensure that there is adequate capacity to serve all new and existing areas of Coalinga.
- The City has approved and maintained and implemented the following utility master plans in order to guide and ensure the capacity to serve new growth area identified by the General Plan:
  - a. Wastewater Master Plan, Water Master Plan, Storm Water Master Plan, Natural Gas Master Plan
- **Palmer Reservoir Replacement Project – COMPLETED**  
The City of Coalinga, in 2011, completed design of a new 3 million gallon water reservoir due to the deterioration of the existing 40 year old tank which will be taken off line, examined for rehabilitation once the new tank is placed into service. Construction started in 2013 to begin an 18 month construction period.
- **Derrick Reservoir Rehabilitation - UNDERWAY**  
As part of the water systems improvements, the City will be rehabbing the Derrick Reservoir. Design and Construction for this rehab is expected to commence once the Palmer Reservoir is placed in service.
- **Update to the City's SCADA System – PROCUREMENT PHASE**

## **HOUSING ELEMENT**

### **AMENDMENTS**

There were no amendments to the Housing Element during Calendar Year 2014.

### **PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE HOUSING ELEMENT**

- In 2011, the City of Coalinga adopted its Housing Element and is currently HCD Compliant. Pursuant to Government Code Section 65400, the City Council is required to prepare an annual report on the status and progress in implementing the City's housing element using forms and definitions adopted by the Department of

Housing and Community Development. The housing report will be completed and submitted via electronic transmission at HCD's website. For the purposes of review a copy of the housing report has been attached.

ATTACHMENT "A"  
Housing Element Annual Progress Report (2014)

**ANNUAL ELEMENT PROGRESS REPORT (2014)**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction**      City of Coalinga  
**Reporting Period**      1/1/2014 - 12/31/2014

**Table A**

**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development  See Instructions	Deed Restricted Units  See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
(9) Total of <b>Moderate and Above Moderate</b> from Table A3 ▶▶			0	11	11						
(10) Total by income Table A/A3 ▶▶				11	11						
(11) Total <b>Extremely Low-Income</b> Units*											

\* Note: These fields are voluntary

## ANNUAL ELEMENT PROGRESS REPORT (2014) *Housing Element Implementation* (CCR Title 25 §6202 )

**Jurisdiction** City of Coalinga  
**Reporting Period** 1/1/2014 - 12/31/2014

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0		0		
(3) Acquisition of Units	0		0		
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	11	0	0	0	0	11	0

\* Note: This field is voluntary

## ANNUAL ELEMENT PROGRESS REPORT (2014) *Housing Element Implementation* (CCR Title 25 §6202 )

**Jurisdiction**      City of Coalinga  
**Reporting Period**      1/1/2014 - 12/31/2014

**Table B**

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	35	0	0	0	0	0	0	0	0	36	-1	
	Non-deed restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	24	0	0	0	0	0	0	0	0	45	-24	
	Non-deed restricted		0	2	1	0	0	0	0	0	3		
Moderate	Deed Restricted	30	0	0	0	0	0	0	0	0	0		
	Non-deed restricted		4	22	3	1	0	0	0	0	30		
Above Moderate		26	14	46	8	0	0	0	4	8	11	91	-65
Total RHNA by COG. Enter allocation number:		115											
Total Units   ▶▶▶			18	70	12	1	0	0	4	8	92	205	-90
Remaining Need for RHNA Period   ▶▶▶▶▶													

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

**ANNUAL ELEMENT PROGRESS REPORT (2014)**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction**           City of Coalinga  
**Reporting Period**       1/1/2014 - 12/31/2014

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Zoning Code Update	Update Zoning Ordinance	1 Year	Completed in 2014
Very-Low Income Incentive Program	List Incentives	Annually	In Progress
Developer Incentives	List Incentives	1 Year	In Progress - expected to be completed in FY 14/15
Special Needs Funding	Secure Funding for Special Needs Housing	Ongoing	Currently seeking funding opportunities
Housing Rehabilitation	Secure Annual Funding	Annually	City was awarded \$1.5 Million in CDBG
Zoning Marketing	Create and Maintain Public Awareness of Zoning Requirements, Fees and Timing	1 Year	Completed in 2011
Promotion of New Housing Construction	Density Bonus Ordinance	1 Year	Completed in 2014
Large Multi-Family Development Incentives	Zoning Ordinance Update	1 Year	Completed in 2014
Promote SRO & FRO Housing	Create List	1 Year	In Progress
Seasonal Housing	Establish List	Annually	Identifying Funding Source to accomplish task
Farm worker Housing	Establish Needs Reporting	Within Current Planning Period	Not yet started
Student Housing	Establish Needs Reporting	Within Current Planning Period	Not yet started
Multi-Family and Low-Income Housing Incentive	List Funding Incentives	Annually	List Underway
Land Availability Reporting	Create Report	Every 5 Years	Completed in 2011 as part of the Housing Element Update
Electronic Availability	GIS Mapping	1 Year	Staff reviewed preliminary draft at end of 2014 - completion in 2015

**ANNUAL ELEMENT PROGRESS REPORT (2014)**  
***Housing Element Implementation***  
 (CCR Title 25 §6202 )

**Jurisdiction**      City of Coalinga  
**Reporting Period**      1/1/2014 - 12/31/2014

Infrastructure Needs Assessment	List of Infill Sites and their relation to infrastructure needs	7 Yrs.	Currently Drafting 2014-2022 CIP
Fee Reductions	Reduce Fees for Low, Very Low & Extremely Low Income Housing	1 Year	Impact Fees Waived until March 21, 2014
Transparent Processing Schedules	Create Schedule for Entitlement Projects	Annually	Completed in 2014
Development Standards Update	Update the Current Development standards	Ongoing	Completed in 2014