

APPENDIX 2L: CITY OF SANGER

SECTION 2L-1: IMPLEMENTATION PROGRAMS

Adequate Sites

Program 1: Provision of Adequate Sites

The City of Sanger will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 2,411 units. As part of this Housing Element update, the City has developed a parcel-specific inventory of sites suitable for future residential development. The suitability of these sites has been determined based on the development standards in place and their ability to facilitate the development of housing to meet the needs of the City's current and future residents.

Timeframe and Objectives:

- Maintain and annually update the inventory of residential land resources.
- Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need.
- Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the regional and local land use goals and policies.

Financing:	General Fund
Implementation Responsibility:	Community Development Department/Planning Division
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 2: Rezoning for RHNA

The City's current sites capacity has a total shortfall of 1,456 units for meeting its Fourth and Fifth Cycle RHNA obligations. This shortfall is comprised of 796 lower-income units and 336 moderate-income units from the Fourth Cycle RHNA and 284 lower income units and 169 moderate-income units from the Fifth Cycle RHNA.

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To meet the shortfall, the City will rezone adequate acreage within its City Limits. Per State law, the City must rezone to accommodate the unaccommodated need from the Fourth Cycle RHNA within one year of the Housing Element adoption due date, and must accommodate the Fifth Cycle RHNA within three years of the actual Housing Element adoption date. In accordance with State law, the City will rezone enough land to cover the unaccommodated need from the Fourth Cycle of 796 lower-income units and 336 moderate-income units within one year of adoption of the Housing Element. The City will rezone enough land to cover the remaining Fifth Cycle unaccommodated need of 284 lower-income units and 40 moderate-income units within three years of adoption of the Housing Element. Sanger has identified 27 potential rezone sites, summarized in Table 2L-7 and shown in Figure 2L-1. These sites, if rezoned to RM-1.5, have a capacity for 3,523 units. Given the City's remaining need, the City will only need to rezone some of the candidate sites in order to meet its RHNA.

Rezoning to accommodate this RHNA shortfall must meet the following requirements:

- Sites must be rezoned to permit owner-occupied and rental multi-family housing by right without discretionary review of the use or density; and
- Sites must be zoned with a minimum density of at least 16 units per acre.
- At least 50 percent of the lower income RHNA shortfall must be permitted on sites designated for residential use where nonresidential uses or mixed use are not permitted.

Timeframe and Objectives:

- Rezone enough land to cover the unaccommodated need from the Fourth Cycle of 796 lower-income units and 336 moderate-income units within one year of adoption of the Housing Element.
- Rezone enough land to cover the remaining Fifth Cycle unaccommodated need of 284 lower-income units and 40 moderate-income units within three years of adoption of the Housing Element.

Financing:	General Fund
Implementation Responsibility:	Community Development Department/Planning Division
Relevant Policies:	Policy 1.1, Policy 1.2

Program 3: Monitoring of Residential Capacity (No Net Loss)

The City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Timeframe and Objectives:

- Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by 2016.
- Monitor and report through the HCD annual report process.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6

Affordable Housing Development and Preservation

Program 4: Affordable Housing Incentives

The City continues to have needs for affordable housing for lower income households, especially for seniors, disabled (including persons for developmental disabilities), the homeless, and those at imminent risk of becoming homeless. The City will continue to work with housing developers to expand affordable housing opportunities.

Timeframe and Objectives:

- Annually contact affordable housing developers to explore affordable housing opportunities.
- Continue to offer fee waivers, reductions, and/or deferrals to facilitate affordable housing development and special needs projects, particularly those located on infill sites.
- Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development. Examples of flexible development standards include: reduced parking requirements; reduced requirements for curb, gutter and sidewalk construction;

common trenching for utilities; and reduced water and wastewater connection fees.

- Continue to streamline the environmental review process for housing developments, using available State categorical exemptions and Federal categorical exclusions, when applicable.
- Monitor the State Department of Housing and Community Development’s website annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower income households (including extremely low income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.
- Expand the City’s affordable housing inventory by 225 units over the next eight years – 50 extremely low income, 75 very low income, and 100 low income units.

Financing:	HOME, CDBG, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.3, Policy 2.4, Policy 2.5, Policy 2.6, Policy 2.7

Program 5: Preserving Assisted Housing

None of the assisted affordable rental projects in Sanger are at risk of converting to market rate housing by 2025. Nevertheless, the City will continue to monitor status of affordable housing projects and other affordable housing agreements (such as density bonus agreements).

Timeframe and Objectives:

- Continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing, contact nonprofit housing providers and the Fresno Housing Authority to pursue options to preserve the projects.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 3.6

Removal of Governmental Constraints

Program 6: Zoning Code Amendments

In compliance with State laws, the City will amend its Zoning Code to address the provision of a variety of housing options, especially housing for special needs groups. Specifically, the City will amend the Zoning Code to address the following:

- **Emergency Shelters for the Homeless:** Identify a zone or zones where emergency shelters will be permitted by right and establish development standards as permitted by State law.
- **Transitional/Supportive Housing:** Consistent with Government Code, address the provision of transitional and supportive housing in the same manner as similar uses in the same zones.
- **Density Bonus:** Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided.
- **Farmworker/Employee Housing:** Comply the Employee Housing Act which requires farmworker housing up to 12 units or 36 beds be considered an agricultural use and permitted in any zone that permits agricultural uses, and employee housing for six or fewer employees are to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone.
- **Group Homes:** Amend the Zoning Ordinance to allow group homes for six or fewer residents in all zones allowing single family residential uses. Additionally, amend the Zoning Ordinance to include provisions for larger group homes of seven or more residents.
- **Second Units:** Amend the Zoning Ordinance to allow second units as permitted by right in all zones allowing single family uses.
- **Single Room Occupancy:** Amend the Zoning Code to address the provision of SRO housing.
- **Definition of Family:** Remove the definition of family in the Zoning Code, or amend the definition to ensure it does not differentiate between related and unrelated individuals, or impose

a numerical limit on the number of persons in a family.

- **Reasonable Accommodation:** Establish a reasonable accommodation procedure to provide flexibility in policies, rules, and regulations in order to allow persons with disabilities access to housing.

The City will continue to monitor the effectiveness and appropriateness of the Zoning Ordinance in facilitating housing for the homeless and other persons with special needs and make amendments as necessary.

Timeframe and Objectives:

- Amend Zoning Ordinance to address the provision of emergency shelters for the homeless and transitional/supportive housing by December 2015.
- Complete remaining Zoning Ordinance updates by December 2016.
- Annually review the effectiveness and appropriateness of the Zoning Ordinance and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.5, Policy 4.6

Housing Quality

Program 7: Fresno County Housing Assistance Rehabilitation Program (HARP)

This program provides loans to qualifying homeowners in the unincorporated County and participating cities for the improvement of their homes. The City of Sanger is a participating city. Eligible improvements include energy efficiency upgrades and installations, health and safety and hazard corrections, and accessibility modifications. Loan terms under this program vary according to household income and the improvements and repairs that are needed.

Timeframe and Objectives:

- Promote available housing rehabilitation resources on City website and public counters.
- Refer interested households to County program with the goal of assisting four low income households during the planning period.

Financing:	CDBG and HOME funds
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 3.2, Policy 3.4, Policy 4.1

Program 8: Fresno County Rental Rehabilitation Program (RRP)

This program provides no interest loans to qualifying property owners in the unincorporated County and participating cities for making improvements to their rental properties. The City of Sanger is a participating city. Eligible improvements include repairing code deficiencies, completing deferred maintenance, lead-based paint and asbestos abatement, HVAC repairs, energy efficiency upgrades, accessibility modifications, and kitchen and bathroom upgrades.

Timeframe and Objectives:

- Promote available housing rehabilitation resources on City website and public counters.
- Refer interested property owners to County program.

Financing:	HOME funds
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 3.2, Policy 3.4, Policy 4.1

Program 9: Code Enforcement

The City's Code Enforcement is in charge of the enforcing the City's building codes with the objective of protecting the health and safety of residents.

Timeframe and Objectives:

- Continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes.
- Refer income-eligible households to County housing rehabilitation programs for assistance in making the code corrections.

Financing:	General Fund
Implementation Responsibility:	Code Enforcement
Relevant Policies:	Policy 3.1, Policy 3.3

Housing Assistance

Program 10: Fresno County Homebuyer Assistance Program (HAP)

City of Sanger participates in the County's Homebuyer Assistance Program. This program assists lower income families with purchasing their first home by providing a zero interest, deferred payment loan that does not exceed 20 percent of the purchase price of the single family residence (plus loan closing costs). Households earning up to 80 percent AMI in unincorporated Fresno County and participating cities are eligible for this program.

Timeframe and Objectives:

- Promote available homebuyer resources on City website and public counters.
- Refer interested households to County program with the goal of assisting four households.

Financing:	HOME funds
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 2.8

Program 11: First-Time Homebuyer Resources

Sanger residents have access to a number of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA):

- **Mortgage Credit Certificate (MCC):** The MCC Tax Credit is a federal credit which can reduce potential federal income tax liability, creating additional net spendable income which borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their U.S. individual income tax returns.

- **CalPLUS Conventional Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term. The CalPLUS Conventional is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance.
- **CalHFA Conventional Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.

CalHFA loans are offered through local loan officers approved and trained by CalHFA.

Timeframe and Objectives:

- Promote available homebuyer resources on City website and public counters in 2016.
- Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.

Financing:	CalHFA
Implementation Responsibility:	Planning and Development Department
Relevant Policies:	Policy 2.8

Program 12: Energy Conservation

The City promotes energy conservation in housing development and rehabilitation.

Timeframe and Objectives:

- Consider incentives to promote green building techniques and features in 2017.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.
- Expedite review and approval of alternative energy devices.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Department
Relevant Policies:	Policy 6.1, Policy 6.2, Policy 6.3

Program 13: Housing Choice Vouchers

The Housing Choice Voucher (HCV) Program extends rental subsidies to extremely low and very low income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the HUD and what a tenant can afford to pay (i.e. 30 percent of household income). The Fresno Housing Authority administers the housing choice voucher program in Fresno County.

Timeframe and Objectives:

- Provide information on the HCV program on City website and public counters in 2016.
- Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.

Financing:	HUD Section 8
Implementation Responsibility:	Fresno Housing Authority
Relevant Policies:	Policy 2.2

Program 14: Fair Housing

Residents in Sanger has access to fair housing services through the Fresno Housing Authority, Fair Housing and Equal Opportunity (FHEO) division of HUD, and the State Department of Fair Employment and Housing (DFEH). The City will assist in promoting fair resources available in the region.

Timeframe and Objectives:

- Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and City website.

Financing:	CDBG; HOME; Other resources as available
Implementation Responsibility:	Fresno Housing Authority; FHEO; DFEH
Relevant Policies:	Policy 5.1, Policy 5.2

Quantified Objectives

The Housing Element must contain quantified objectives for the maintenance, preservation, improvement, and development of housing. The quantified objectives set a target goal to achieve based on needs, resources, and constraints. Table 2L-1 shows the quantified objectives for the 2015-2023 Housing Element planning period. These quantified objectives represent targets. They are not designed to be minimum requirements. They are estimates based on past experience, anticipated funding levels, and expected housing market conditions.

Table 2L-1: Summary of Quantified Objectives – 2015-2023

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	50	75	100	163	568	956
Rehabilitation			4			4
Homebuyer Assistance			4			4
Conservation (Subsidized Rental Housing and Public Housing)	-	128	128	-	-	256

SECTION 2L-2: SITES INVENTORY

AB 1233 Carry-Over Analysis

AB 1233 was signed into law on October 5, 2005, and applies to housing elements due on or after January 1, 2006. Specifically, the law states that if a jurisdiction fails to provide adequate sites in the prior planning period, within one year of the new cycle, the jurisdiction must rezone/upzone adequate sites to accommodate the shortfall. This requirement is in addition to rezoning/upzoning that may be needed to address the Regional Housing Needs Allocation (RHNA) for the new cycle.

This law affects the City of Sanger's 2015-2023 Housing Element, requiring the City to address its deficit in sites, if any, for the previous housing element cycle (2008-2015, extended from 2013 by legislation). The City of Sanger did not submit a fourth cycle (2008-2015) housing element for review and certification from HCD. Consequently, the fifth cycle housing element must demonstrate the City's ability in meeting its prior RHNA, and roll over any shortfall in sites to the new planning period. To determine any potential penalties, the analysis in this Housing Element uses the following approach outlined by HCD:

- Step 1: Subtracting the number of housing units constructed, under construction, permitted, or approved since 2006 to date by income/affordability level; and
- Step 2: Subtracting the number of units that could be accommodated on any appropriately zoned sites available in the city during the RHNA cycle.

Units Built or Under Construction

The City can count any building permits issued since January 1, 2006, the start of the fourth cycle RHNA period. Sanger has issued permits for 455 single family units since 2006, all of which were inventoried as above moderate-income.

Vacant Land

In assessing if the City would incur any RHNA penalty from the previous planning period, this section examines the amount of vacant land available in the city with the potential for residential development. The vacant land inventory described below as a part of the sites inventory for the Fifth Cycle Housing Element can be counted toward the Fourth Cycle Housing Element RHNA as well, since all these sites were available during the Fourth Cycle RHNA period. As shown in Table 2L-5 and Figure 2L-1, Sanger has capacity on vacant sites for 833 units, including 123 lower-income units, 123 moderate-income units, and 587 above-moderate-income units.

Sanger can also retroactively count approved projects as vacant sites since the land was vacant during the previous RHNA cycle. Therefore, APN 325-090-07T, the site of the Sanger Crossing approved project, can be treated as a vacant site. APN 325-090-07T includes 4.4 acres of vacant land zoned RM-2.5. Using the same assumptions as Table 2L-5, this site has capacity for 61 lower-income units.

AB 1233 Carry-Over Analysis Summary

Table 2L-2 summarizes the AB 1233 carry-over analysis for Sanger. Based on units constructed, capacity on vacant and underutilized sites, Sanger meets its Fourth Cycle RHNA in the above moderate-income category, but has 796 units of unaccommodated need in the lower-income category and 336 units of unaccommodated need in the moderate-income category. This unaccommodated need will be added to Sanger's Fifth Cycle RHNA.

Table 2L-2 AB 1233 Carry-Over Analysis Summary

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
2006-2013 RHNA	286	286	408	459	912	2,351
Units Constructed 2006-2013			0	0	455	455
Vacant and Underutilized Sites (Table L-2.5)			184	123	587	833
Unaccommodated Need from 4th Cycle			796	336	0	1,132

Source: City of Sanger, 2014.

Fifth Cycle Housing Element RHNA Analysis

For the fifth Housing Element update, Sanger has been assigned a RHNA of 1,218 units, including 312 very low income units, 175 low income units, 163 moderate income units, and 568 above moderate income units. In addition, the City has a carry over of 797 lower-income units and 336 moderate-income from the Fourth Cycle RHNA, for a total of 1,283 lower-income units and 336 moderate-income.

Units Built or Under Construction

Since the Fifth cycle RHNA projection period runs from January 1, 2013, to December 31, 2023, Sanger's RHNA can be reduced by the number of units built or under construction since January 1, 2013. According to building permit data, the City issued building permits for 685 single family units, all of which are inventoried as above moderate-income (see Table 2L-3 and Figure 2L-1).

Table 2L-3 Units Built or Under Construction

Project/APN	Units by Income Level					Total Units	Description of Units
	ELI	VLI	LI	MI	AMI		
Stonehaven Phase 1					84	84	Single family
Sequoia View					67	67	Single family
Orchard Park III					94	94	Single family
Oak Grove (Olive Glen)					209	209	Single family
Other Single Family Permits					231	231	Single family
Total	0	0	0	0	685	685	

Source: City of Sanger, 2014.

Planned or Approved Projects

Sanger's Regional Housing Needs Allocation (RHNA) can also be reduced by the number of new units in projects that are planned or approved, but not yet built. Table 2L-4 and Figure 2L-1 show an inventory of all residential projects that are (as of January 2015) approved or in the planning process and scheduled to be built by the end of the current Housing Element planning period (December 31, 2023). For each project the table shows the name of the development, number of units by income category, a description of the units, and the current status of the project. Planned and Approved projects in Sanger are anticipated to result in 268 units, including 80 lower-income units and 188 above moderate-income units. The 80 lower-income units are part of Phases 1 and 2 of Sanger Crossing Apartments, which received funding from several sources including Fresno County HOME funds, a land loan from the Sanger Housing Authority, and a tax credit allocation.

Table 2L-4 Planned or Approved Projects

Project	Units by Income Level					Total Units	Description of Units	Status
	ELI	VLI	LI	M	AM			
Royal Wood					187	187	Single family subdivision	Approved December 2004
Sanger Crossing Phase 1	3	18	23		1	45	Affordable deed-restricted units	Approved May 2013
Sanger Crossing Phase 2			36			36	Affordable deed-restricted units	Approved May 2013
Total	3	18	59	0	188	268		

Source: City of Sanger, 2014.

Vacant Land

The Sanger Housing Element sites inventory uses the following assumptions:

- **Relation of density to income categories.** The following assumptions were used to determine the income categories according to the allowed densities for each site:
 - **Lower-income (LI) Sites.** Sites at least 0.5 acres in size that allow at least 14 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development in accordance with the market analysis provided in Section 3. This includes sites zoned RM-1.5, which allows up to 29 units per acre, and sites zoned RM-2.5, which allows 17.42 units per acre.
 - **Moderate-Income (MI) Sites.** Sites that are less than 0.5 acres in size and zoned for RM-1.5 or RM-2.5 were deemed too small to be inventoried as lower-income and were instead inventoried as moderate-income.
 - **Above Moderate-Income (AMI) Sites.** Sites within zones that allow only single family homes at lower densities were inventoried as above moderate-income units. This includes sites zoned for R-1-6, R-1-7.5, and R-1-10.
- **Assumptions for Mixed Use.** Sanger permits mixed use development within the C-P zoning district and conditionally permits mixed use within the C-3 zoning district. Both zoning districts allow for a maximum of 17.42 units per acre. These sites were inventoried as lower-income at 80 percent of the maximum allowed density.
- **Development Potential.** The inventory assumes build out of 80 percent of the maximum permitted density for all sites.

Table 2L-5 identifies vacant sites that are presently zoned for residential or mixed uses and suitable for residential development in Sanger. The locations of these sites are shown in Figure 2L-1. Based on permitted densities and the assumptions described above, the sites identified in Table 2L-5 can accommodate an estimated 943 units, including 327 moderate-income units⁵ and 616 above moderate-income units. All of these sites are outside of FEMA 100-year flood zones and do not have other environmental constraints that could hinder future development.

Table 2L-5 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	M	AM		
31406232 (prezoned)	8.85	RM-2.5	RM-2.5	Vacant	17.42	154			154	No
31512109	1.17	RM-2.5	RM-2.5	Vacant	17.42	16			16	No
31706138	0.89	RM-2.5	RM-2.5	Vacant	17.42	12			12	No
31510164 31510163 31510112 Subtotal	0.59 0.31 0.03 0.93	C-P	C-P	Vacant	17.42	12			12	No
31713113	0.78			Vacant						
32212202	0.25			Vacant						
32011323	0.50			Vacant						
32505223	0.36	RM-2.5	RM-2.5	Vacant	17.42		4		4	No
32222502	0.34	RM-2.5	RM-2.5	Vacant	17.42		4		4	No
32017208	0.33	RM-2.5	RM-2.5	Vacant	17.42		4		4	No
32222501	0.33	RM-2.5	RM-2.5	Vacant	17.42		4		4	No
32223006	0.32	RM-2.5	RM-2.5	Vacant	17.42		4		4	No
32223005	0.32	RM-2.5	RM-2.5	Vacant	17.42		4		4	No
32223007	0.32	RM-2.5	RM-2.5	Vacant	17.42		4		4	No
32223004	0.32	RM-2.5	RM-2.5	Vacant	17.42		4		4	No
32223003	0.31	RM-2.5	RM-2.5	Vacant	17.42		4		4	No
32223002	0.31	RM-2.5	RM-2.5	Vacant	17.42		4		4	No
32223008	0.31	RM-2.5	RM-2.5	Vacant	17.42		4		4	No
32223012	0.30	RM-2.5	RM-2.5	Vacant	17.42		4		4	No
32223010	0.30	RM-2.5	RM-2.5	Vacant	17.42		4		4	No
32223013	0.30	RM-2.5	RM-2.5	Vacant	17.42		4		4	No

Table 2L-5 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	M	AM		
32223011	0.30	RM-2.5	RM-2.5	Vacant	17.42		4		4	No
32223009	0.30	RM-2.5	RM-2.5	Vacant	17.42		4		4	No
32223001	0.29	RM-2.5	RM-2.5	Vacant	17.42		3		3	No
32223014	0.28	RM-2.5	RM-2.5	Vacant	17.42		3		3	No
31708213	0.25	RM-2.5	RM-2.5	Vacant	17.42		3		3	No
32011312	0.25	RM-2.5	RM-2.5	Vacant	17.42		3		3	No
32505206	0.23	RM-2.5	RM-2.5	Vacant	17.42		3		3	No
32505305	0.18	RM-2.5	RM-2.5	Vacant	17.42		2		2	No
31720111	0.17	RM-2.5	RM-2.5	Vacant	17.42		2		2	No
32509036	0.17	RM-2.5	RM-2.5	Vacant	17.42		2		2	No
32205314	0.17	RM-2.5	RM-2.5	Vacant	17.42		2		2	No
32017307	0.17	RM-2.5	RM-2.5	Vacant	17.42		2		2	No
31720407	0.17	RM-2.5	RM-2.5	Vacant	17.42		2		2	No
32015220	0.17	RM-2.5	RM-2.5	Vacant	17.42		2		2	No
32012106	0.17	RM-2.5	RM-2.5	Vacant	17.42		2		2	No
31708212	0.17	RM-2.5	RM-2.5	Vacant	17.42		2		2	No
32017209	0.16	RM-2.5	RM-2.5	Vacant	17.42		2		2	No
32505205	0.10	RM-2.5	RM-2.5	Vacant	17.42		1		1	No
31509205	0.16	C-P	C-P	Vacant	17.42		2		2	No
31518009	0.13	C-P	C-P	Vacant	17.42		1		1	No
31510112	0.03	C-P	C-P	Vacant	17.42		1		1	No
31710109	0.29	C-3	C-3	Vacant	17.42		4		4	No
31710208	0.18	C-3	C-3	Vacant	17.42		2		2	No
31710107	0.17	C-3	C-3	Vacant	17.42		2		2	No
31406232	18.04	R-1-7.5	R-1-7.5	Vacant	5.81			83	83	No

Table 2L-5 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	M	AM		
(portion)										
31502130	7.36	R-1-7.5	R-1-7.5	Vacant	5.81			34	34	No
32509007T	13.11	R-1-6	R-1-6	Vacant	7.26			76	76	No
32007307	8	R-1-6	R-1-6	Vacant	7.26			46	46	No
31506024	2.34	R-1-6	R-1-6	Vacant	7.26			13	13	No
32213205	4.65	R-1-6	R-1-6	Vacant	7.26			27	27	No
31506042	3.36	R-1-6	R-1-6	Vacant	7.26			19	19	No
32208137	2.38	R-1-6	R-1-6	Vacant	7.26			13	13	No
32503024S	2.33	R-1-6	R-1-6	Vacant	7.26			13	13	No
32004311	0.74	R-1-6	R-1-6	Vacant	7.26			4	4	No
32208136	0.69	R-1-6	R-1-6	Vacant	7.26			4	4	No
32016310	0.45	R-1-6	R-1-6	Vacant	7.26			2	2	No
31704028	0.44	R-1-6	R-1-6	Vacant	7.26			2	2	No
31512208	0.38	R-1-6	R-1-6	Vacant	7.26			2	2	No
31512318	0.38	R-1-6	R-1-6	Vacant	7.26			2	2	No
32008216	0.25	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224309	0.25	R-1-6	R-1-6	Vacant	7.26			1	1	No
31510153	0.23	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224327	0.23	R-1-6	R-1-6	Vacant	7.26			1	1	No
32035004	0.22	R-1-6	R-1-6	Vacant	7.26			1	1	No
31510152	0.22	R-1-6	R-1-6	Vacant	7.26			1	1	No
31520402	0.21	R-1-6	R-1-6	Vacant	7.26			1	1	No
32035003	0.21	R-1-6	R-1-6	Vacant	7.26			1	1	No
31531204	0.18	R-1-6	R-1-6	Vacant	7.26			1	1	No
31718310	0.18	R-1-6	R-1-6	Vacant	7.26			1	1	No

Table 2L-5 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	M	AM		
31531209	0.17	R-1-6	R-1-6	Vacant	7.26			1	1	No
32035002	0.17	R-1-6	R-1-6	Vacant	7.26			1	1	No
32006213	0.17	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224328	0.17	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224307	0.16	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224326	0.16	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224220	0.16	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224404	0.16	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224408	0.16	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224405	0.16	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224401	0.16	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224201	0.16	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224210	0.16	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224211	0.16	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224120	0.16	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224508	0.16	R-1-6	R-1-6	Vacant	7.26			1	1	No
32510121S	0.16	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224308	0.16	R-1-6	R-1-6	Vacant	7.26			1	1	No
31511421	0.15	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224310	0.15	R-1-6	R-1-6	Vacant	7.26			1	1	No
31711402	0.15	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224329	0.15	R-1-6	R-1-6	Vacant	7.26			1	1	No
32007318	0.15	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224204	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224218	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No

Table 2L-5 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	M	AM		
33224212	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224209	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224213	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224203	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224207	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224202	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224208	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224219	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224217	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224214	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224119	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224114	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224118	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224306	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224305	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224304	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224303	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
32035001	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224302	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224216	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224205	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224215	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224206	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224115	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224325	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No

Table 2L-5 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	M	AM		
33224324	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224323	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224321	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224322	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224320	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224319	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224318	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224317	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224316	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224315	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224314	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224313	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224312	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224311	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224330	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224331	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224332	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224333	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224407	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224402	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224403	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224406	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
33224334	0.14	R-1-6	R-1-6	Vacant	7.26			1	1	No
31531504	0.10	R-1-6	R-1-6	Vacant	7.26			1	1	No
31531601	0.10	R-1-6	R-1-6	Vacant	7.26			1	1	No

Table 2L-5 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	M	AM		
31531602	0.10	R-1-6	R-1-6	Vacant	7.26			1	1	No
31531405	0.10	R-1-6	R-1-6	Vacant	7.26			1	1	No
31531603	0.10	R-1-6	R-1-6	Vacant	7.26			1	1	No
31531604	0.10	R-1-6	R-1-6	Vacant	7.26			1	1	No
31531605	0.10	R-1-6	R-1-6	Vacant	7.26			1	1	No
31531501	0.10	R-1-6	R-1-6	Vacant	7.26			1	1	No
31531502	0.10	R-1-6	R-1-6	Vacant	7.26			1	1	No
31531611	0.10	R-1-6	R-1-6	Vacant	7.26			1	1	No
31531503	0.10	R-1-6	R-1-6	Vacant	7.26			1	1	No
31531610	0.10	R-1-6	R-1-6	Vacant	7.26			1	1	No
31531608	0.10	R-1-6	R-1-6	Vacant	7.26			1	1	No
31531319	0.09	R-1-6	R-1-6	Vacant	7.26			1	1	No
31531606	0.09	R-1-6	R-1-6	Vacant	7.26			1	1	No
31531320	0.09	R-1-6	R-1-6	Vacant	7.26			1	1	No
31531321	0.09	R-1-6	R-1-6	Vacant	7.26			1	1	No
31531322	0.09	R-1-6	R-1-6	Vacant	7.26			1	1	No
32007221	0.09	R-1-6	R-1-6	Vacant	7.26			1	1	No
32008208	0.08	R-1-6	R-1-6	Vacant	7.26			1	1	No
31511715	0.08	R-1-6	R-1-6	Vacant	7.26			1	1	No
32007348	0.06	R-1-6	R-1-6	Vacant	7.26			1	1	No
31510117	0.04	R-1-6	R-1-6	Vacant	7.26			1	1	No
32208126	0.02	R-1-6	R-1-6	Vacant	7.26			1	1	No
31553027	0.36	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553028	0.33	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31545403	0.33	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No

Table 2L-5 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	M	AM		
31545401	0.33	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544059	0.32	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546002	0.28	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31545308	0.26	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553032	0.25	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546003	0.25	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553003	0.25	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546016	0.25	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544051	0.24	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546004	0.23	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544058	0.23	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553033	0.22	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553034	0.22	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31557044	0.21	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31557054	0.21	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31557045	0.21	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31548017	0.21	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553031	0.21	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31545301	0.21	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31545210	0.21	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553029	0.20	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544032	0.20	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546007	0.20	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31557040	0.20	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31557049	0.20	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No

Table 2L-5 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	M	AM		
31544047	0.20	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31548023	0.20	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544056	0.20	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546006	0.20	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553004	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546020	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546005	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546021	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544050	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544060	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544046	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553017	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546010	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544048	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31557053	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31557052	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31557046	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31557047	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31557051	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31557042	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31557048	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31557041	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31557043	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544043	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546011	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No

Table 2L-5 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	M	AM		
31553005	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553007	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544055	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546015	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31545324	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553030	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553018	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546009	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544057	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546001	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553026	0.19	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546017	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546034	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544061	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553006	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544049	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31545208	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31545209	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553013	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553009	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553015	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553008	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553001	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31545309	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553012	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No

Table 2L-5 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	M	AM		
31545303	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31545302	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544053	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553010	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553014	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544033	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546008	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31545314	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31545315	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544045	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553035	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31548019	0.18	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546013	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546012	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546014	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544044	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31548020	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31548021	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31548022	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553011	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546018	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546025	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546040	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546037	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546022	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No

Table 2L-5 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	M	AM		
31546019	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546026	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546039	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546035	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546023	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546038	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546024	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31546036	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544035	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553023	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553025	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553022	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553020	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553024	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544038	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31548018	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553021	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553019	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544052	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544031	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544042	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544054	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553002	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544030	0.17	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553016	0.16	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No

Table 2L-5 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	M	AM		
31553037	0.16	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31553036	0.16	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544039	0.15	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544036	0.15	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544040	0.15	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544041	0.15	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544034	0.15	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
31544037	0.15	R-1-7.5	R-1-7.5	Vacant	5.81			1	1	No
32216119	0.37	R-1-10	R-1-10	Vacant	4.36			1	1	No
32203051	4.67	R-A	R-A	Vacant	1.00			3	3	No
Total						123	123	587	833	

Source: City of Sanger, 2014.

RHNA Summary

Table 2L-6 provides a summary of Sanger's ability to meet the 2013-2023 RHNA. After accounting for units built or under construction, planned and approved projects, and capacity on vacant/underutilized sites, Sanger has a total remaining need of 1,456 units, including 1,080 lower-income units and 376 moderate-income units.

Table 2L-6 RHNA Summary

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
2006-2013 RHNA Unaccommodated Need	0	0	796	336	0	1,132
2013-2023 RHNA	156	156	175	163	568	1,218
Total RHNA	156	156	971	499	568	2,411
Units Built or Under Construction (Table L-2.3)	-	-	-	-	685	685
Planned or Approved Projects (Table L-2.4)	3	18	59	-	188	268
Capacity on Vacant Sites (Table L-2.5)	123		123	587	833	
Surplus/(Remaining Need) ¹	(1,080)		(376)	892	(1,456)	

¹ Remaining Surplus/Need(-) is calculated by subtracting units built, planned projects, and capacity on vacant sites from the total RHNA.

Source: City of Sanger, 2014.

Rezone Program

While the sites identified in Table 2L-5 provide enough capacity in the above moderate-income categories, the City has a remaining need of 1,456 units, including 1,080 lower-income units and 376 moderate-income units. In order to meet this need, Sanger has identified 27 potential rezone sites, summarized in Table 2L-7 and shown in Figure 2L-1. These sites, if rezoned to RM-1.5, have a capacity for 3,523 units. Given the City's remaining need, the City will only need to rezone some of the candidate sites in order to meet its RHNA.

When the new zoning is adopted, the final rezone sites will allow the City to meet its RHNA in all categories. The rezone program is supported through Program 2. Per State law, the City must rezone to accommodate the unaccommodated need from the Fourth Cycle RHNA within one year of the Housing Element adoption due date, and must accommodate the Fifth Cycle RHNA within three years of the actual Housing Element adoption date. In accordance with State law, the City will rezone enough land to cover the unaccommodated need from the Fourth Cycle of 796 lower-income units and 336 moderate-income units within one year of adoption of the Housing Element. The City will rezone enough land to cover the remaining Fifth Cycle unaccommodated need of 284 lower-income units and 40 moderate-income units within three years of adoption of the Housing Element. The City will monitor the availability of vacant land and ensure that the rezoned sites require a minimum of 20 units per acre for the lower-income need.

Table 2L-7 Potential Rezone Sites

APN	Acres	Existing Zoning	Potential Zoning	Potential Maximum Density	Realistic Number of Units (80 percent of max.)
31503067	6.45	R-1-6	RM-1.5	29	148
31503068	7.72	R-1-6	RM-1.5	29	178
31504051	13.47	R-1-7.5	RM-1.5	29	310
31505066	39.32	M-L	RM-1.5	29	904
31506007	13.11	R-1-6	RM-1.5	29	302
31506024	2.34	R-1-6	RM-1.5	29	54
31506042	3.36	R-1-6	RM-1.5	29	77
31510152	0.22	R-1-6			
31510153	0.23	R-1-6			
31510163	0.31	C-P			
31510164	0.59	C-P			
<i>subtotal</i>	<i>1.35</i>		<i>RM-1.5</i>	<i>29</i>	<i>31</i>
31546049	5.57	R-1-7.5	RM-1.5	29	128
31704049	0.62	R-1-6			
31706138	0.89	RM-2.5			
<i>subtotal</i>	<i>1.51</i>		<i>RM-1.5</i>	<i>29</i>	<i>35</i>
31704028	0.44	R-1-6			
31704056	0.56	R-1-6			
<i>subtotal</i>	<i>1.00</i>		<i>RM-1.5</i>	<i>29</i>	<i>23</i>
32001117S	0.37	M-L			
32001119S	0.39	M-L			
32001121S	0.49	M-L			
<i>subtotal</i>	<i>1.25</i>		<i>RM-1.5</i>	<i>29</i>	<i>29</i>
32004311	0.74	R-1-6	RM-1.5	29	17
32007307	8.09	R-1-6			
32007308	0.92	R-1-6			
<i>subtotal</i>	<i>9.02</i>		<i>RM-1.5</i>	<i>29</i>	<i>207</i>
32013207	0.08	C-4			
32013209	0.16	C-4			
32013212	0.07	C-4			
32013213	0.16	C-4			
32013214	0.01	C-4			
32013221	0.25	C-4			
<i>subtotal</i>	<i>0.73</i>		<i>RM-1.5</i>	<i>29</i>	<i>17</i>
32203036	3.56	R-A	RM-1.5	29	82
32203045	2.30	R-A	RM-1.5	29	53
32203049	4.17	R-A	RM-1.5	29	96
32203051	4.67	R-A	RM-1.5	29	107
32208136	0.69	R-1-6			
32208137	2.38	R-1-6			
<i>subtotal</i>	<i>3.07</i>		<i>RM-1.5</i>	<i>29</i>	<i>71</i>
32212317	1.10	C-4			
32212327	3.64	C-4			
32212334	0.81	C-4			

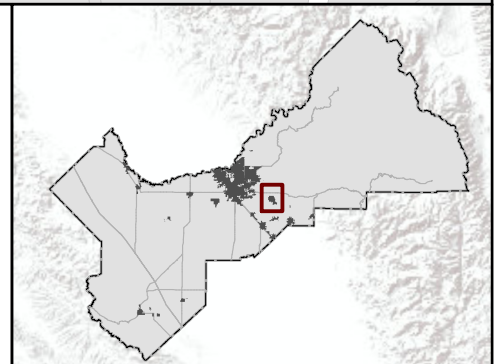
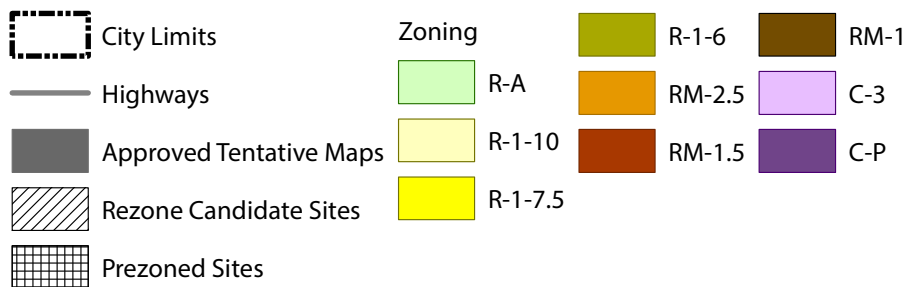
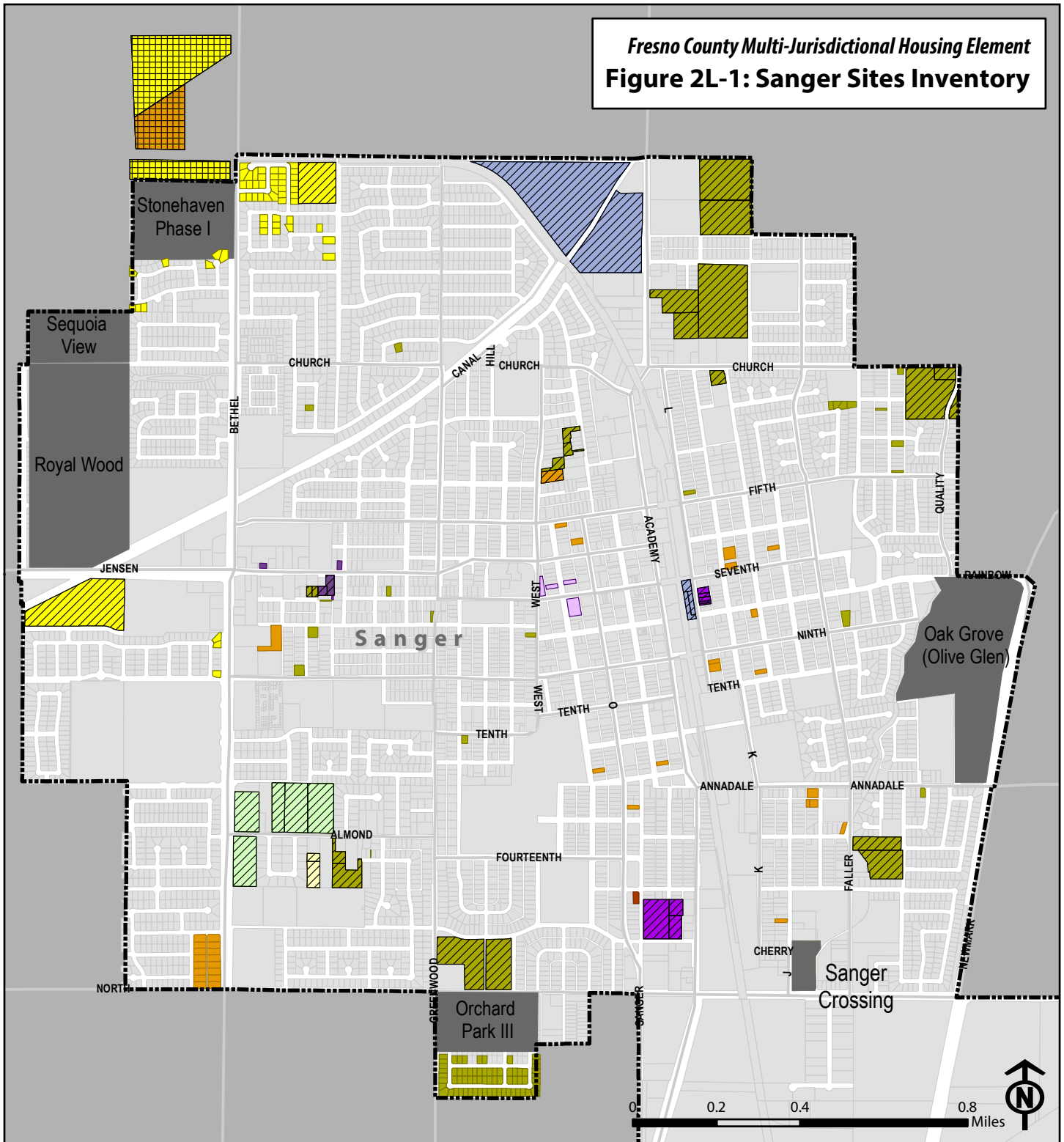
APN	Acres	Existing Zoning	Potential Zoning	Potential Maximum Density	Realistic Number of Units (80 percent of max.)
<i>subtotal</i>	5.55		<i>RM-1.5</i>	29	128
32213203	6.27	R-1-6	RM-1.5	29	144
32213205	4.65	R-1-6	RM-1.5	29	107
32216117	4.20	R-A	RM-1.5	29	97
32216119	0.37	R-1-10			
32216120	1.21	R-1-10			
<i>subtotal</i>	1.58		<i>RM-1.5</i>	29	36
32503024S	2.33	R-1-6	RM-1.5	29	54
32503076	3.84	R-1-6	RM-1.5	29	88
Total	178.20				3,523

Source: City of Sanger, 2014.

APPENDIX 2L: CITY OF SANGER

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**Fresno County Multi-Jurisdictional Housing Element
Figure 2L-1: Sanger Sites Inventory**



APPENDIX 2L: CITY OF SANGER

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SECTION 2L-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The 2025 Sanger General Plan was adopted in November 2003. The Plan contains five residential designations that range in density from one to 22 du/ac.

- ***Low Density:*** 1.0-3.3 dwelling units per acre
- ***Medium Low Density:*** 3.4-5.4 dwelling units per acre
- ***Medium Density:*** 5.5-12.4 dwelling units per acre
- ***Medium High Density:*** 12.5-17.4 dwelling units per acre
- ***High Density:*** 17.5-22.0 dwelling units per acre

The General Plan also allows residential uses in the Commercial/Mixed-use designation at 8.0-16.0 units per acre and in the Agriculture designation at one dwelling/20 acres. In the High Density Residential designation, the City allows for increased density, beyond the 22 unit per acre maximum, for senior housing with the issuance of a conditional use permit.

Conclusion

The General Plan land use designations allow for a mixture of housing types and lot sizes, and the densities are sufficiently high to allow the development of affordable housing for all income levels.

Recommended Action

None required.

Zoning Ordinance

Analysis

The City's Zoning Ordinance provides for the following residential districts:

- ***Urban Reserve (UR):*** The U-R district is intended to be used to reserve, in a substantially undeveloped state, areas planned for future urban use where, because the areas lack public facilities or services, or because the need for urban expansion within them is not immediate, it is necessary to prevent the development of uses or structures that might be premature or conflict with the future planned urban use of the areas.

- ***Single Family Residential Agricultural (R-A):*** The R-A district is intended to provide for the development of one-family residential estate homes in a semi-rural environment on lots not less than 36,000 square feet in area with not more than one dwelling unit permitted on any lot.
- ***Single Family Residential (R-1-10):*** The R-1-10 district is intended to provide for the development of one family residential homes at urban standards on lots not less than 10,000 square feet in area, not more than one dwelling unit permitted on any lot.
- ***Single Family Residential (R-1-7.5):*** The R-1-7.5 district is intended to provide for the development of single family residential homes at urban standards on lots not less than 7,500 square feet in area, with not more than one dwelling unit permitted on any lot.
- ***Single Family Residential (R-1-6):*** The R-1-6 single family residential district is intended to provide for the development of one family residential homes at urban standards on lots not less than 6,000 square feet in area, not more than one dwelling permitted on any lot.
- ***Low Density Multiple Family (RM-2.5, RM-2.5 (s)):*** The RM-2.5 district is intended to provide for the development of low-density multifamily residential structures where such buildings are reasonably spaced on the lot to provide for light, privacy, air, safety, and insulation against transmission of sound, on lots not less than 6,000 square feet in area. The (s) suffix means that development is limited to one story.
- ***Medium Density Multiple Family Residential District (RM-1.5, RM-1.5 (s)):*** The RM-1.5 district is intended to provide for the development of medium-density multifamily residential structures for purposes of rental or sale to permanent occupants on lot not less than 7,500 square feet in area. The (s) suffix means that development is limited to one story.
- ***High Density Multiple Family Residential District (RM-1):*** The RM-1 district is intended to provide for high-density multifamily residential developments on lots not less than 10,000 square feet in area.
- ***Trailer Park District (T-P):*** The T-P district is intended to provide for the accommodation of residential mobile homes in unified parks of not less than 1.5 acres in area.

In addition, the City's Zoning Ordinance allows residential uses in the following nonresidential zone:

- ***Administrative and Professional Office District (C-P):*** The C-P district is intended to provide for the development of an integrated professional district wherein all of the related types of uses and facilities may be located. This zone allows for multiple dwellings, and a variety of group living facilities.
- ***Central Commercial District (C-3).*** The C-3 district is intended to serve as the central commercial area for the urbanized area. This district conditionally permits multifamily residential uses.

Conclusion

The City's Zoning Ordinance provides for a range of housing options.

Recommended Action

None required.

Residential Development Standards**Analysis**

Table 2L-8 shows residential development standards in Sanger in zones that permit residential uses.

Table 2L-8 Residential Development Standards, Sanger

District	Density	Minimum Lot Area	Building Coverage	Building Height	Minimum Lot Dimensions (ft.)				Minimum Yard Requirements (ft.)		
					Width	Depth (Local Street)	Depth (Major Street)	Depth (Railroad ROW)	Front	Side	Rear
R-A	One unit/lot (1.2 units/ac)	36,000 sq. ft.	30%	35 ft.	130	170		-	35	15	20
R-1-10	One unit/lot (4.36 units/ac)	10,000 sq. ft.	40%	35 ft.	70	110	120	-	25	7	15
R-1-7.5	One unit/lot (5.81 units/ac)	7,500 sq. ft.	40%	35 ft.	65	100	120	-	25	7	15
R-1-6	One unit/lot (7.26 units/ac)	6,000 sq. ft.	40%	25 ft.	60	100	120	-	20	5	10
RM-2.5/ RM-2.5 (s)	2,500 sq. ft. lot area/ unit (17.42 units/ac)	6,000 sq. ft.	40%	35 ft. ¹	60	100	120	-	20	5	15
RM-1.5/ RM-1.5(s)	1,500 sq. ft. lot area/ unit (29.04 units/ac)	7,500 sq. ft.	50%	35 ft. ¹	60	100	120	-	15	5	15
RM-1	1,000 sq. ft. lot area/ unit (43.56 units/ac)	10,000 sq. ft.	60%	40 ft.	65	100	120	150	15	5	15
T-P	2,400 sq. ft./unit (6-8 units/ac)	1.5 acres	55%	25 ft.	No requirements				15	5	10
C-P	2,500 sq. ft. lot area/ unit (17.42 units/ac)	10,000 sq. ft.	50%	35 ft. ²	65	110	120	130	15	See note ³	10
C-3	Development standards of RM-2.5 apply to multifamily residential uses in this district, provided that any residential use in the same structure as a commercial use shall not be located on the ground floor.										

¹The RM-1.5(s) and RM-2.5(s) districts limit building height to one story, not to exceed 20 ft.

² Buildings over 2 stories/35 feet require a CUP.

³ 310 ft. when abutting a C district, 10% of lot width when abutting a R district (between 5 and 10 ft.).

Source: Sanger Zoning Ordinance, 2015.

Parking

Table 2L-9 shows the residential parking requirements in Sanger.

Table 2L-9 Residential Parking Requirements

Residential Use	Required Parking Spaces
Single family units	2 per unit, one must be covered
Multifamily units	2 per unit, one must be covered
Mobile Home Parks (in T-P District)	1 per unit, plus 1 guest space/unit
Second Dwelling Units	1 additional space

Source: Sanger Zoning Ordinance, 2015.

Open Space and Park Requirements

The City's Development Code does not contain standards for minimum open space requirements per dwelling unit; however, the City does require park improvements for subdivisions or fees in lieu of improvements.

Conclusion

The residential development standards are similar to other jurisdictions and do not serve as a constraint to housing.

Recommended Action

None required.

Growth Management

Analysis

There are no growth management policies in Sanger that would limit the City's ability to meet its housing needs.

Conclusion

Growth control is not a constraint to development in Sanger.

Recommended Action

None required.

Density Bonus

Analysis

The City does not have a density bonus ordinance in the Municipal Code.

Conclusion

The City does not comply with State law.

Recommended Action

Amend the Zoning Ordinance within one year of Housing Element adoption to include a density bonus ordinance.

Zoning for a Variety of Housing Types

Analysis

Chapter 90 (Zoning) of the Sanger Municipal Code describes the City's regulations for residential development. The residential uses allowed in Sanger are shown in Table 2L-10.

Table 2L-10 Residential Uses Permitted by Zone

	UR	R-A	R-1-10	R-1-7.5	R-1-6	RM-2.5	RM-1.5	RM-1	T-P	C-P	C-3
Single Family Dwelling	CUP	P	P	P	P	P	P	P		-	-
Multifamily Housing	-	-	-	-	-	P	P	P		P	CUP
Manufactured Housing	-	P	P	P	P	P	P	P		-	-
Mobile Home Park	-	-	-	-	-	-	-	-	CUP	-	-
Farmworker Housing ¹	-	P	-	-	-	-	-	-		-	-
Emergency Shelters	-	-	-	-	-	-	-	-		-	-
Transitional Housing	-	-	-	-	-	-	-	-		-	-
Supportive Housing	-	-	-	-	-	-	-	-		-	-
Single Room Occupancy	-	-	-	-	-	-	-	-		-	-
Residential Care Facility	-	-	-	-	-	-	CUP ²	P ³		P ⁴	-
Second Residential Unit	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP		-	-

P: permitted, CUP: conditional use permit, -: no provisions.

¹ Dwellings for hired agricultural employees on farms or ranches containing 10 acres or more, and temporary farm labor camps.

² Rest homes licensed as such, which house not more than 24 persons including members of the resident family.

³ Rest homes, licensed as such, with not more than six patients.

⁴ Private residence clubs, fraternity and sorority houses, rest homes, convalescent homes, nursing homes, and roominghouses or boardinghouses.

Source: City of Sanger Zoning Ordinance, 2015.

The following is a description of the City's requirements for various housing types:

Multifamily

Multiple dwelling is permitted in the C-P, RM-2.5, RM-2.5(s), RM-1.5, RM-1.5(s), and RM-1 districts, and is permitted with a CUP in the C-3 district.

Manufactured Housing

The Sanger Zoning Ordinance permits mobile homes in the R-1-6, R-1-7.5, R-1-10, and R-A districts subject to site plan review, which is limited to consideration of roof overhang, roofing materials, and siding materials to assure compatibility with zoning requirements.

Farmworker/Employee Housing

Under California Health and Safety Code 17021.5 (Employee Housing Act), farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses. The City permits agricultural uses in the Urban Reserve (UR) and Single-Family Residential Agricultural (R-A) districts. Dwellings for hired agricultural employees on farms or ranches containing 10 acres or more and temporary farm labor camps are permitted in the R-A zone; however, the standards required by State law for farmworker housing in agricultural zones are not reflected in the Ordinance.

In addition, the Employee Housing Act requires employee housing for six or fewer employees to be treated as a single family use and permitted in the same manner as other dwellings of the same type in the same zone. The Zoning Ordinance does not explicitly allow employee housing in this manner.

Emergency Shelters

The City will amend the Zoning Ordinance to comply with State law requirements for emergency shelters before adoption of the Housing Element. Emergency shelters will be allowed by-right in the M-L zone subject to development standards that are allowed per State law. Table 2L-11 shows the parcels that are at least partially vacant and zoned M-L. There are 28 parcels totaling over 194 acres that are zoned M-L and could potentially accommodate an emergency shelter by right. The 2013 Point-in-Time Count estimated that there were 2,799 homeless individuals in Fresno County. The M-L zone provides more than enough capacity to accommodate the City's need for homeless shelters.

Table 2L-11 Potential Emergency Shelter Sites

APN	Acreage
31505066	39.32
33204226	32.82
33204240	25.21
33204214	24.88
33204241	21.38
33204238	19.80
33204228	18.60
33204201	2.21
33204209	1.78
33219046	1.73
33219036	1.30
32504033	0.89
32001113S	0.78
33219017	0.73
33219018	0.63
33219049	0.63
32017104	0.45
32024023	0.21
32024024	0.13
32024022	0.13
32024027	0.12
32024026	0.12
32024025	0.12
32024021	0.12
32024020	0.12
32024019	0.12
32024017	0.11
32024018	0.11
Total	194.55

Source: City of Sanger, 2015

Transitional and Supportive Housing

The City currently has no provisions in the Zoning Ordinance for transitional or supportive housing.

Single Room Occupancy Units

The City currently has no provisions in the Zoning Ordinance to allow the development of SRO units. The Zoning Ordinance indicates that “Apartment Hotels” are permitted in the C-3 district, but Apartment Hotels are treated as a commercial use, not a residential use, and the term is not defined in the Zoning Ordinance.

Group Homes

The City's Zoning Ordinance does not include adequate provisions for group homes. While there are various types of group living arrangements permitted in a few of the districts, the Zoning Ordinance does not contain a standard definition for group home and does not permit group homes of six or fewer persons in all zones allowing single family uses, consistent with State law.

Second Units

The City's Zoning Ordinance permits second dwelling units subject to conditional use permit approval in the R-A, R-1-10, R-1-7.5, and R-1-6 districts. The unit must be attached and is limited to one bedroom.

Conclusion

In summary, amendments to the City's Zoning Ordinance are required to address the provision of a variety of housing types:

- **Farmworker/Employee Housing:** The Sanger Zoning Ordinance is not consistent with State law requirements for farmworker and employee housing.
- **Emergency Shelters:** The City currently has no provisions in the Zoning Ordinance for emergency shelters.
- **Transitional and Supportive Housing:** The City currently has no provisions in the Zoning Ordinance for transitional or supportive housing.
- **Single Room Occupancy:** The City's Zoning Ordinance does not include provisions for single room occupancy units.
- **Residential Care Facilities:** The City's Zoning Ordinance does not include adequate provisions for group homes.
- **Second Units:** The City does not comply with State law, which requires jurisdictions to allow second units as permitted uses in all zones that allow single family homes.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address farmworker and employee housing, single room occupancy, and residential care facilities. The City will amend the Zoning Ordinance to comply with State law requirements for transitional/supportive housing and emergency shelters before adoption of the Housing Element. Emergency shelters will be allowed by-right in the M-1 zone subject to development standards that are allowed per State law.

On- Off-Site Improvement Standards

Analysis

Site improvement is regulated by the Subdivision Ordinance, through conditions and standards imposed through the site plan review process, and through the City's Standard Specifications. Improvements include street construction; sewer, water, and drainage connections; required off-street parking; landscaping, walls, and fences.

Major improvements required by the City include:

- Local roads are improved to a 40-foot curb-to-curb width within an overall 60-foot right-of-way. Gutters and monolithic sidewalks in a 5-foot pattern are required on all local streets with a 5-foot landscape strip. Right-of-way may be reduced to 56 feet upon review and approval by the City Engineer.
- Major streets are developed to 70-, 80-, and 100-foot rights-of-way, depending on their classification. The subdivider is responsible for dedicating sufficient right-of-way adjacent to the project to provide one-half of the major street with two travel lanes, including curb, gutter, parking lane, sidewalk, and a 10-foot landscape strip on one side.
- A secondary (emergency) 20-foot access road may be required if the project has only one point of access.
- Sewer, water, and drainage lines are located in streets or within easements within the project boundaries. Easements for underground electrical, natural gas, telephone, and cable facilities are provided as requested by the affected utilities.
- Decorative masonry block walls are required adjacent to major streets and between multifamily and single family uses. Recent subdivision approvals have required such features as "open ended" cul-de-sacs and paseos to commercial areas to encourage walking and bicycling. Minimum height is six feet, although the height may increase as needed for noise attenuation.
- To protect adjacent agricultural areas, a solid wood reinforced fence a minimum of seven feet in height may be required along the common boundary between residential and agricultural uses.
- A landscaped strip 10-20 feet in width is required adjacent to major streets between the sidewalk and wall to include street trees, ground cover, and an automatic irrigation system.
- The front yards of all lots within new subdivisions must be landscaped. Two street trees are required on each lot within the subdivision.
- For multifamily projects approved with a site plan review, the developer must landscape all open space areas prior to occupancy.
- All lots within new residential projects must be served by connection to City water and sewer systems.

- In order to adequately provide water supply for use and safety purposes, it may be necessary for individual projects to dedicate a well site, install a well in the subdivision vicinity, or retrofit existing wells to increase flows from the wells.
- Fire hydrants are required in accordance with the requirements of the City Engineer and Fire Chief and the Standard Specifications.
- In areas lacking master drainage facilities, a temporary on-site ponding basin adequate to remove surface water and storm water from the project is required.
- Streetlights and traffic signs are required in accordance with the City's Standard Specifications.
- All utilities are placed underground, in accordance with the requirements of the utility concerned, in either City street easements or appropriate utility easements.
- In accordance with the California Environmental Quality Act, the developer may be required to prepare special studies and to mitigate identified potential impacts, including traffic, noise, air quality, and cultural resources.

Conclusion

Development requirements of the City are comparable to surrounding cities. In order to reduce housing costs, the City does not require improvements other than those deemed necessary to maintain the public health, safety, and welfare.

Recommended Action

None required.

Fees and Exactions

Analysis

Table 2L-12 shows the City of Sanger planning and permitting fees.

Table 2L-12 Planning Fees, Sanger

Category	Fee
Annexation	\$2,300
Site Plan Review	\$2,740
Conditional Use Permit	\$2,900
Variance	\$2,900
Tentative Tract Map Review	\$3,255
Final Parcel Map Check	\$3,460 + \$150 per parcel
Zone Change	\$3,250
General Plan Amendment	\$2,040 (minimum deposit)
Negative Declaration	\$855
Environmental Impact Report Review	\$1,690 (minimum deposit)

Source: City of Sanger, 2015.

Development impact fees, including school district fees, are shown in Table 2L-13. Fees range from \$25,069 to \$30,306 for a 2,000 square foot single family unit and from \$15,455 to \$19,867 for a 1,000 square foot, two-bedroom multifamily unit. The higher sewer fees apply to new growth areas.

Table 2L-13 Development Fees for Single Family and Multifamily Homes, Sanger

Type of Fee	Cost Per Unit ¹	
	Single Family Unit	Multifamily Unit
Sewer ²	\$3,205-\$8,442	\$2,724-\$7,136
Water	\$1,622	\$1,397
Storm Drain	\$5,475	\$2,290
Traffic	\$1,993	\$1,592
Recreation	\$2,490	\$1,262
Public Service and Facility - Police	\$1,538	\$1,230
Public Service and Facility - Fire	\$1,586	\$1,270
Solid Waste	\$440	\$330
School District Fee (\$3.36/ sq. ft.)	\$6,720	\$3,360
Total (Not Including School District Fee)	\$18,349-\$23,586	\$12,095-\$16,507

¹ Calculations based on 2,000 square foot single family unit and 1,000 square foot, 2-bedroom multifamily unit.

² Sewer fees for Area #1 are lower than fees for Area #2 (new growth area).

Source: City of Sanger, 2015.

Table 2L-14 shows permit fees for single-family and multi-family prototype developments. The single-family prototype is a single-family detached residential dwelling unit with 2,000 square feet of living area and a 440-square-foot garage. The estimated construction cost for this prototype unit before permit fees is about \$200,000. The plan check, permit, and impact fees account for an additional sum of \$22,000 to \$28,500, or approximately 11 to 14 percent of the estimated construction cost. The multi-family prototype is a 20-unit, three-bedroom, two-story multi-family housing development. The estimated construction cost for this prototype before permit and impact fees is roughly \$170,000 per unit. In summary, the fees for plan check, permits, and development impact total \$17,200-21,600 per unit. This constitutes approximately 10 to 13 percent of the estimated construction cost. This estimate does not include school fees, which are \$3.36 per square foot and would add about \$6,700 in fees for a single family unit and \$3,300 to the fees for a multifamily unit.

Table 2L-14 Prototypical Construction Fees

Fee Description	Amount	
	Single-family	Multi-family
Entitlement Permit Processing	\$0	\$2,745
Plan Check and Building Permits	\$3,000	\$1,000
City Impact Fees and School District Fees	\$30,300	\$20,500
Regional Impact Fees	\$1,640	\$1,150
Total for Prototype	\$230,300	\$3,787,000
Total per Unit	\$230,300	\$189,400

Source: City of Sanger, 2015.

The regional impact fee is the RTMF (Regional Transportation Mitigation Fee) collected by COG for all Fresno County cities. Not included are Indirect Source Review fees collected by the air district for projects larger than 50 units which generally are about \$500/unit.

Conclusion

Fees in Sanger are in keeping with the requirements of AB 1600. The fee structure is designed to pay the cost to the City of providing services and is updated annually. City development impact fees are an estimated 11 to 14 percent of the total development costs for single family development and 10 to 13 percent for multifamily development. Planning fees in Sanger are very reasonable when compared to other surrounding communities. Because the City has a contract engineer, the fees include a consultant deposit, with any remaining funds returned to the applicant.

Recommended Action

None required.

Processing and Permit Procedures

Analysis

Table 2L-15 describes typical permit processing timelines for projects.

Table 2L-15 Local Processing Times, Sanger

	Single Family	Single Family 2+ units as a Planned Unit Development	Multiple Family (2+ units)	Mixed Use
Approvals Required	Building Permit	Conditional Use Permit (Planning Commission)	Site Plan Review (Admin)	Conditional Use Permit (Planning Commission)
Processing Time	2-3 months	4-6 months	4-6 months ¹	6- 9 months ²

¹ Provided that no variance, tentative parcel map, or conditional use permit is required. Further, that the project can be exempted from CEQA (infill). If IS needs to be prepared leading to a Mitigated Negative Declaration approximately 3-6 months additional time may be necessary.

² Depending on the level of CEQA review necessary. Often requires other entitlements such as a Tentative Parcel Map which require additional time.

Source: City of Sanger, 2014.

Planning Commission public hearings are required for variances, conditional use permits, parcel maps, tentative tract maps, rezones, and general plan amendments. The Commission's decision is final on variances, CUPs, and maps unless appealed to the Council. Applications typically go to Planning Commission public hearing within 45-60 days of submittal unless there is a requirement for a more detailed environmental assessment. A Council hearing, if required, is generally held within 1-3 weeks of the Planning Commission hearing. For smaller projects, public hearings are complete within 30-45 days.

The City has no overlay zones, environmentally sensitive areas, or other procedures to delay project processing. The City considers all entitlement applications, including the environmental document, at single public hearings before the Planning Commission and City Council.

All multifamily districts as well as the C-P district require that before any building or structure is erected on any lot in the district, a site plan must be submitted and approved pursuant to the provisions of Section 90-1009 of the zoning ordinance. Site plan review requires an application and fees as determined by the City's Planning Fee Study. Application requirements are intended to ensure that the project conforms to the zoning ordinance and guides the issuance of building permits. Requirements include all lot dimensions, architectural elevations, yards, spaces between buildings, walls and fences, parking, access, signs, lighting, street dedications, drainage, and landscaping.

Section 90-1010 contains required findings for site plan approval which are summarized as follows. In approving the site plan, the decision maker must find that:

- The proposal is in compliance with the zoning ordinance;

- The following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety are protected, and there will be no unreasonable impact on surrounding properties—facilities, improvements, and utilities; vehicle ingress, egress, and internal circulation; location of buildings; walls; landscaping.
- The proposed lighting is so arranged as to deflect light away from adjoining property;
- Proposed signs will not interfere with traffic or limit visibility;
- Conditions of approval are necessary to protect the public health, safety, and welfare including – special yards; special fences and walls; landscaping and maintenance; regulating noise, odors, or electrical interference; requiring street dedications and improvements.

Section 90.1109(d) requires that within 40 days after submission of a complete site plan, the director must approve, approve with conditions, or disapprove the site plan. The director's decision may be appealed to the Planning Commission for a public hearing by either the applicant or a concerned citizen. In turn, the decision of the Planning Commission may be appealed to the City Council. Section 90.1109 (d) (3) allows the director to refer a site plan directly to the Planning Commission for a public hearing and decision.

Section 90-1011 (d) provides that the site plan will lapse and become void one year following the date on which the site plan review became effective unless a building permit is issued and construction is being diligently pursued.

Conclusion

The City does not have a lengthy project review process.

Recommended Action

None required.

Building Codes

Analysis

Sanger follows the 2013 California Building Code as established by State law and as such has little control over State standards. No amendments have been made by the City to the Code. All new construction in the City is inspected in accordance with the code.

Conclusion

No major local amendments to the building codes have been made that would significantly increase the cost of housing.

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities

Analysis

California Building Code

Sanger follows the 2013 California Building Code. The City has not made any local amendments to the code, including any that would limit accommodation of persons with disabilities.

Definition of Family

“Family” is defined in the Sanger Zoning Ordinance as:

Family shall mean an individual or two or more persons related by blood, marriage or adoption, with or without the addition of not more than five foster children placed by the State department of social welfare or other public agency, or not more than three persons other than foster children, excluding servants, who are not related by blood, marriage, or adoption to the resident persons, living together in a single dwelling unit.

This definition exceeds the zoning power of a local jurisdiction and would be considered restrictive.

Zoning and Land Use Policies

As previously stated, Sanger does not have provisions for group homes or residential care facilities.

Reasonable Accommodation

The City does not currently have a formal process to grant reasonable accommodation requests. The Zoning Ordinance must be amended to establish a formal reasonable accommodations process.

Conclusion

Amendments to the City’s Zoning Ordinance are required to address the definition of family, residential care facilities, and reasonable accommodation procedures.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address the definition of family, residential care facilities, and reasonable accommodation procedures.

SECTION 2L-4: REVIEW OF PAST ACCOMPLISHMENTS

State law requires each jurisdiction to review accomplishments related to its previous Housing Element in order to evaluate:

1. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
2. The effectiveness of the Housing Element in attainment of the community's housing goals and objectives.
3. The progress of the jurisdiction in implementation of the Housing Element.

The most recently adopted Housing Element for the City of Sanger covers a planning period of June 30, 2002, to June 30, 2008. This section reviews and evaluates the City's progress in implementing the 2002 Housing Element. It reviews the results and effectiveness of programs from the previous Housing Element planning period in order to make recommendations about the programs.

Table 2L-16 Evaluation of 2002 Housing Element, Sanger

Program	Status	Evaluation	Recommendation
<i>Action 1: Provision Of Adequate Sites For Housing Development</i>			
1.1: Current development policies will be analyzed and programs formulated through the Redevelopment Agency for providing incentives for consolidation of small vacant parcels zoned for multifamily use. Sites to be assembled should be at least adequate in size to accommodate a minimum of 16 units. Where needed, such consolidation shall also include rezoning to the RM-1.5 zone district to permit a minimum density of 20 units per acre. The goal is to assemble five such parcels to accommodate a minimum of 100 low and very low income housing units. Implementation of these proposals will be included in the comprehensive update of the Sanger Zoning Ordinance to be undertaken starting in April 2008.	Not completed	The City was not able to consolidate any parcels or rezone any sites to RM-1.5 as a means of meeting its lower-income RHNA.	The City must demonstrate how it can accommodate its RHNA for the fourth and fifth cycles.
1.2: The City will actively pursue rezoning within the existing city limits and the annexation of planned residential uses within the City's Sphere of Influence to provide land necessary to accommodate 100% of the very low and low-income housing needs. The City will rezone or prezone all such property to accommodate a minimum of 20 units per acre. Where necessary, the City will process plan amendments in order to achieve consistent zoning of RM-1.5 or higher...	Not completed	The City was not able to rezone any sites within its City Limits to RM-1.5 as a means of meeting its lower-income RHNA. While annexations have occurred, none were rezoned/prezoned to accommodate a minimum of 20 units per acre.	The City must demonstrate how it can accommodate its RHNA for the fourth and fifth cycles.
1.3: The City will actively pursue annexation of planned residential uses within the Sphere of Influence to provide land necessary to accommodate very low and low-income housing needs. The City will work with owners of lands designated for multifamily or mixed use to facilitate development, refer providers of affordable housing to these property owners, prezone land to multifamily districts, and submit annexation proposals to LAFCo when a development proposal requires annexation. The City will also prezone all property prior to annexation, including additional properties required to square boundaries and maximize the annexation.	Partially completed	The City was not able to pursue annexation of any sites as a means of meeting its lower-income RHNA. While annexations have occurred, none were rezoned/prezoned to accommodate a minimum of 20 units per acre.	The City must demonstrate how it can accommodate its RHNA for the fourth and fifth cycles.

Program	Status	Evaluation	Recommendation
1.4: The City will continue to investigate ways to encourage urban infill. Current development policies will be analyzed and programs formulated for providing incentives such as permitting higher densities under certain conditions, expediting processing of site plans, etc. In order to encourage development of by-passed vacant parcels, the City will consider amending its policies to permit higher densities given certain locational criteria and where development will not have significant adverse impacts on adjacent properties. Such criteria may include properties contiguous to higher density or other intensive non-residential development, or properties that have a size and shape that may make it difficult to be developed in a manner similar to other surrounding properties. These proposals will be included in the comprehensive update of the Sanger Zoning Ordinance to be undertaken starting in April 2008.	Ongoing	The City has developed a fee structure that rewards infill projects with smaller impact and development fees. As a general practice, the City also expedites infill projects through the development review process and is accommodating to the housing developers interested in pursuing infill projects.	The City will continue to encourage infill to the extent that it can.
1.5: The City will identify infrastructure and service limitations that inhibit housing development and identify programs and resources to address short-term and long-term needs.	Partially completed	The city is currently examine the impact of sewer infrastructure and capacity in the infill areas.	Continue.
1.6: The City will utilize GIS mapping to allow for future review and analysis of zoning within the jurisdiction and to assist in locating appropriate sites for housing.	Ongoing	The City is in the beginning stages of developing a GIS system, but has thus far focused on public works. In the coming years, the City will begin utilizing GIS more as a tool for reviewing development and assisting with locating appropriate sites for housing.	Continue.
1.7: The City will work with Fresno County and the Fresno Housing Authority to identify appropriate sites within Sanger for farmworker housing.	Not Completed.	Not completed due to budget constraints.	Delete program.
1.8: The City will develop a procedure for using Specific Plans and master environmental assessments as a means of reducing processing time for housing projects.	Not Completed.	Not completed due to budget constraints.	Delete program.

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Program	Status	Evaluation	Recommendation
<i>Action 2: Provision For Very Low, Low, And Moderate-Income Housing</i>			
<i>Action Plan 2.1: Assistance to Homeowners</i>			
2.1.1: The City and RDA will continue to offer Down Payment Assistance to qualified low-income families in the form of the initial down payment on a home. The maximum home purchase price for the program shall be adjusted as appropriate based on surveys of home prices in the community so that residents may be able to use the funds available through the DAP program. The goal of the element is to provide low-interest down payment assistance loans to five qualifying households each year.	Ongoing	The Redevelopment Agency was dissolved in 2012. The Housing Authority continues to provide the downpayment assistance program. This program is being funded by a \$692,300 grant from Cal Home, an agency of the State of California, and will provide low to zero-interest loans that can be used to pay for down payment and closing costs.	Continue downpayment assistance program
2.1.2: The City and RDA will work with housing developers on urban in-fill projects that will provide low- and moderate-income housing opportunities. The Agency's participation may include writing down land costs, provide assistance with off-site improvements or development fees, search for sites, and provides other forms of subsidies.	RDA was dissolved	The Redevelopment Agency was dissolved in 2012. The City of Sanger and the Sanger Housing Authority are the two successor agencies.	Delete program.
2.1.3: The RDA will continue to work with non-profit organizations to build houses in Sanger to be sold to eligible low-income households. To assist with these programs, the Agency may write down land costs, provide assistance with off-site improvements or development fees, search for sites, or provide other forms of subsidies.	RDA was dissolved	The Redevelopment Agency was dissolved in 2012.	Delete program.
2.1.4: The City will work with and assist developers of affordable housing. City efforts will include assistance with location of sites for development, priority processing, permitting greater density of development, and/or reduction of standards such as street widths.	Ongoing	Sanger does not have a density bonus ordinance. The City has included a program to amend the zoning code.	Continue
2.1.5: The City will participate with Fresno County in securing additional housing programs as they become available. To this end, the City shall apply for appropriate grants and work with the County to cooperatively provide housing assistance in the unincorporated area around Sanger.	Ongoing	Sanger has worked with the County to provide housing assistance and will continue to pursue grant opportunities as they present themselves.	Continue to pursue grant opportunities.
2.1.6: The City will continue to provide and install a smoke detector at no charge in the homes of low and very-low income families.	Ongoing	CITA Insurance Services & Fireman's Fund Insurance Co. partnered with WIAA Insurance Services & United Valley Insurance Agency to award a \$10,000 grant to the Sanger Fire Department. Part of the	Not a housing-specific program. Delete program from Housing Element but continue to provide program.

Program	Status	Evaluation	Recommendation
		funding will be used to purchase combination smoke and carbon monoxide detectors for underprivileged families. The Community of Caring Task Force will work with local firefighters by volunteering time to install the detectors into the preselected homes.	
<i>Action Plan 2.2: Assistance to Renters (Except Special Needs Groups)</i>			
2.2.1: The City will support the Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program that provide rent subsidies to participants, and will support that agency's attempts to secure funding for expanded programs such as senior housing. The City will cooperate with the HA to secure appropriate sites and expedite the approval process for new housing projects.	Ongoing	The City continues to work with the Housing Authority, offering a downpayment assistance program and pursuing the construction of an affordable apartment community on SHA land at North Avenue and J Street to provide homes for 80 or more families.	Continue to support efforts of Housing Authority.
2.2.2: The City will work with and assist developers that provide very low- and low-income rental housing. Sanger will take all actions necessary to expedite processing and approvals for such projects. Such encouragement could include annexing land for a project, amending the general plan to change land use designations and zoning so that the project can be developed, increasing permitted densities, and/or waiving some development standards.	Ongoing	The City has fast tracked affordable housing projects like Sanger Crossing, in which the City expedited the development review process and assisted with outside agency coordination.	Repetitive with other program. Continue to assist in the development of affordable housing.
2.2.3: The City will establish a rental rehabilitation program.	Not Completed.	The City established a rental rehabilitation program before the redevelopment agency was dissolved. Since then, the program became inactive. The City now relies on the County's program as it does not have the resources to continue such a program.	Delete program.
2.2.4: The City will work with, and assist, developers willing to provide very low- and low-income housing. City efforts will include assistance with location of sites for development, priority processing, permitting greater density of development and/or reduction of standards such as street widths, parking, or open space requirements, and financial assistance using redevelopment funds or other funds as available.	Ongoing	The City has fast tracked affordable housing projects like Sanger Crossing, in which the City expedited the development review process and assisted with outside agency coordination.	Repetitive with other program. Continue to assist in the development of affordable housing.
2.2.5: The City will encourage developers to make application to the State and Federal Tax Credit Program and will work with and assist those developers and take actions necessary to expedite processing and approvals. City efforts will include annexing land	Ongoing	The City does not charge review fees for affordable housing projects and works with developers up front to reduce delays down the road.	Repetitive with other program. Continue to assist in the development of

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Program	Status	Evaluation	Recommendation
for a project, amending its general plan to change land use designations and rezoning the land so that the project can be developed, processing site plans for a project in 30 days or less; increasing permitted densities; and/or waiving some development standards such as street widths, parking, or open space requirements, and financial assistance using redevelopment funds or other funds as available.			affordable housing.
2.2.6: The City will support and participate in additional rental programs that may become available. Support could include annexing land for a project, amending its general plan to change land use designations and rezoning the land so that the project can be developed, processing site plans for a project in 30 days or less; increasing permitted densities; and/or waiving some development standards.	Ongoing	Due to the LAFCO MOU on annexations, the City can only prezone land and wait for interest from the development community. The City supports higher density housing within current City Limits through its General Plan and Zoning.	Repetitive with other program. Continue to assist in the development of affordable housing.
<i>Action 3: Housing Rehabilitation And Conservation</i>			
3.1: The City will continue the existing Home Rehabilitation Revolving Loan Fund to provide no-interest loans to qualified low- and very low-income homeowners for rehabilitation. The City will review the results of the Housing Quality Survey where affordable housing was identified as needing moderate or substantial repairs. The City will, by mail, annually notify owners of such property of this rehabilitation program and provide a description of the program.	Not Completed.	This fund no longer exists due to budget constraints.	Delete program.
3.2: The City will participate with Fresno County in securing and implementing a Rental Rehabilitation program that provides subsidy funds to rehabilitate exiting rental housing.	Not Completed.	Not completed to budget constraints.	Repetitive with 2.2.3, above.
3.3: All housing units constructed, rehabilitated, expanded, or relocated will be inspected by the Development Services Department that enforces the Uniform Building Code and several related sub-codes, such as Plumbing and Electrical Codes, pursuant to the State Housing Law (California Administrative Code, Title 25, Chapter 1).	Ongoing	The City's Development Services Department continues to enforce building codes.	This is a basic function of the Development Services Department, but is not necessary to include in the Housing Element.
3.4: Fresno County will continue to enforce the Housing Code (Fresno County Ordinance Code, Chapter 15.32, Substandard Housing and Unsafe Structures) that provides minimum health and safety standards for maintenance of the existing housing supply. These standards are intended to provide for safe and sanitary	Ongoing	There have been no housing code violations in the previous planning period. The Building Department does inspect, but as far as compliance, the City depends on the County.	Continue.

Program	Status	Evaluation	Recommendation
housing that is fit for human habitation. The Environmental Health System of the Fresno County Health Department has the authority for enforcing Housing Code violations, normally handled on a passive, complaint-response basis.			
3.5: The Environmental Health System will continue to enforce the State's Employee Housing Act (California Administrative Code, Title 25, Chapter 2) within unincorporated areas of the County. The administrative regulations of this act apply minimum health and safety standards to employer-owned labor camps that provide living quarters for five or more employees.	Not Completed.	Not completed due to budget constraints.	Include program to amend Zoning Ordinance to comply with Employee Housing Act.
3.6: The City will support the Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program that provides rent subsidies directly to participants' landlords, and will support that agency's attempts to secure additional funding for expanded programs.	Ongoing	The City continues to support the Housing Authority.	Continue to support efforts of Housing Authority.
3.7: The City will continue to offer housing rehabilitation assistance to low-income homeowners through the Sanger Housing Improvement Program and the Summer Paint Program.	Not Completed.	The Summer Paint Program ended in 2003. The City no longer offers such programs due to budget constraints.	Delete.
<i>Action 4: Housing To Accommodate Special Needs</i>			
4.1: The City will encourage non-profit sponsors to make application for HUD allocations for construction of rental housing for seniors and handicapped and will take all actions necessary to expedite processing and approval of such projects. In addition, should the funding become available, the City will facilitate the project by participating in locating appropriate sites and will consider the use of the Community Development Block Grant allocation and/or other available resources to either write down the cost of the site or fund infrastructure improvements.	Not requested during planning period	There were no applications for housing for seniors or people with disabilities during the planning period.	Continue to support housing for special needs residents.
4.2: The City will support the Housing Authority's continued use of Federal funds to meet the housing, sanitation, education, and day care needs of migratory agricultural workers. City staff will assist the Housing Authority in the identification of possible sites for a Migrant Farm Worker Housing project in or near the City of Sanger. If an appropriate site is located adjacent to the City boundaries, rather than in the City, the City will initiate the annexation of the site or, alternatively, will permit hookup to the City water and sewer systems.	Not Completed.	The City has not provided assistance on this front due to budget constraints.	Continue to support efforts of Housing Authority.

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Program	Status	Evaluation	Recommendation
4.3: The City will support the County in undertaking a program of data analysis to define the need for farm worker housing. The City has no funds available for this purpose and no staff to assign to the project. Support would be primarily in the form of providing data in so far as it is possible to do so and in doing limited local research during the harvest season to identify the number of persons in the Sanger area who appear to be without adequate housing.	Dependent on County's Schedule	The 2007 Fresno County Regional Housing Needs Allocation Plan provides information on farm workers and their housing needs. Program is not an effective use of staff resources.	Delete program.
4.4: The City will continue to implement a program to install, or require installation by private developers, of wheelchair ramps at all curb radii and complete the installation of sidewalks, curbs, and gutters in older parts of town that lack such facilities.	Ongoing	This is not a housing-specific program.	Delete program from Housing Element.
4.5: The City will continue its relationship with Fresno County EOC to further efforts in dealing with the issue of emergency shelter.	Ongoing	The City continues to work with the Fresno County Economic Opportunities Commission.	Continue to support efforts to address homeless issues.
4.6: Facilitate transitional housing by amending the Zoning Ordinance to: <ul style="list-style-type: none"> allow transitional housing by-right in the RM-2.5, RM-1.5 and RM-1 zone districts; amend permitting and land use controls and procedures (building and subdivision ordinances) and where feasible remove constraints. 	Not completed	Not complete. This action, as written, does not fully implement State law requirements for transitional housing.	Amend Zoning Ordinance to comply with State law.
<i>Action 5: Removal of Constraints</i>			
5.1: The City will analyze current land use policies and controls to determine whether or not they constitute constraints and to consider modifications that provide smaller lot sizes, mix of lot sizes, density transfer, zero lot line housing, and other approaches to reducing governmental constraints.	Completed	The Housing Element fulfills this requirement.	Delete program.
5.2: The City will consider such modifications to standard requirements on a case-by-case basis, depending on the location, price range, and long term commitment of the project to remain as affordable housing, and the need for the modifications. The possible modifications include density bonuses, smaller lots, reduced setbacks, zero lot lines, narrower roads, and common trenching for utilities	Ongoing	The City did not receive any requests for modification and did not modify any requirements during the planning period.	Continue to assist in the development of affordable housing.

Program	Status	Evaluation	Recommendation
5.3: The City will review the appropriateness and effectiveness of the RM 2.5 zone district as applied in older parts of town to encourage private redevelopment.	Not completed	The City did not review the RM-2.5 zone district.	Delete program.
5.4: The City will define transitional shelters and emergency shelters for the homeless and allow these facilities by Conditional Use Permit in appropriate commercial zone districts as part of the comprehensive update of the Sanger Zoning Ordinance.	Not completed	Not complete. This action, as written, does not fully implement State law requirements for emergency shelters and transitional housing.	Amend Zoning Ordinance to comply with State law.
5.5: The City will implement the density bonus requirements in state law as part of the comprehensive update of the Sanger Zoning Ordinance. As part of the program, the City will prepare a list of possible incentives and make available density bonus provisions to all prospective developers of affordable housing. Government Code Section 65915 provides that a local government shall grant a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least: a) 20% of the units for lower-income households; or b) 10% of the units for very-low-income households; or c) 50% of the units for senior citizens.	Not completed	The City does not have a density bonus ordinance.	Adopt a density bonus ordinance consistent with State law
5.6: The City will, early in the planning period, implement a program to identify barriers to infill development and will formulate incentives to develop infill areas and on by-passed parcels to address construction costs.	Ongoing.	The City continues to encourage infill development. The City has fast tracked infill housing projects like Sanger Crossing, in which the City expedited the development review process and assisted with outside agency coordination. The City also provides reductions in impact and planning fees for projects in infill areas.	Continue to encourage infill development through appropriate policies.
5.7: The City will study the City's development fees to determine whether they constitute constraints to development and/or improvement of housing, and will consider ways to minimize such constraints while still providing the necessary funding for infrastructure improvements.	Completed	Sanger removed building permit fees for developers building downtown in 2012, but the program is now inactive as of December 2014.	Delete Program. The City will evaluate this type of program for the future, but cannot provide it now due to budget constraints.
5.8: The City will study its filing fees to determine whether they constitute constraints to development and/or improvement of	Completed	The City determined that filing fees were necessary to provide funds necessary for	Delete program

APPENDIX 2L: CITY OF SANGER

Program	Status	Evaluation	Recommendation
housing, and will consider methods to minimize such constraints while still providing funds necessary for operation of City government.		operation of City government. Fees were not reduced.	
<p>5.9: The City will analyze development standards in multifamily zone districts as potential constraints to affordable housing as part of the comprehensive update of the Sanger Zoning Ordinance to be undertaken starting in April 2008. The analysis will include the following recommendations:</p> <ul style="list-style-type: none"> • Increase <u>building coverage in the RM-2.5 district from 40% to 50%</u> to provide for larger units and more flexibility in the placement of buildings. • Increase the <u>height limit in the RM-1.5 district from 35 to 40 feet</u> to provide for 3-story construction on portions of the development site. • Increase <u>building coverage in the RM-1.5 district from 50% to 60%</u> to provide for larger units and more flexibility in the placement of buildings. • Increase the <u>height limit in the RM-1 district from 40 feet to 50 feet</u> to provide for 4-story construction on portions of each site. This height limit would be approved only with concurrence of the fire department that equipment is available to suppress fires at heights greater than 40 feet. • Reduce the <u>parking requirement in all multifamily districts from 2.0 spaces per unit to 1.5 spaces per unit</u> (with reasonable accommodations for visitor parking) to reduce land area devoted to parking, reduce development costs, and increase the area to be developed with housing. 	Not completed	Due to limited staff resources the City has not completed a comprehensive update to the Zoning Ordinance.	Continue program for bullets 1, 3, and 5, but remove bullets 2 and 4. Bullets 2 and 4, which increase height limits in RM zones, cannot be accomplished due to restrictions from the fire department.
<p>5.10: Facilitate housing for persons with disabilities by amending the Zoning Ordinance and other land development codes (i.e., building code and subdivision ordinance) to:</p> <ul style="list-style-type: none"> • provide procedures for reasonable accommodation for housing and supportive services for persons with disabilities pursuant to the fair housing and disability laws, including developing procedures for, and information about, reasonable accommodation during the building, development and enforcement process; • provide a process to request reasonable accommodation for housing and supportive services for persons with 	Not completed	Due to limited staff resources the City has not completed an update to the Zoning Ordinance.	Adopt a procedure for reasonable accommodation and amend zoning ordinance to comply with State law requirements for group homes.

Program	Status	Evaluation	Recommendation
<p>disabilities, incorporate a specific allowance for flexible standards for housing for persons with disabilities, and incorporate provisions to facilitate ADA retrofits and ADA compliance;</p> <ul style="list-style-type: none"> • amend permitting and land use controls and procedures (building and subdivision ordinances) and where feasible remove constraints; • permit care facilities serving six or fewer persons pursuant to the Health and Safety Code, and clarifying allowance for group homes, care facilities and emergency shelters. 			
<i>Action 6: Energy Conservation Opportunities</i>			
6.1: The City will enforce State energy conservation standards. The standards are State-mandated and do not require further local code changes.	Ongoing	The City continues to enforce State energy conservation standards.	Continue as a policy. This does not require any specific action.
6.2: The City will review energy-related standards adopted by other cities and will, where feasible and appropriate, amend its zoning, subdivision and other related ordinances to incorporate standards related to energy conservation.	Not completed	The new 2013 California Building Code includes several standards for energy conservation.	Delete program
<i>Action 7: Promotion of Equal Housing Opportunities</i>			
7.1: The City will direct residents with discrimination complaints to the State Department of Fair Employment and Housing.	Ongoing	The City continues to direct residents to the State Department of Fair Employment and Housing.	Continue
7.2: The City will disseminate information regarding housing discrimination complaints in both English and Spanish to be posted at City Hall, in the Sanger Post Office, and the Sanger Branch of the Fresno County Library. With cooperation of the Sanger Unified School District, the flyer will also be distributed to students to take home at least once a year.	Ongoing	The City continues to provide fair housing information.	Continue.

Progress Toward the RHNA

Each jurisdiction in California is responsible for accommodating its share of the region's housing needs. The process of determining each jurisdiction's share of housing needs is called the Regional Housing Needs Assessment (RHNA). The RHNA projection period for the previous Housing Element was from January 1, 2006 to December 31, 2015 (as extended from June 30, 2013 by SB 375). The City of Sanger was assigned a RHNA of 2,351 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 572
- Low-Income (50 to 80 percent of the Area Median Income): 408
- Moderate-Income (80 to 120 percent of the Area Median Income): 459
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 912

Table 2L-17 summarizes the City's accomplishments in meeting the RHNA during the previous RHNA projection period.

Table 2L-17 Units Built During 2006-2013 RHNA Projection Period, Sanger

	Very Low-income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2006-2013 RHNA	572	408	459	912	2,351
Units Built 2006-2015	0	0	0	455	455
Percent of RHNA Met	0	0	0	49	19

Source: City of Sanger, 2014.

SECTION 2L-5: AT RISK

Table 2L-18 shows assisted housing units in Sanger. There are 256 assisted affordable units in Sanger. No units are at risk of expiring in the next 10 years.

Table 2L-18 Assisted Housing Developments, Sanger

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Elderberry at Bethel	2505 Fifth Street	Senior	LIHTC	74	73	2059	Not at risk
Unity Estates Apartments	1410 J Street	Large Family	HUD, LIHTC	88	84	2035	Not at risk
Memorial Village	302 K Street	Non-targeted	Public Housing	35	35	In perpetuity	Not at risk
WedgeWOOD Commons	2415 5th Street	Non-targeted	Public Housing	64	64	In perpetuity	Not at risk
Total				261	256		
Total At Risk				--	0		

Source: California Housing Partnership, 2015.