Action Item

Agenda Item No. 15

City Manager's Approval

Report to the Auburn City Council

To:	Mayor and City Council Members
From:	Reg Murray, Senior Planner
Date:	February 27, 2012
Subject:	Annual General Plan Implementation Work Plan – 2011 Calendar Year

The Issue

Should the Auburn City Council adopt the 2011 General Plan Implementation Work Plan and submit the plan to the State Office of Planning and Research and the State Department of Housing and Community Development?

Conclusions and Recommendations

By Motion, adopt the 2011 General Plan Implementation Work Plan and direct Staff to submit the plan to the State Office of Planning and Research and the State Department of Housing and Community Development.

Background

The Community Development Department provides the City Council with an annual report regarding the General Plan Implementation Work Plan. The report summarizes the status of the work tasks that the City has committed to in its implementation of the General Plan (Attachment 1). The work plan appears as Table XII-1 in the Auburn General Plan. The intent of providing this information is to insure that the City Council is kept informed about the status of the City's General Plan when considering land use issues that might come before them.

The following items from the work plan were addressed during the 2011 Calendar Year:

1. The City adopted the Baltimore Ravine Specific Plan (BRSP) in February 2011. The BRSP included design guidelines for hillside development and provisions for 10% of the residential units to be affordable for moderate and low income residents.

2. The City initiated Phase 2 of the Streetscape.

3. The City was awarded HOME funding totaling $487,500 for the First Time Home Buyers (FTHB) and the Owner Occupied Rehabilitation (OOR) Programs.

4. Staff developed procedures for the FTHB program (in compliance with HOME standards); and following authorization by HCD, began implementation of the Program in June 2011. Staff processed four applications from June through December, however, none of the four were successful.

5. Staff also developed procedures for the housing rehabilitation program. Following authorization from HCD, the City started implementing the Program in September, 2011. Staff process two applications in 2011; one of which is ongoing and one of which was withdrawn by the applicant.

6. The City started processing the building permit for the Mercy Auburn Senior Apartment project, a 60-unit rental apartment project affordable to low-income seniors, located at 585 Sacramento Street. The target date for release of the permit is May 1, 2012.

Upon review and approval by City Council, the report will be submitted to both the State Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

Alternatives Available; Implications of Alternatives

1. Approve the 2011 General Plan Implementation Work Plan as presented and submit the report to the State Office of Planning and Development and the State Department of Housing and Community Development.

2. Direct staff to revise the 2011 General Plan Implementation Work Plan based on comments at the February 27, 2012 City Council hearing and submit the report to the State Office of Planning and Development and the State Department of Housing and Community Development.

Fiscal Impact

Not applicable

Attachments:

1. 2011 General Plan Implementation Work Plan

City of Auburn
Implementation Work Program
2010 Calendar Year Update

TABLE XII-1
IMPLEMENTATION WORK PROGRAM
AUBURN GENERAL PLAN 1992-1997

Work Task	Policies	Responsibility	Time Frame	Comments
LAND USE				
1. Prepare design guidelines for commercial/industrial development	1.1, 1.2, 7.1, 7.2, 8.1	CD	1993	To do
2. Prepare/adopt hillside development ordinance	3.1, 3.2, 3.3, 3.4, 6.2	CD, PW	1993	To do. Joint workshop and discussions held April/May 2008; tabled for future consideration. *Hillside development standards included in the BRSP Design Guidelines (adopted February 2011)*
3. Update Zoning Map	5.1, 5.2, 5.3	CD	1993	Ongoing as zoning changes
4. Adopt Landscape/Lighting Districts in residential and commercial areas	6.4, 7.2	CD, PW, Fi	1994	To do
5. Update the Capital Improvement Program	9.1, 9.2, 10.1	~~CM, CD~~, PW	~~1993~~ Annual	Ongoing
6. Continue Annexation Program	9.2, 10.1, 10.2, 10.3, 10.4	CD, CM	1993-1997	Ongoing
7. Pursue funding sources for cultural programs	11.1	~~CD~~ Arts Commission	Immediate and ongoing	Ongoing
8. Prepare School Facilities Plan	12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 12.10	CD, ARD, School Districts, PW	1994-1997	Completed/ongoing
9. Pursue implementation of Auburn Urban Development Authority Redevelopment Plan	1.1, 6.1, 6.2, 6.3, 6.4, 7.3, 8.1	Auburn Urban Development Authority, CD, PW, CM	Ongoing	Ongoing Redevelopment Area amended and enlarged in 2007 *2011 - Streetscape Phase 2 construction initiated*

ATTACHMENT 1

TABLE XII-1
IMPLEMENTATION WORK PROGRAM
AUBURN GENERAL PLAN 1992-1997

Work Task	Policies	Responsibility	Time Frame	Comments
10. Prepare proposal for new Sphere of Influence and submit to LAFCO	2.1, 9.2, 10.1, 10.2, 10.3, 10.4	CD, LAFCO	1993	Completed/ongoing
11. Implementation Measures for Goal 4, Air Quality Enhancement	4.1, 4.2, and related policies noted in other elements	CD, PW	Varies	Completed/ongoing
CIRCULATION				
1. Develop TSM Program	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10, 3.8	PW, CD	Ongoing/ Annual update	1.3 - outdated 1.4 - needs to be updated
2. Develop Trip Reduction Implementation Program	3.3, 3.5, 3.8	PW	1992-1997	Ordinance adopted March 8, 1993
3. Prepare Transit Master Plan	3.2, 3.4, 3.6, 3.8	CD, PW	1993	Short Range Transit Plan adopted 5/23/05 Long Range Transit Plan adopted by PCTPA 6/27/06
4. Update CLUP	4.1, 4.2, 4.3, 4.4	CD	1993	Airport Master Plan updated July 2007
5. Prepare Capital Improvement Plan	2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 3.8, 4.3, 5.1, 5.2	PW	Annually	Completed/ongoing
6. Implement the Auburn Park Conservancy Non-Auto Circulation Plan and the Auburn Ravine Trail Master Plan	2.2, 3.8	CD, PW	Immediate and ongoing	Ongoing Bike Master Plan adopted 6/28/04
7. Coordinate RTP and Congestion Management Plan with Placer County	1.6, 1.7, 3.3, 3.4, 3.7, 3.8	PW	Immediate and ongoing	Completed/ongoing
8. Adopt the street standards contained in the General Plan	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10	CD, PW, F	1994	New street standards adopted - 3/13/06
9. Use Auburn Urban Development Agency for circulation system improvements	1.3, 2.3, 2.4, 3.8, 5.1, 5.2	AUDA, CD, PW, CM	Ongoing	Ongoing
10. Promote establishment of Rail Transit Station	3.4, 3.6, 5.2	CD, PW, AUDA	1992-1995	Rail Transit Station completed February, 2004

11. Require the appropriate technical analysis for improvements of Highway 49 and I-80	1.2, 1.4, 1.6, 1.7, 2.5, 3.1, 5.1	CD, PW	Ongoing	Completed/ongoing
12. Create and implement a joint City/County Traffic Mitigation Fee (TMF) Program	1.11	CD, PW	1994	To Do (as a City fee; not joint with Placer County)

HOUSING				
1. The City of Auburn is currently processing the Baltimore Ravine Specific Plan (BRSP). The BRSP will comply with the SACOG Affordability Compact to provide a 10 percent affordable housing goal. Development standards will be adopted with the BRSP that will provide greater flexibility to increase project densities. The City expects that affordable housing projects in the BRSP will meet the following requirements: a. A maximum density of 20 units per acre for multifamily; b. A minimum of 16 units constructed per site for multifamily; and c. Owner occupied and multi-family rental residential uses are allowed by right.		CD	Early-2011 for adoption of the BRSP	*BRSP adopted February 2011.*
2. Pursue available and appropriate State and Federal funding sources for very low-, low-, and moderate-income households		CD, AUDA, Participating Nonprofit & For Profit Housing Providers	Ongoing	*Jan 2011 – City awarded HOME funds for a First Time Home Buyers Program and Owner Occupied Rehabilitation Program ($487,500)*
3. Promote the Density Bonus Program and encourage developers to apply for and receive a density bonus under the City's Density Bonus Program. a. Provide information at the City's customer service counter b. Provide information on the City's website.		CD	Ongoing To be done To be done	Density Bonus Ordinance adopted 6/23/08 *Sept-Dec 2011 – Processing building permit for Mercy Auburn Senior Apt project*
4. Implement provisions of Zoning Ordinance allowing nonconforming residential uses that are only nonconforming because of density		CC, PC, CD	Ongoing	Ongoing
5. Evaluate the feasibility of an Inclusionary Housing Ordinance.		CC, PC, CD	Ongoing	Preliminary discussions held

6. Continue implementing residential zoning and development standards, with appropriate design review in multi-family zoning districts.		CD	Ongoing	Ongoing
7. The City will promote second unit dwelling standards on the City's website.		CD	Ongoing	Second Unit Ordinance adopted 4/14/08 *2011 - Two (2) second units permitted*
8. The City will investigate the financial and staffing resources required to provide housing rehabilitation assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants. a. Provide information at the City's customer service counter b. Provide information on the City's website.		CD	FY 2008-2009	*Jan 2011 – City awarded HOME funds for a Owner Occupied Rehabilitation Program ($487,500)* *September 2011 – HCD authorization received to implement rehab program* Done Done
9. The City will investigate the financial and staffing resources required to provide a first time home buyers program for low and moderate-income households to ascertain if it is feasible to provide such a program in Auburn. a. Provide information at the City's customer service counter b. Provide information on the City's website.		CD	FY 2008-2009	*Jan 2011 – City awarded HOME funds for a First Time Home Buyers Program ($487,500)* *June 2011 – HCD authorization received to implement FTHB program* Done Done

10. Subsidized rental properties – Measures to alleviate the loss of units at risk due to conversion to market rate units. a. Maintain and update a list of at-risk subsidized rental properties. b. Contact owners of at-risk subsidized rental properties regarding their interest in selling properties or maintaining the rental units as affordable units. c. Work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units. d. Maintain and update a list of non-profit agencies interested in acquisition/rehabilitation of at risk units and inform them of the status of such units. e. Work with non-profit agencies to identify and apply for federal, state and local subsidies available to assist with providing funds for the acquisition/rehabilitation of at risk projects. f. Provide information regarding other affordable housing opportunities within the City.			Done – Jan 2010 As needed As needed Annually As needed Ongoing	Ongoing *Annual report completed by housing consultant. Six projects in Auburn; no units at risk of converting in 2011.*
11. Enforce State energy conservation requirements		CD	Immediate and ongoing	Ongoing
12. Facilitate construction of affordable rental housing for very low- and low-income seniors.		CD	Ongoing	Ongoing as opportunities occur *8/2010 – Mercy Auburn Senior Apartments approved w/ 48-unit density bonus* *Sept-Dec 2011 – Processing building permit for Mercy Auburn Senior Apt project*
13. Amend the Zoning Ordinance to allow residential care facilities in the multi-family residential (R-3) and central business district (C-2) zones.		CD	Ongoing	*Ongoing as part of Zoning Ordinance update*
14. Implement the mandates of SB 2 as it relates to the siting and development of transitional and supportive housing and emergency shelters.		CD	To be done	*Ongoing as part of Zoning Ordinance update*
15. Promote Universal Design.		CD	2008-2013	Ongoing
16. Provide means for resolution of housing complaints and fair housing issues		CD	2008-2013	Flyers/information/phone numbers prepared; Ongoing

17. Continue working with Placer County Health and Human Services to address homeless needs in the County.		CD	2008-2013	Ongoing
18. Review the Housing Element annually.		CD	2008-2013	Annual reports occur February/March
19. Continue to work with the Sacramento Council of Governments to review and update the existing Housing Needs Allocation Plan.		CD	2008-2013	Ongoing as necessary
20. City may establish a position of Housing Coordinator.		CC, CD	2008-2013	6/06 - Housing consultant firm of Stewart and Graham retained
21. Update the zoning ordinance to allow for Single Resident Occupancy Units with appropriate zoning development standards and permit procedures.		CD	To be done	*Ongoing as part of Zoning Ordinance update*
OPEN SPACE				
1. Prepare/adopt Tree Ordinance	1.2	CD	1993	Adopted 6/23/03
2. Prepare/adopt Open Space Ordinance to zone open space use in perpetuity	3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 5.4	CD	1993	To do
3. Prepare/adopt Stream, Canal and Waterway Protection Ordinance	7.4, 7.6	CD	1993	To do
4. Prepare/adopt Habitat Management Plan	1.1, 1.3, 1.4, 1.5, 1.6, 1.9, 2.6, 5.4, 7.6	CD	1995	To be done; Participating in discussions with Placer County Legacy
5. Continue to utilize Quimby Act	3.6, 5.1, 5.2, 5.3, 5.4, 5.6, 6.7	CD, ARD	Ongoing	Ongoing
6. Maintain Parks Standard of 5 acres/1,000 pop.	3.6, 6.7	CD, ARD	1992-1997	Ongoing
7. Include measures to protect visual resources along scenic corridors in Zoning Ordinance	5.4, 6.1, 6.2, 6.3, 6.4, 6.5, 7.6	CD	1993	To do
8. Provide for recreational opportunities in Baltimore Ravine through the Southwest Specific Plan	3.6, 5.1, 5.2 5.3, 5.4, 5.5, 6.7	CD	1992-1993	To do *BRSP adopted February 2011; Park site provided in phase 2; open space trails provided in Phases 1 and 2.*
9. Prepare a Household Hazardous Waste Ordinance (see Safety Element Implementation Measure K)	2.5	PW	1992-1993	To do. City participates with Western Placer Waste Management Authority and supports regional programs, including HHW collection events and a permanent HHW facility

10. Amend the Landscape Ordinance to establish a maintenance and enforcement program	6.6	CD	1993-1994	*Ongoing as part of zoning ordinance update*
11. Implementation measures for Policy 7.3 are included in implementation of the Land Use Element	7.3	CD, PW, B	Ongoing	To do
NOISE				
1. Develop and utilize procedure to ensure noise mitigation measures are implemented	1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	CD	Immediate and ongoing	Done/Ongoing
2. Develop and utilize procedures to monitor compliance with the standards of the Noise Element	1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	CD	Immediate and ongoing	Done/Ongoing
3. Enforce the State Noise Insulation Standards and Chapter 35 of the Uniform Building Code (UBC)	1.2, 2.3, 2.4, 2.5, 2.6	CD, B	Immediate and ongoing	Ongoing
4. Enforce California Vehicle Code sections relating to vehicle mufflers and exhaust systems	General Plan Guidelines	CD, P	Immediate and ongoing	Ongoing
5. Purchase only new equipment and vehicles which comply with noise level performance standards	General Plan Guidelines	CD, P, F, PW, CM	Immediate and ongoing	Done/Ongoing
6. Periodically review and update the Noise Element to ensure consistent with changing conditions within the community	General Plan Guidelines	CD	Immediate and ongoing	To do
SAFETY				
1. Review new development for conformance to fire safety standards	1.1, 1.2, 1.3	CD, F	Ongoing	Ongoing
2. Prepare educational brochure on fire hazard and prevention	1.4, 1.5	CD, F	1993	Done
3. Develop/adopt flood zone prohibition in Zoning Ordinance	2.1, 2.2, 2.3	CD, PW	1994	Done
4. Coordinate with Placer County regarding Solid Waste and Hazardous Management Plans	3.1, 4.1, 4.2, 4.3, 4.4	CD, PW	Annually	Ongoing
5. Conform to CEQA review requirements	3.2, 3.3, 3.4, 3.5, 3.6	CD, PW, F, P	Ongoing	Ongoing
6. Periodically update the Emergency Services Plan	5.1, 5.2, 5.3, 5.8	P, F, PW, CM	Ongoing	Ongoing
7. Continue/expand Crime Prevention Programs	5.5, 5.6	P	Ongoing	Ongoing
8. Include emergency access for development projects	3.6, 5.1, 5.7	CD, PW, B	Ongoing	Ongoing
9. Include legible sign and street number requirements in the development review process	5.1, 5.2, 5.4	CD, PW, B	Ongoing	Ongoing

10. Require new buildings comply with UBC Standards regarding seismic events	3.1, 3.3, 3.4, 3.5, 5.2	CD, PW, B	1992-ongoing	Ongoing
11. Prepare a Household Hazardous Waste Ordinance	4.5	PW	1992-1993	To do. City participates with Western Placer Waste Management Authority and supports regional programs, including HHW collection events and a permanent HHW facility
ECONOMIC				
1. Host annual seminar with Chamber of Commerce, Main Street, Merchants Association	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.1	CM, CD	1st Annual 1994	To do
2. Identify areas suitable for redevelopment	2.2, 3.2	CD, PW, AUDA	Immediate and ongoing	Auburn Redevelopment Area updated May, 2007
3. Promote establishment of rail station	4.1, 4.2, 4.3	CD, AUDA, PW	Immediate and ongoing	Rail Transit Station completed February, 2004
4. Retain services of economic development specialist to assist with business retention/expansion	1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 3.1, 3.2	AUDA, CM, CD	1993	Done/Ongoing
HISTORIC				
1. Prepare/adopt Historic District designation for Old Town and Downtown Areas.	1.1	CD	1994-1998	Completed - 11/15/04
2. Implement the Historic District Development Guidelines and continue implementation of the Auburn Main Street Design Guidelines	1.1	CD	1993-1995 and ongoing	Ongoing; Historic Preservation Architectural Design Guidelines updated 10/04
3. Continue to update the inventory of historic sites	1.2	CD	1994-1996	Ongoing
4. Prepare an historic site ordinance	1.2	CD	1994-1996	Completed - 11/15/04
5. Prepare design guidelines for residential structures	1.2	CD	1994-1996	Completed -- 11/15/04; Design review for single-family residential was not required, however, design guidelines were included for SFR should a SFR owner opt to have their property designated historic

LEGEND:

CD	Community Development Department	F	Fire Department	AUDA	Auburn Urban Development Authority
P	Police Department	CM	City Manager	ARD	Auburn Recreation District
PW	Public Works Department	CC	City Council	B	Building Department
PC	Planning Commission	Fi	Finance Department	LAFCO	Local Agency Formation Commission