

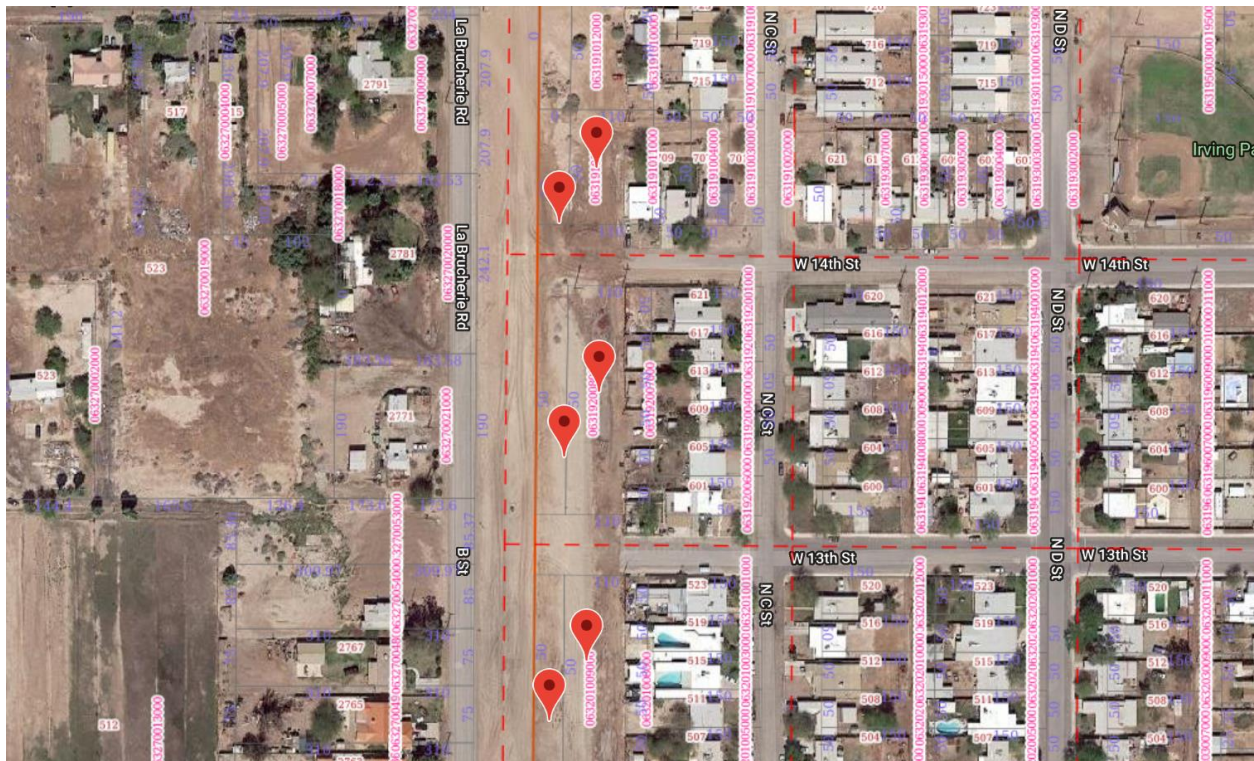


Staff Report

Agenda Item No.

To: City of Imperial Planning Commission
From: Lisa Tylanda, Planner
Date: July 17, 2019
Subject: 12th through 15th Street Apartments Zone Change and General Plan Amendment from R-1 (Residential Single Family) to R-A (Residential Apartments).

Background:



- Current Zoning: R-1 (Residential Single Family)
- Proposed Zoning: R-A (Residential Apartment)
- Current Land Use: Vacant Parcels
- Approximate Size of Properties Combined: 136940 sqft./3.14 acres

- Parcel Legal Descriptions:

1. APN:063-201-008: LOTS 1 2 3 4 5 & 6 BLK 9 PARK ADDITION OM 1 16 LESS W 40 FT
2. APN:063-201-009: W 40 FT OF LOTS 1 2 3 4 5 & 6 BLK 9 PARK ADD OM 1 16
3. APN:063-192-008: W 40 FT OF LOT 1 THRU 6 BKL 4 PARK
4. APN:063-192-007: LOTS 1 TO 6 INCL BLK 4 LESS W 40 FT TO CITY PARK ADDITION
5. APN:063-191-011: LOTS 4 5 & 6 BLK 3 PARK ADD CITY OF IMPERIAL EXC W 40 FT
6. APN:063-191-013: W 40 FT OF LOTS 4 5 & 6 BLK 3 PARK ADD CITY OF IMPERIAL
7. APN:063-191-010: LOTS 1 2 & 3 BLK 3 PARK ADD CITY OF IMPERIAL EXC W 40 FT
8. APN:063-191-012: W 40 FT OF LOTS 1 2 & 3 BLK 3 PARK ADD CITY OF IMPERIAL

- Environmental Clearance (CEQA): An Initial Study has been conducted (please refer to attachment). The initial study indicates that the proposed project will not generate foreseeable environmental impacts. A Negative Declaration is recommended.

The applicant is requesting that the zoning designation on the eight (8) parcels listed above from R-1 (Single-Family Residential) to R-A (Residential Apartment) to allow for the development of multi-family apartment complexes. This zone change and general plan amendment would allow for has been completed and is currently rented out.

General Plan Compliance and Policies Related to this Application:

- Housing Element-Regional Housing Needs Allocation Goals:

California state law recognizes that local governments play a vital role in developing affordable housing. In 1969, the state mandated that all California cities, towns and counties must plan for the housing needs of our residents—regardless of income.

This state mandate is called the Housing Element and Regional Housing Need Allocation, or RHNA. As part of RHNA, the California Department of Housing and Community Development, or HCD, determines the total number of new homes the City of Imperial needs to build—and how affordable those homes need to be—in order to meet the housing needs of people at all income levels.

Southern California Association of Governments (SCAG) then distributes a share of the region’s housing need to each city, town and county in the region. Each local government must then update the Housing Element of its general plan to show the locations where housing can be built and the policies and strategies necessary to meet the community’s housing needs.

The table below depicts the City of Imperial’s RHNA numbers:

City of Imperial 2014-2021 RHNA by Income Category

Income Category	Imperial	
	No. of Households	% of Total RHNA Allocation
Very Low	349	27%
Low	205	16%
Moderate	202	15%
Above Moderate	553	42%
TOTAL	1,309	100%

The City of Imperial has yet to meet the RHNA goal. Tenure, for the purpose of this analysis refers to whether a housing unit is owned or rented. Housing tenure is an important indicator of the supply and cost of housing. Low ownership rates suggest an inadequate supply, or high cost, of housing while high ownership rates suggest affordability. Between 2000 and 2010, approximately 71 percent of households in Imperial owned their home during the two decades. This is an increase from 64.8 percent in 1990, suggesting a positive increase in home ownership opportunities in the City of Imperial. A certain amount of vacancy allows for greater ease for households or individuals to find available housing and may lead to lower housing costs. The latest 2018 housing estimate developed by the Department of Finance estimate a vacancy rate of 9.4 percent for the City of Imperial which is comparable to the average vacancy rate 9.5 % for the incorporated cities in Imperial County.

Vacancy rates are also an important housing market indicator in that the vacancy rate often influences the cost of housing and reflects the correlation between housing demand and availability.

For rental housing, a five percent vacancy rate is considered necessary to permit ordinary rental mobility, while with for-sale housing a two-percent vacancy rate is considered the threshold to permit ordinary mobility. If vacancy rates are below these levels, residents will have a difficult time finding appropriate units and competition for units will drive up housing prices. The Table below provides a snapshot of rental unit availability in the City of Imperial for the month of March 2018.

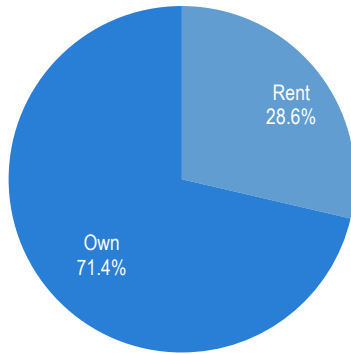
	Number of Bedrooms	Number of
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	1	2	3	4	
Market Rate Apartments	\$750	\$800-\$1145	N/A	N/A	1
Subsidized Family Apartments	\$428-\$482	\$510-\$625	\$581-\$657	N/A	0
Senior Apartments - Market Rate	\$770	\$810	N/A	N/A	0
Senior Apartments Subsidized	\$489-\$678	\$589-\$725	N/A	N/A	0
Single Family Homes	N/A	\$850-\$950	\$650-\$1350	\$1200-\$1350	3

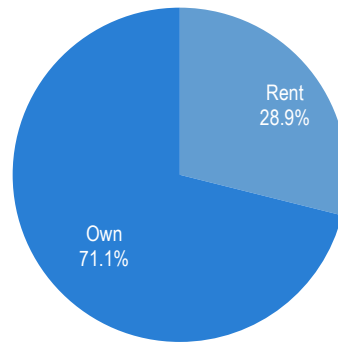
City of Imperial Rental Units- March 2019

Renters and Homeowners

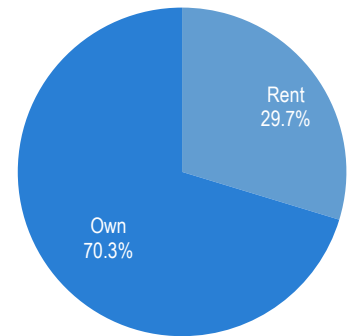
Percentage of Renters and Homeowners: 2000, 2010, and 2016



2000



2010



2016

Sources: 2000 and 2010 U.S. Decennial Census; Nielsen Co., 2016

Between 2000 and 2016, homeownership rates decreased and the share of renters increased.

Current RHNA Progress:

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												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	349											349
	Non-deed restricted												
Low	Deed Restricted	205											139
	Non-deed restricted		0	56	10							66	
Moderate	Deed Restricted	202											-402
	Non-deed restricted		164	43	175	222						604	
Above Moderate		553	58	16	27	53						154	399
Total RHNA by COG. Enter allocation number:		1,309											
Total Units ▶ ▶ ▶			222	115	212	275						824	485
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Based on the data collected from SCAG there is a need for multifamily housing. Currently, there are only 4 (four) multi-family complexes (Imperial Gardens, Villa Lara, Morningside Apartments and Villas Pacificas) within the City of Imperial.

- Objective 1 of the General Plan Land Use Element states that:

“The land use distribution should be such, that the integrity of the existing land use is maintained and/or enhanced. Also, the new land uses should be distributed to encourage the development of residential uses at appropriate densities, to implement the quantified objectives for housing construction as contained in the General Plan Housing Element.”

- Objective 7, Policy 7B of the General Plan Land Use Element states that:

“Encourages a variety of housing types and styles”- The addition of a Residential Apartments adjacent to conventional single family residential developments, existing residential apartments, and Commercial Neighborhood uses is in furtherance of this General Plan policy.

Traffic and Circulation Impacts

If the subject site were to be developed with Residential Single Family developments (homes), the parcels could generate up to 288 average daily trips (ADT’s). If the zone is changed to “R-A”, the site could generate up to 480 ADT’s based on a “80 unit multifamily apartment complex”, which could be less since there is not an official proposal project amount on behalf of the applicant. All ADT projections are based on San Diego Association of Governments (SANDAG) Trip Generation Rates. The developer must incorporate, provide and install traffic mitigation measures that are formulated by the City of Imperials Traffic Commission and approved by the City engineer and developer's engineer for the intersections of 13th and 14th Street before building permits are obtained and/or certificates of occupancy.

Environmental Compliance

An Initial Study that has been conducted has identified the need to proceed with recommending a Negative Declaration.

Staff Recommendation:

Staff recommends that the Planning Commission conduct a public hearing to receive testimonies for or against the project. If there are no testimonies to the contrary, Staff recommends that the Planning Commission recommend the attached Resolutions and recommend the adoption of an ordinance to City Council for this proposed zone change and general plan amendment.

Attachments:

- Location map.
- Proposed Conditions of Approval.
- Resolution 2019-14