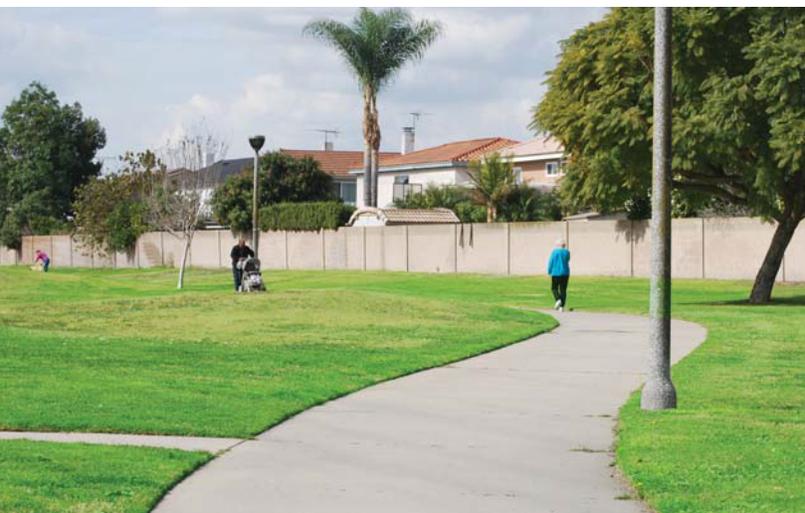
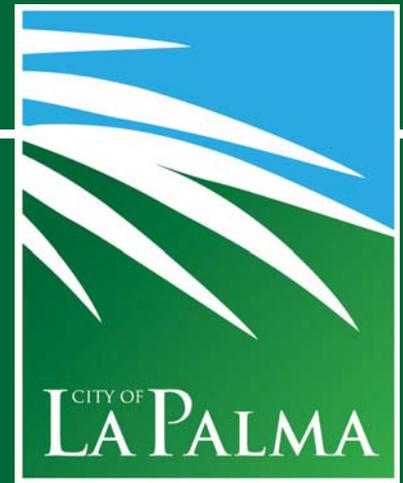


La Palma General Plan

General Plan

Adopted June 17, 2014



RESOLUTION NO. 2014-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PALMA, CALIFORNIA, CERTIFYING THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH # 2013111030), ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, AND ADOPTING THE 2014 LA PALMA GENERAL PLAN UPDATE

WHEREAS, the City of La Palma (the "CITY") desires to comprehensively revise the La Palma General Plan to respond to changing conditions in the City, region and around the globe, as well as to revisit the long term sustainability of the City in the future (hereinafter sometimes referred to as either the "Project" or the "General Plan Update"); and,

WHEREAS, in the Fall of 2011, the City elected to update the General Plan and retained MIG|Hogle-Ireland to initiate the public process to discuss, plan, and prepare an updated General Plan; and

WHEREAS, the City and MIG|Hogle-Ireland conducted an enhanced public outreach exercise that resulted in La Palma residents communicating their vision for the City; reviewed the existing land uses in the City; identified areas that should be protected and areas that could upgrade over time; discussed needed citywide improvements; proposed various programs and measures to implement citywide goals; and recommended refreshed changes to the goals, policies, approaches and strategies contained in the 1999 La Palma General Plan, including the development of a new Technology Element; and

WHEREAS, a draft La Palma General Plan Update 2014 was developed, a copy of which is on file in the office of the City Clerk and incorporated herein by this reference, has been prepared to address the seven mandated elements plus two additional elements contained in six chapters: (1) Introduction; (2) The City Structure; (3) Community Safety; (4) Housing Element; (5) Growth Management; and (6) Technology; and

WHEREAS, pursuant to sections 21065 and 21067 of the Public Resources Code, and sections 15367 and 15378 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the proposed General Plan Update is a "project" and the City of La Palma is the lead agency for the proposed General Plan Update; and

WHEREAS, the City, as the Lead Agency, prepared a Draft Environmental Impact Report (Draft Program EIR) (SCH# 2013111030), a copy of which is on file in the office

of the City Clerk and incorporated herein by this reference, in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines; and

WHEREAS, on November 7, 2013, the City released a Notice of Preparation (NOP) of an EIR for the Project to city, county, and state agencies; other public agencies; and interested private organizations and individuals; and

WHEREAS, on April 7, 2014, a Notice of Completion (NOC) and copies of the Draft Program EIR were delivered to the State Office of Planning and Research (OPR) (SCH No. 2013111030); and

WHEREAS, on April 7, 2014, the City posted a Notice of Availability (NOA) concerning the Draft Program EIR and published the NOA the Los Alamitos News Enterprise newspaper on April 9, 2014; and

WHEREAS, the Draft Program EIR was circulated for a duly noticed 45-day public review period that began on April 8, 2014 and ended on May 22, 2014; and

WHEREAS, approximately five (5) pieces of correspondences were submitted to the City during the review period in response to the NOP; and

WHEREAS, on June 4, 2014, the City released the Final Program EIR, which consists of, *inter alia*, written responses to all comment letters received by the City during the official public review period and errata to the Draft Program EIR; and

WHEREAS, pursuant to Public Resources Code section 21092.5, the City provided copies of the written responses to all commenting public agencies; and

WHEREAS, all potentially significant adverse environmental impacts of the proposed General Plan Update were sufficiently analyzed in the Final Program EIR; and

WHEREAS, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the General Plan Update; and

WHEREAS, all requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied in the Final Program EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project, as well as feasible mitigation measures, have been adequately evaluated; and

WHEREAS, the Final Program EIR prepared in connection with the Project sufficiently analyzes both the feasible mitigation measures necessary to avoid or substantially lessen the Project's potential environmental impacts and a range of feasible alternatives capable of eliminating or reducing these effects in accordance with the Public Resources Code and the State CEQA Guidelines; and

WHEREAS, all of the finding and conclusions made by the City Council pursuant to this Resolution are based upon oral and written evidence presented to it as a whole and not based solely on the information provided in this Resolution; and

WHEREAS, environmental impacts identified in the Final Program EIR that the City finds will either have no impact or are less than significant and do not require mitigation are described in Section 7, below; and

WHEREAS, the environmental impacts identified in the Final Program EIR as potentially significant but which the City finds can be mitigated to a less than significant level through the implementation of standard conditions of approval ("Standard Conditions"), goals, policies and implementation actions in the proposed General Plan Update ("Project Design Features"), and/or Mitigation Measures identified in the Mitigation Monitoring and Reporting Program are described in Section 7, below; and

WHEREAS, no significant irreversible environmental changes were identified in the EIR; and

WHEREAS, growth-inducing impacts identified in the Final Program EIR are described in Section 8, below; and

WHEREAS, alternatives to the Project that might eliminate or reduce significant environmental impacts are described in Section 8, below; and

WHEREAS, the Mitigation Monitoring and Reporting Program setting forth the mitigation measures to which the City shall bind itself in connection with the Project, is adopted in Section 14 below, and has been incorporated into the Final EIR; and

WHEREAS, prior to taking action, the City Council has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including the Final Program EIR, and all oral and written evidence presented to it during all meeting and hearings; and

WHEREAS, the Final Program EIR reflects the independent judgment of the City Council and is deemed adequate for purposed of making decisions on the merits of the proposed General Plan Update; and

WHEREAS, the City has not received any comments or additional information that produced substantial new information requiring recirculation Public Resources Code Section 21092.1 and State CEQA Guidelines Section 15088.5; and

WHEREAS, on April 14, 2014, the Development Committee of the City of La Palma conducted a public meeting on the Draft Program EIR and the draft General Plan Update, considered public input, and adopted Resolution No. DC 2014-01 recommending the City Council certify the Draft Program EIR and adopt the "No Project" Alternative with the

addition of the "Freeway Overlay" District, and the City Council has considered the recommendations of the Development Committee; and

WHEREAS, on April 28, 2014, the Traffic Safety Committee of the City of La Palma conducted a public meeting on the Draft Program EIR and the draft General Plan Update, considered public input, and adopted Resolution No. TSC 2014-01 recommending the City Council certify the Draft Program EIR and adopt the "No Town Center Business Land Use" Alternative, and the City Council has considered the recommendations of the Traffic Safety Committee; and

WHEREAS, on May 6, 2014, the Planning Commission of the City of La Palma conducted a public meeting on the Draft Program EIR and the draft General Plan Update, considered public input, and adopted Resolution No. PC 2014-02 recommending the City Council certify the Draft Program EIR and adopt a modified "No Town Center Business Land Use" Alternative that included the removal of the Brookside Apartment Complex from the proposed land use changes, and the City Council has considered the recommendations of the Planning Commission; and

WHEREAS, on May 13, 2014, the Community Activities & Beautification Committee of the City of La Palma conducted a public meeting on the Draft Program EIR and the draft General Plan Update, considered public input, and adopted Resolution No. CAB 2014-01 recommending the City Council certify the Draft Program EIR and adopt their own tailored "Custom" Alternative that included; 1) the removal of residential component from the Mixed Use Business 1 properties north of the 91 Freeway; and, 2) an addendum to the Technology Element making the City's website a priority that is always be on the cutting edge or technology, and the City Council has considered the recommendations of the Community Activities & Beautification Committee; and

WHEREAS, on June 17, 2014, the City Council conducted a duly noticed Public Hearing on the Final Program EIR and the Project, at which time all persons wishing to testify were heard and the Final Program EIR and the General Plan Update was fully considered; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PALMA, CALIFORNIA, DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1: (Overview) These findings are made with respect to the approvals by the La Palma City Council for the City of La Palma updated General Plan (the Project). The findings with respect to the potential environmental effects of the Project are stated in Section 7 of this document.

The following findings are required by CEQA and CEQA Guidelines Section 15091. Per CEQA, no public agency shall approve or carry out a project where an EIR has been

certified and that EIR identifies one of more significant impacts on the environment that would occur if the Project is approved or carried out, unless the public agency makes one of more findings for each of those significant impacts, accompanied by a short explanation of the reasoning for each finding. The possible findings, which must be supported by substantial evidence in the record, are:

- Changes or alterations have been required in, or incorporated into, the project that mitigate or avoid the significant impact on the environment.
- Changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
- Specific economic, legal, social, technological or other considerations make infeasible the mitigation measure or project alternatives identified in the EIR.

For those significant impacts that cannot be mitigated below a level of significance, the public agency is required to find that the specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant impacts on the environment. As discussed below, the La Palma General Plan Update would not result in any significant unavoidable environmental effects; all potential impacts identified in the Draft Program EIR and the Final Program EIR are either beneficial, less than significant with mitigation incorporated, or less than significant such that no mitigation measures are required.

Based on the analysis in the Final Program EIR for the Project, the City Council finds that no significant unavoidable impacts on the environment would occur if the Project is approved or carried out. The Final Program EIR identifies impacts determined to be less than significant and impacts determined to be less than significant with mitigation incorporated. Findings for each of the impacts considered less than significant, accompanied by a brief explanation of the rationale of each finding, are provided in Section 7, below.

SECTION 2: (Project Description) The City of La Palma proposes to update its General Plan. The proposed updated General Plan consists of the following chapters: Introduction, City Structure, Community Safety, Growth Management, and Technology. (The updated Housing Element was adopted in January of 2014.) The updated General Plan establishes goals, policies, and programs for the long-term physical development and enhancement of the community. The updated General Plan includes a land use map that replaces the combination land use/zoning map associated with the 1999 General Plan. A separate zoning map will be prepared to ensure consistency with the updated General Plan.

The City has established 2030 as the horizon year for the updated General Plan. The updated General Plan establishes an overall development capacity for La Palma and serves as a policy guide for determining the appropriate physical development and

character. Development capacity associated with the updated General Plan analyzed in the Final Program EIR is estimated as follows:

- Approximately 5,814 total dwelling units to house 17,519 residents, representing an increase in 590 net new dwelling units relative to baseline (2013) conditions.
- Capacity for approximately 5.64 million square feet of commercial and industrial space, representing an increase of 1.66 million net new square feet of nonresidential building area.
- Based on the proposed land use designations and economic growth projections for Orange County, a total of approximately 5,790 new jobs.

The General Plan update represents a minor update, with amendments to the chapters focused on reflecting State law adopted since the prior 1999 update. Also, the General Plan introduces new mixed use development policies and standards to allow for more urban-scale development along State Route 91 within the Business Park Mixed Use 1 designation.

The Zoning Code serves as the primary tool to implement General Plan land use policy. Zoning districts that correspond to General Plan land use designations establish use regulations, development standards, and design criteria for all types of development in La Palma. Following adoption of the updated General Plan, the City will undertake a Zoning Code amendment to achieve consistency between the General Plan and the Zoning Code and thereby allow for consistent implementation of the General Plan.

For purposes of the Final Program EIR, the geographical limits of the incorporated City of La Palma are considered the "Planning Area."

SECTION 3. (Project Approvals) The project approvals constitute the "project" for purposes of CEQA and CEQA Guidelines Section 15378 and these determinations of the City of La Palma. The City of La Palma is the lead agency for the preparation of this EIR, as defined by CEQA (Public Resources Code Section 21067) because the City has sole discretionary authority with respect to adoption, amendment, and implementation of the General Plan. The proposed updated General Plan would require these approvals:

- The City Council must certify the Final Program EIR.
- The City Council must approve a General Plan Amendment that incorporates the updated chapters.

Subsequent to adoption of the General Plan, the City will file a Notice of Determination (NOD), as set forth in Section 21152 of the California Public Resources Code, with the Orange County Clerk.

SECTION 4. (Project Objectives) The General Plan Update is proposed to address new policy direction for select opportunity areas within La Palma that provide

opportunities for reuse or enhancement. Other objectives of the General Plan remain unchanged. Specifically, the City's values and priorities remain substantially the same:

Vision: Family. Pride of Ownership. Opportunity. Security.

The intent of the General Plan update is to continue to support La Palma's character as a quiet suburban community, with attractive neighborhoods, a high-quality school system and community services, and businesses to meet local needs. To achieve this intent, project objectives include:

- Protect and maintain established residential neighborhoods.
- Maintain balanced growth and development.
- Provide new development opportunities in the Mixed Use 1 Business District.

The proposed General Plan reflects the community's desire to maintain the City as a desirable place for residents while accommodating focused changes, where appropriate and needed to achieve economic development objectives.

SECTION 5. (Record of Proceedings) For purposes of CEQA and these findings, the Record of Proceedings for the Project include, at a minimum, the following documents:

- The Notice of Preparation (NOP) and all other public notices issued by the City of La Palma in conjunction with the Project.
- The City of La Palma General Plan Update and Zoning Code Amendment Draft Program EIR (April 2014), Final Program EIR (June 2014), and all documents cited or referred to therein.
- All comments submitted by agencies or members of the public during the 45-day public comment period for the Draft Program EIR ending May 22, 2014.
- All comments and correspondence submitted to the City with respect to the Project, in addition to timely comments on the Draft Program EIR.
- All findings and resolutions adopted by City decision-makers in connection with the project, and all documents cited or referred to therein.
- All reports, studies, memoranda, staff reports, maps, exhibits, illustrations, diagrams or other planning materials relating to the Project prepared by the City or by consultants to the City, the applicant, or responsible or trustee agencies and submitted to the City with respect to the City's compliance with the requirements of CEQA and with respect to the City's actions on the project.

- All documents submitted to the City by other public agencies or members of the public in connection with the project, up through the close of the public hearing on June 17, 2014.
- Minutes, as available, of all public meetings and public hearings held by the City in connection with the project.
- Any documentary or other evidence submitted to the City at such information sessions, public meetings, and public hearings.
- Matters of common knowledge to the City, including, but not limited to, those cited above.
- Any other materials required to be in the Record of Proceedings by Public Resources Code Section 21167.6, subdivision (e).

The custodian of the documents comprising the Record of Proceedings is the City's Community Development Department, whose office is located at 7822 Walker Street, La Palma, CA 90623.

The City has relied on all of the documents listed above in reaching its decision on the Project.

SECTION 6. (Procedural History) On November 7, 2014, the City released an NOP of an EIR for the Project to city, county, and state agencies; other public agencies; and interested private organizations and individuals.

Under the direction of the City of La Palma, the consulting firm MIG | Hogle-Ireland, Inc. prepared a Draft Program EIR entitled *La Palma General Plan Public Review Draft Program Environmental Impact Report*. The Draft Program EIR consists of the Draft Program EIR and Appendices, consisting of Appendices A through E. The Draft Program EIR is dated April 2014.

A Notice of Completion and copies of the Draft Program EIR were delivered to the State Office of Planning and Research (OPR) (SCH No. 2013111030) on April 7, 2014. The Draft Program EIR was circulated for a duly noticed 45-day public review period that began on April 8, 2014 and ended on May 22, 2014.

A Notice of Availability (NOA) of the Draft Program EIR was posted by the City on April 7, 2014, and published in the *Los Alamitos News Enterprise* newspaper on April 9, 2014. The NOA of the Draft Program EIR was also sent by mail and/or electronic mail to interested parties and participating agencies. An electronic link to the Draft Program EIR in ".pdf" format was posted on the City's website (www.cityoflapalma.org), and copies of the Draft Program EIR were made available for review at the following locations:

- City of La Palma, City Hall, 7822 Walker Street, La Palma, CA 90263

- City of La Palma, Community Center, 7821 Walker Street, La Palma, CA 90623
- La Palma Library, 7842 Walker Street, La Palma, CA 90623

The following public hearings were held to discuss the project and receive comments on the Draft Program EIR:

- Design Review Committee - April 14, 2014. At this meeting, the Design Review Committee recommended EIR Alternative No. 1 the "No Project" Alternative whereby no changes would be made to the existing land use plan with the exception of inclusion of the Freeway Overlay District in the Land Use Plan.
- Transportation Safety Committee - April 28, 2014. At this meeting, the Transportation Safety Committee recommended EIR Alternative No. 2 the "No Town Center Business Land Use Designation" as the preferred Alternative whereby the land use plan would be to eliminate the proposed Mixed Use Town Center Area and leave the land use designations as existing.
- The Community Beautification Committee – May 13, 2014. At this meeting, the Community Beautification Committee recommended approval of the project with the following revisions: (1) That the proposed Mixed-Use 1 Land Use Designation north of Orangethorpe Avenue be revised to eliminate the residential component given its proximity to industrial properties and SR 91 Freeway; and (2) That the Technology Element be revised to include additional goal and policy of continuously improving the City Website's growth, development, and user friendly interface.
- Planning Commission held a public hearing on May 6, 2014 to discuss the project, receive comments on the Draft Program EIR, and make a recommendation to the City Council. The Planning Commission recommended approval of the project with some land use changes: the removal of the Mixed Use –Town Center district and the Mixed Use – Business 2 district. With this change, parcels that had been proposed in the Draft General Plan to be Mixed Use – Town Center and Mixed Use – Business 2 would remain with their existing General Plan land use designations.

The City of La Palma prepared a Final Program EIR entitled *La Palma General Plan Final Program Environmental Impact Report*. Pursuant to Section 15132 of the CEQA Guidelines, this Final Program EIR consists, *inter alia*, of: a) revisions to the Draft Program EIR, b) a list of persons and organizations that commented on the Draft Program EIR, c) comments received on the Draft EIR, d) the City's responses to significant environmental points raised in the review and consultation process, and e) any other information added by the City. The Final Program EIR is dated June 2014.

The Final Program EIR was forwarded to commenting agencies on June 3, 2014. Copies of the Draft Program EIR and Final Program EIR, including appendices, studies, documents and reports referenced are available for public review at the City of La Palma Community Development Department, 7822 Walker Street, La Palma, CA 90623. Copies of the Draft Program EIR and Final Program EIR were also available for review online at the following website: www.cityoflapalma.org.

The City of La Palma City Council held a public hearing on June 17, 2014 to consider the Draft Program EIR and Final Program EIR.

SECTION 7. (Findings of Fact) The City Council finds that it has reviewed and considered the Final Program EIR in evaluating the project, that the Final Program EIR is an accurate and objective statement that fully complies with the Public Resources Code and the State CEQA Guidelines and that the Final Program EIR reflects the independent judgment of the City Council. The City Council makes the following findings of fact:

a. Impacts Declared to be Less than Significant or No Impact (No Mitigation Required)

Aesthetics

4.1.C: Impacts to the visual character and quality of the planning area will be less than significant with implementation of proposed General Plan policies. The updated General Plan includes multiple policies to preserve the visual character of residential areas, ensure that new development exhibits design excellence, and provide for new development to be compatible with the existing aesthetic environment. Moreover, La Palma is built out, and the majority of properties are unlikely to experience a significant change in land use type or development intensity over the life of the General Plan (through the year 2030).

4.1.D: Impacts due to light and glare will be less than significant with implementation of existing zoning standards. The Zoning Code regulates glare and outdoor lighting in Section 44-263 - Glare, and prohibits direct or reflected glare from light sources originating on a property from being visible from the property line. Continued administration of these regulations through routine plan check procedures will ensure that new light sources associated with future development are appropriately designed and maintained to minimize impacts associated with light and glare.

Air Quality

4.2A-C: The proposed updated General Plan will not conflict with the 2012 Air Quality Management Plan because changes in land use designations support the projected, long-term growth in La Palma utilized in the 2012 *Air Quality Management Plan*. Impacts related to criteria pollutant emissions and violations of air quality standards will be less than significant. The changes in land use designations encourage more compact, mixed-use development projects and thus support the projected, long-term growth assumed in the 2012 *Air Quality Management Plan*.

4.2.D: The updated General Plan has the potential to result in the exposure of sensitive receptors to pollutant emissions associated with industrial uses. However, potential impacts can be addressed at the project level. Impact will be less than significant with implementation of General Plan policies and application of standard development practices. For these individual projects, future construction activities will be subject to routine control measures required by the Southern California Air Quality Management District Rules 402, 403, 1108, and 1113.

4.2.E: The updated General Plan has the potential to result in the exposure of sensitive receptors to odors from industrial uses. Pursuant to General Plan Update policies prohibiting land uses that are incompatible with residential uses south of SR-91 and promoting land uses that do not impinge upon residential neighborhoods, individual projects will be evaluated in regard to potential impacts related to odors. Impact will be less than significant with implementation of General Plan policies and application of standard development practices.

Geology and Soils

4.3.A.iii: Impacts to life and property resulting from seismically induced liquefaction will be less than significant with implementation of existing standards and regulations. Under the Seismic Hazards Mapping Act, the City of La Palma is required to regulate certain development projects within liquefaction zones. Specifically, the Act requires local permitting authorities to withhold the development permits for a site within a zone until geologic and soil conditions of the project site are investigated and appropriate mitigation measures, if any, are incorporated into development plans. Therefore, soil conditions pertaining to liquefaction will be addressed at the individual project level, resulting in less than significant impacts.

4.3.C: Impacts to life and property related to unstable soils or soils could become unstable from activities associated new development pursuant to General Plan policy, thereby resulting in landslides, lateral spreading, liquefaction, subsidence, or collapse. The City will continue implementation of adopted environmental and grading standards contained in the Chapter 18 and Appendix J of the 2010 California Building Code. With implementation of existing standards and regulations, impacts will be less than significant.

Greenhouse Gas Emissions

4.4.A: Greenhouse gases emissions associated with build-out pursuant to updated General Plan policies will be consistent with State and regional greenhouse gas (GHG) emission reduction goals. Individual projects will be required to prepare greenhouse gas emissions inventories to determine if meet applicable screening or impact thresholds. Therefore, impacts will be less than significant.

4.4.B: Long-term implementation of the updated General Plan would reduce GHG emissions by 16.20 percent and is thus consistent with the goals of AB32 and SB375; therefore, the updated General Plan will not conflict with statewide or regional plans for GHG emissions reductions and will have a less than significant impact.

Hazards and Hazardous Materials

4.5.A: All new individual developments that handle or transport hazardous materials would be required to comply with the regulations, standards, and guidelines established by the U.S. Environmental Protection Agency, responsible State agencies, responsible County of Orange agencies, and the City of La Palma related to storage, use, and disposal of hazardous materials. Both the federal and State governments require all businesses that handle more than a specified amount of hazardous materials to submit a business plan to a regulating agency. Compliance with federal, State, and local regulations will result in less than significant impacts.

4.5.B: Impacts to development and persons due to building siting on contaminated properties will be less than significant with mitigation incorporated. Compliance with applicable laws and regulations designed to reduce the risk of hazardous materials use, transportation, and handling through the implementation of established safety practices, procedures, and reporting requirements, as well as compliance with CCR Titles 8, 22, 26, and 49, and their enabling legislation set forth in California Health and Safety Code Division 20, Chapter 6.95, would ensure that impacts associated with hazards to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment will be less than significant.

4.5.C: Impacts on existing or proposed schools located within 0.25 mile from potential hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste from implementation of the General Plan Update will be less than significant. Compliance with provisions of the Orange County Environmental Health Agency, as well as federal, state, and local regulations, would minimize risks associated with the exposure of school children to hazardous materials.

4.5.D: Impacts from the placement of development on a site that is included in a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 from implementation of the General Plan Update will be less than significant. Current federal, state, and local regulations require site assessments to identify any potential site contamination, remediation and cleanup of such sites before new development could take place. If contamination were to exceed regulatory thresholds, the proponent would be required to undertake remediation procedures prior to grading and development

4.5.G: The proposed General Plan Update will not interfere with implementation of the City's emergency response and evacuation procedures. Impacts will be less than significant. The General Plan Update includes new policies pertaining to effective mobilization of the City's emergency response resources, and for the City to engage in regional emergency planning. Adherence to and implementation of these new General Plan policies and standard City practices will reduce potential impacts related to emergency response plans and emergency responders serving within the plan area, resulting in less than significant impacts.

Hydrology and Water Quality

4.6.B: Impacts related to overdrafting of groundwater resources and lowering of groundwater levels will be less than significant due to continued application of existing standards, regulations, and policies included in the updated General Plan. The primary means of ensuring long-term groundwater level maintenance are through water conservation programs. The updated General Plan supports water conservation through use of natural and drought-tolerant vegetation, water-conserving plumbing fixtures in new and existing developments, and exploration of funding options for facilitating the use of recycled water for public irrigation uses.

4.6.G-H: Land use changes associated with the updated General Plan may result in the establishment of new housing or other forms of new development within a 100-year flood zone, and structures placed in this zone could divert floodwaters. Implementation of updated General Plan policies and compliance with applicable flood avoidance regulations will reduce this impact to less than significant. Moreover, the updated General Plan does not authorize any residential construction and therefore could not directly result in the placement of housing within flood hazards areas.

4.6.I-J: Development pursuant to General Plan policy could expose people and structures to flood risks from dam failure or inundation by seiche. Compliance with applicable ordinances will reduce this impact to less than significant. Implementation of the flood protection policies contained in the updated General Plan (pertaining to dam inspections, emergency action plans and dam failure analysis), along with existing State and federal dam safety programs (including annual inspection, maintenance, and improvement), would minimize the impact of flooding or seiche from dam failure.

Land Use and Planning

4.7.A: The updated General Plan would not physically divide an established community as the current land use patterns would be preserved. General Plan Update policies pertaining to protection of neighborhoods from incompatible land uses, encouraging development in the Mixed Business 1 District, and reinforcing established land use patterns by emphasizing protection of existing residential neighborhoods will not physically divide an existing established community. Impacts will be less than significant.

Noise

4.8.A and 4.8.C: Projected long-term traffic volumes and the proposed land uses associated with the updated General Plan change areas will increase noise by less than significant levels with implementation of General Plan policies pertaining to State noise insulation standards, the City noise ordinance, and enforcement of State Motor Vehicle Code. Application of these existing regulations will ensure any noise increases associated with increased traffic and new development are less than 5 decibels (dB).

4.8.B: Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels with implementation of the updated General Plan would result in a less than significant impact. Potential vibration due to future construction activities would be assessed in conjunction with the City's routine review of site-specific

geotechnical studies and the recommended grading and foundation design measures. This will occur in the individual project planning process.

4.8.D: The proposed Project will allow for additional development of residential and mixed-use development, and this new development could result in increased temporary or intermittent noise impacts, depending upon the use. Those impacts will be less than significant with implementation of updated Noise Element policies such as application of State noise insulation standards, enforcement of the State Motor Vehicle Code, and the continued implementation of the City's noise ordinance.

Population and Housing

4.13.A: The proposed housing and population growth associated with updated General Plan land use policy is not significant and will not induce other growth; the growth rates are within the projections assumed by the Southern California Association of Governments. Land use policies promulgate more compact housing development consistent with regional goals. Impact will be less than significant.

Public Services

4.10.A: Impacts related to expansion of fire protection facilities to maintain applicable service standards would be less than significant. The growth rates associated with the updated General Plan are not significant, and implementation existing regulations regarding payment of impact and other fees to offset the cost of municipal services appropriately addresses impacts.

4.10.B: The Project would not create a demand for additional police protection facilities to maintain applicable service standards; impact would be less than significant.

4.10.E: The Project would not create a demand for additional or improved library facilities to maintain applicable service standards; impact would be less than significant.

Recreation

4.11.B: Impacts related to the expansion and construction of recreational facilities will be less than significant given that the updated General Plan does not specifically provide for new park facilities.

Transportation and Traffic

4.16.E: Impact with respect to emergency access would be less than significant. The updated General Plan does not include policies that would change standards related to emergency access, nor will it interfere with policy implementation.

4.16.F: No significant impacts will result from the General Plan Update regarding policies, plans, or programs that support alternative transportation. The General Plan Update adds policies that support alternative transportation, including multi-modal streets, safe routes to schools, multi-modal transportation for renovations and new developments, new pedestrian walkways, and maintaining and enhancing bike paths.

Utilities and Service Systems

4.13.B: Impacts related to the potential future construction of water and wastewater infrastructure will be less than significant with implementation of existing City standards regarding water conservation, use of low-flow plumbing fixtures, utility infrastructure upgrades, and compliance with Orange County Sanitation District standards for ensuring adequate wastewater treatment capacity.

4.13.D: Implementation of the updated General Plan would not require new or expanded water supply entitlements to be secured. Expanded water supply entitlements would not be required given the limited growth associated with the updated General Plan and the related minor increase from a regional perspective in water demand projected through 2030, the conservation requirements under the Water Conservation Act of 2009 (SBx7-7), reported water surplus capacity from Metropolitan, and compliance with applicable regulations and the policies contained in the General Plan pertaining to minimizing water use. Impact will be less than significant.

4.13.F: Impacts associated with solid waste regulations and adequacy of disposal sites will be less than significant with continued implementation of City policies and standards focused on achieving solid waste diversion goals.

b. Impacts Determined to Be Less than Significant with Mitigation Incorporated

Recreation

4.11.A: The proposed updated General Plan has the potential to result in the deterioration of existing parks and recreation facilities associated with an increase in population under buildout conditions. However, with incorporation of the following mitigation measures, this impact is reduced to a less than significant level.

Mitigation 4.11-1: Continue park improvement prioritization.

Mitigation 4.11-2: The City will continue to coordinate with all school districts serving La Palma to sustain joint-use agreements.

Mitigation 4.11-3: Participate in regional working groups regarding future use of the Pacific Electric right-of-way.

Transportation and Traffic

4.12.A and 4.12.B: Long-term implementation of the updated General Plan will cause an increase in traffic that will result in one roadway segment and five intersections to operate at Level of Service (LOS) E or F, below the City's LOS D standard. Impacts will be less than significant with incorporation of the following mitigation measures:

Mitigation 4.12.AB-1: To address projected LOS E and F conditions at the study intersections identified in Table 4.12-11 (in the EIR), improvements identified by the Traffic Impact Analysis for the La Palma General Plan (also reported as Mitigation Measures 4.12AB-2 through 5) will be funded through established development impact

fees, and other improvements will be addressed by individual developments that affect each intersection or roadway as identified by a project-specific traffic study during the entitlement process.

Mitigation 4.12.AB-2: To address projected LOS conditions at Moody Street/Carmenita Road and South Street/Orangethorpe Avenue, and in addition to improvements identified by the City of Cerritos and Metro that will be funded by Los Angeles County Measure R monies, add an additional eastbound through lane. Coordinate with the City of Cerritos and Metro regarding any planned improvements for the intersection outside of La Palma boundaries.

Mitigation 4.12.AB-3: To address projected LOS conditions at Walker Street and La Palma Avenue, require an additional turn lane for the eastbound right-turn movement.

Mitigation 4.12.AB-4: To address projected LOS conditions at Valley View Street and Orangethorpe Avenue, require an additional turn lane for the westbound right-turn movement. Coordinate, as feasible, with the City of Buena Park regarding any planned improvements for the intersection outside of La Palma boundaries.

Mitigation 4.12.AB-5: To address projected LOS conditions at Walker Street and Orangethorpe Avenue, require additional turn lanes for the southbound left-turn and eastbound right-turn movements.

SECTION 8. (Alternatives) The Final Program EIR assumes the adoption of the proposed updated General Plan. As noted above, the Project would not result in any significant unavoidable impacts. All potential impacts identified in the Draft Program EIR and Final Program EIR are less than significant without mitigation or less than significant with the incorporation of mitigation. To select and analyze alternatives that would avoid or substantially lessen any of the Project's identified less than significant environmental effects, the following alternatives analyzed in Final Program EIR were considered:

Alternative 1: No Project. If adopted policies were to remain in effect, no changes would be made to the land use plan. Table 5-1 in the EIR shows the ultimate build-out projections for the existing General Plan. Build-out pursuant to the existing General Plan would result in fewer new residences (22 versus 590) and substantially less development of commercial and industrial square footage (445,963 versus 1,690,000 square feet). Also, the City would not implement Complete Streets initiatives aimed at promoting multi-modal mobility.

Alternative 2: Eliminate Town Center Designation. Without the additional development capacity provided by the Mixed Use Town Center land use designation, new development would almost entirely be focused along the SR-91 corridor. The Mixed Use Town Center land use designation is projected to result in an additional 208 residential units and 53,250 square feet of non-residential building area. Alternative 2 would reduce the number of new morning and evening peak hour trips by approximately 170 and 225, respectively.

Not establishing the Town Center designation could reduce net new vehicle trips by 2,808. Impacts would be reduced on impacted intersections nearby.

Alternative 3: Eliminate Mixed Use Business Districts along Orangethorpe Avenue.

In this alternative, the land use designations in these areas would remain those identified by the existing adopted General Plan, rather than Mixed Use Business 1 for the properties north of Orangethorpe and Mixed Use Business 2 for the properties south of Orangethorpe. Two of the intersections with deficient LOS (without mitigation) occur on Orangethorpe Avenue. The proposed land use designation changes to Mixed Use Business 1 and 2 Districts in this particular area would result in an additional 365 residential units and an additional 401,496 square feet of non-residential building space. Alternative 3 would reduce the number of new morning and evening peak hour trips by approximately 646 and 1,429, respectively. Not changing land use designations along Orangethorpe Avenue could result in a reduction of 15,497 new trips. Given the location of these areas on Orangethorpe, the number of future vehicle trips along this roadway would be reduced with Alternative 3.

Alternative 4: Alternative Location. The goals and policies of the La Palma General Plan Update are specific to the lands within the City of La Palma boundaries (planning area). The City has no land use or other governmental authority outside of its jurisdictional limits. Application of the proposed General Plan policies to any other planning area is thus infeasible.

a. Alternatives Eliminated from Consideration

Alternative 4 was eliminated from consideration given that it is infeasible because the goals and policies of the La Palma General Plan Update are specific to the lands within the City of La Palma boundaries (planning area).

b. Findings Regarding Project Alternatives

CEQA only requires public agencies to make findings regarding the feasibility of project alternatives in limited circumstances. Public Resources Code Section 21081(a) provides that a public agency may not approve a project unless it makes findings, with respect to each significant project effect, that 1) mitigation has been required to reduce the significant effect, 2) mitigation to reduce the significant effect is within the jurisdiction of another public agency and should be adopted by that agency, and 3) that "[s]pecific economic, legal, social, technological, or other considerations . . . make infeasible the mitigation measures or alternatives identified in the environmental impact report." (Public Resources Code § 21081[a], emphasis added, see also CEQA Guidelines § 15091[a].)

In *Mira Mar Mobile Community v. City of Oceanside* (2004) 119 Cal.App.4th 477, 490, the Court of Appeals confirmed that, where the city found that the only adverse impact of a project could be avoided through the imposition of mitigation measures, "it was not required to make any findings regarding the feasibility of proposed alternatives." (Citing *Rio Vista Farm Bureau Center v. County of Solano* (1992) 5 Cal.App.4th 351, 379 ["CEQA

does not require the agency to consider the feasibility of environmentally superior project alternatives identified in the EIR if described mitigation measures will reduce environmental impacts to acceptable levels”], *Laurel Heights Improvement Ass’n v. Board of Supervisors* (1988) 47 Cal.3d 376, 402, and *Laurel Hills Homeowners Ass’n v. City Council* (1978) 83 Cal.App.3d 515, 521.)

The project would not result in any significant unavoidable effects. All potential impacts identified by the Final Program EIR are less than significant without mitigation or less than significant with mitigation incorporated. Accordingly, the City is not required to make findings regarding the feasibility of the alternatives considered in the Final Program EIR.

c. Summary of Significant Unavoidable Impacts

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts which cannot be avoided. Based on the analysis contained in the Final Program EIR, implementation of the Project would not result in any significant unavoidable environmental impacts.

d. Growth-inducing Impacts of the Project

Section 15126.2(d) of the CEQA Guidelines requires a discussion of the ways in which a proposed action could be growth inducing. This includes ways in which the Project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.

The proposed updated General Plan is specifically intended to provide for the orderly growth of the planning area to achieve economic, environmental, and quality of life benefits. Nothing in the updated General Plan proposes new infrastructure systems to facilitate growth of undeveloped areas. There are no proposed policies, regulations, or ordinances that are part of the Project or implied by the updated General Plan that will encourage or enable significantly higher levels of growth than have been anticipated in regional forecasts by SCAG. Population projections for the updated General Plan provide for potentially 1,700 additional residents in La Palma at buildout. However, this unaccounted-for increase is negligible when compared to projected growth for the SCAG region and Orange County. Improvements to the road, storm drain, potable water, and sewer systems—including those listed in the Final Program EIR—are intended to achieve desired levels of service as growth occurs, rather than facilitate growth beyond what is planned for in the updated General Plan.

e. Significant Irreversible Changes to the Environment

Section 15126.2(c) of the State CEQA Guidelines states that significant irreversible environmental changes associated with a project shall be discussed, including the following: 1) uses of non-renewable resources during the initial and continued phases of the Project that may be irreversible because a large commitment of such resources makes removal or non-use thereafter unlikely; and 2) primary impacts and, particularly,

secondary impacts (such as highway improvement that provides access to a previously inaccessible area), which generally commit future generations to similar uses; and 3) irreversible damage that could result from environmental accidents associated with the Project.

The updated General Plan provides a policy and regulatory framework to guide future growth into both infill sites and redeveloped areas. Once land is developed with a certain type of land use, reversion to open space for conservation, resource management, or other purposes is highly unlikely.

An irreversible commitment of non-renewable natural resources is inherent in any development project, or in the case of the updated General Plan, numerous development projects over a long period of time. Such resources would include, but are not limited to, lumber and other related forest products; sand and gravel, native topsoil, a variety of metals used in the manufacture of building materials such as steel, copper piping and wiring, along with hydrocarbon-based fuel sources that require extraction and chemical alteration and/or combustion of natural resources such as oil, natural gas, coal, and shale.

Implementation of the updated La Palma General Plan represents a long-term commitment to the consumption of energy for electricity, water and space heating, water supply and treatment, industrial processes, as well as fuels to power various modes of mechanized transportation. Impacts associated with long-term energy consumption will depend on the energy sources and methods of producing energy. Typical hydrocarbon-based sources produce higher volumes of various criteria air pollutants and greenhouse gasses than renewable energy sources such as wind and solar power or alternative fuel sources such as biodiesel and cellulosic ethanol. To the extent that hydrocarbon based fuel sources are replaced with less polluting, renewable sources, the irreversible commitment of non-renewable resources will be reduced.

SECTION 9. (Summary) Based on the foregoing findings and the information contained in the record, it is determined that all potential effects on the environment due to the Project are either less than significant, such that no mitigation is required, or less than significant with mitigation incorporated.

SECTION 10. (Incorporation by Reference) The Final Program EIR is hereby incorporated into these findings in its entirety. Without limitation, this incorporation is intended to elaborate on the basis for determining the significance of impacts and the comparative analysis of alternatives.

SECTION 11. (Recirculation not Required) Minor changes to the Draft Program EIR have been made since its publication as a result of comments received from organizations and individuals on the document. Staff-initiated changes include minor corrections and clarification to the text to correct typographical errors. None of the changes affect the analysis or conclusions of the Draft Program EIR.

The changes to the Draft Program EIR do not require recirculation of the Final Program EIR because they do not result in any increased environmental effects that would alter or modify the conclusions of significance contained in the Draft Program EIR. The corrections and additions do not identify any new significant impacts, and, therefore, do not require additional mitigation measures or alternatives to the proposed Project. These are minor changes that do not require recirculation of the Final Program EIR (CEQA Guidelines Section 15088.5[b]).

SECTION 12. (Certification of Final Environmental Impact Report) The City Council of the City of La Palma finds that it has reviewed and considered the Final Program EIR in evaluating the Project, that the Final Program EIR is an accurate and objective statement that fully complies with CEQA and the CEQA Guidelines, and that the Final Program EIR reflects the independent judgment of the City. The City Council declares that no significant new impacts or information, as defined by CEQA Guidelines Section 15088.5, have been received by the City after the circulation of the Draft Program EIR that would require recirculation. All of the information added to the Final Program EIR merely clarifies, amplifies, or makes insignificant modifications to an already adequate EIR pursuant to CEQA Guidelines Section 15088.5(b).

The City Council of La Palma hereby certifies that the Final Program EIR for the General Plan Update is adequate and complete in that it addresses the environmental effects of the Project, and fully complies with the requirements of CEQA and CEQA Guidelines. The Final Program EIR is composed of:

- The backup file material for the Project.
- The Notice of Preparation.
- The Initial Study and the studies it relies upon.
- The Draft Environmental Impact Report dated April 2014.
- The comments on the Draft Program Environmental Impact Report and responses thereto as contained in the Final Program EIR dated June 2014.
- The staff report for the public hearings before the Planning Commission held on May 6, 2014.
- The staff report for the public hearing before the City Council held on June 17, 2014.
- The minutes of the hearings and all documentary and other testimonial evidence submitted thereat.
- The Statement of Facts and Findings in support thereof.

a. Findings

CEQA Compliance: As the decision-making body for the Project, the City Council of the City of La Palma has reviewed and considered the information contained in the findings and supporting documentation. The City Council determines that the findings contain a complete and accurate reporting of the environmental impacts associated with the Project. The City Council finds that the Final Program EIR was prepared in compliance with CEQA and applicable State and County Guidelines, and that the City complied with CEQA's procedural and substantive requirements, such that the public was provided meaningful opportunity to comment regarding potential environmental effects of the Project. The 45-day public review period for the Draft Program EIR was April 7, 2014 to May 22, 2014. The Final Program EIR was forwarded to agencies that commented at least 10 days prior to the June 17, 2014 hearing. The Final Program EIR concludes that the Project, as proposed, will result in impacts considered less than significant.

Review by the Decision Making Body Prior to Approval: The Final Program EIR was prepared and reviewed under the supervision and directions of the City of La Palma Community Development Department. The City Council is the final decision-making body for approval of the Project. The City Council has received and reviewed the Final Program EIR prior to certifying the Final Program EIR and prior to making any decision to approve or disapprove the Project.

Independent Judgment of Lead Agency: The Final Program EIR reflects the City's independent judgment. Public Resources Code Section 21082.1 requires any environmental impact report or draft environmental impact report to be prepared directly by, or under contract to, a public agency. The City has exercised independent judgment in accordance with that section, retaining its own environmental consultant and directing the consultant in preparation of the Draft and Final Program EIR.

SECTION 13. (Certification of Final Program EIR) Based on the above findings, the City Council hereby certifies Final Environmental Impact Report SCH # 2013111030, a copy of which is on file in the office of the City Clerk.

SECTION 14. (Monitoring and Reporting Program Adoption) All potential impacts identified by Final Program EIR are either less than significant such that no mitigation measures are required or less than significant with mitigation measures incorporated. The Mitigation Monitoring and Reporting Program that has been prepared and incorporated into the Final Program EIR is hereby adopted and incorporated herein by reference.

SECTION 15. (General Plan Amendment Findings) The City finds, in accordance with La Palma Municipal Code section 44-672, as follows:

- a. The General Plan Update is consistent with all of the applicable objectives, policies, general land uses, programs, and actions of all applicable elements in the General Plan.

b. The General Plan Update shall not be detrimental to the public convenience, health, safety or general welfare of the City.

c. The General Plan Update is in compliance with the provisions of the California Environmental Quality Act.

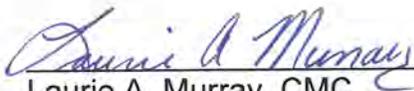
SECTION 16. Based on the above findings, the City Council of the City of La Palma hereby adopts the General Plan Update, a copy of which shall be made available to the public for inspection in the office of the City Clerk in accordance with State law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of La Palma at a regular meeting on the 17th day of June 2014.



Steve Shanahan
Mayor

ATTEST:



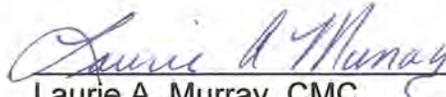
Laurie A. Murray, CMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.
CITY OF LA PALMA)

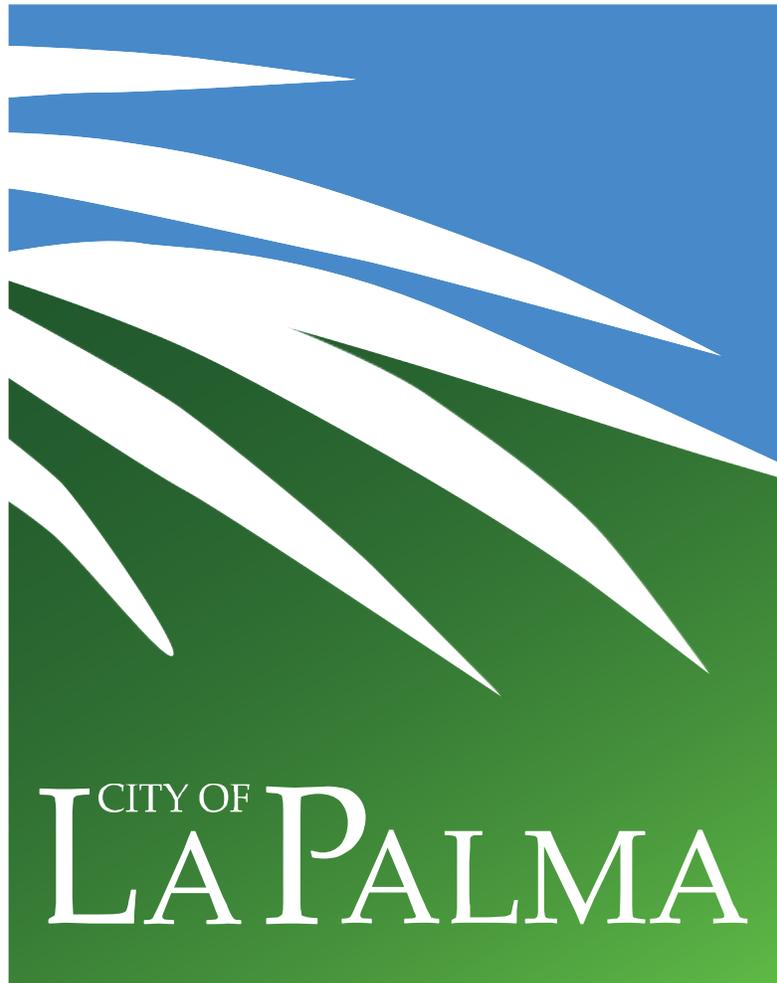
I, LAURIE A. MURRAY, City Clerk of the City Council of the City of La Palma, California, DO HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of said City at a regular meeting of said City Council held on the 17th day of June 2014, and that it was so adopted by called vote as follows:

AYES: Charoen, Hwangbo, and Shanahan

NOES: Goedhart and Kim



Laurie A. Murray, CMC
City Clerk



GENERAL PLAN

Adopted June 17, 2014
City Council Resolution No. 2014-32

Acknowledgements

City of La Palma

City Council

Steve Shanahan, Mayor
Peter L. Kim, Mayor Pro Tem
Henry Charoen, Councilmember
Gerard Goedhart, Councilmember
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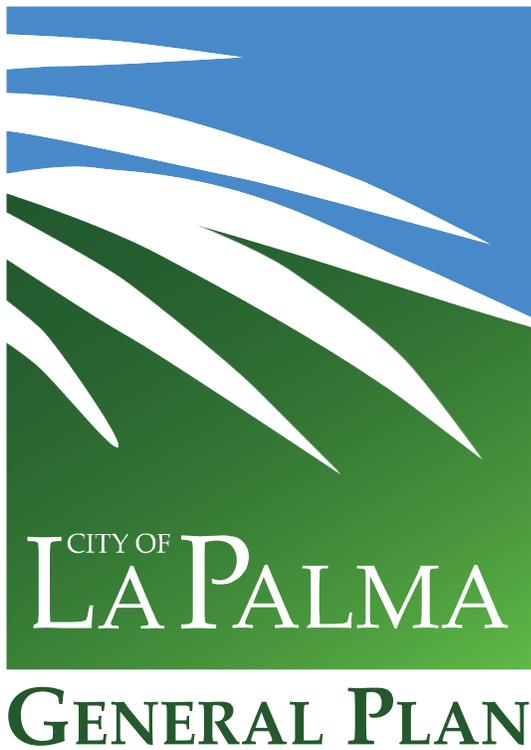


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La Palma General Plan

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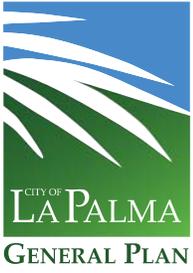
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Chapter 1: Introduction

1. Getting Acquainted with La Palma
2. Our Vision for La Palma
3. General Plan Intent
4. How to Use the General Plan

La Palma: A Special Place Where People Really Matter

.....

Getting Acquainted with La Palma

If you are a resident of or business owner in La Palma, this discussion is intended to represent you. If you are not, this discussion is designed to communicate to you the kind of community we are today and the community we aim to be as we move toward 2030. As you see, these two



La Palma General Plan

conditions are very similar because the core values of La Palmans create a great community and drive our planning decisions.

You may be interested in learning more about La Palma because it is your home, or you may be looking for the perfect place to move your family or business and are attracted by our city's strategic and convenient location within the Orange/Los Angeles Counties metropolitan region (see *Planning Area and Regional Location, Figure I-1*) In any case, we'd like to talk a little about La Palma before you read through the rest of our General Plan.

We became a city in 1955 with a population of only 500 people. The number of cows in the city—then known as Dairyland—outnumbered residents. Only 1.6 square miles in size at incorporation, our city now contains two square miles and is still geographically the smallest city in Orange County.

Orange County was growing at a phenomenal rate in the 1950s. In fact, during the year after our incorporation, the county added over 100,000 residents to its population. The place that is now La Palma consisted of dairies and ranches. With suburban growth pressures threatening operations, the dairymen and ranchers sought to protect their businesses. Most of the city's founding fathers were in the dairy business. However, the growth in surrounding communities was gradually squeezing out that activity.

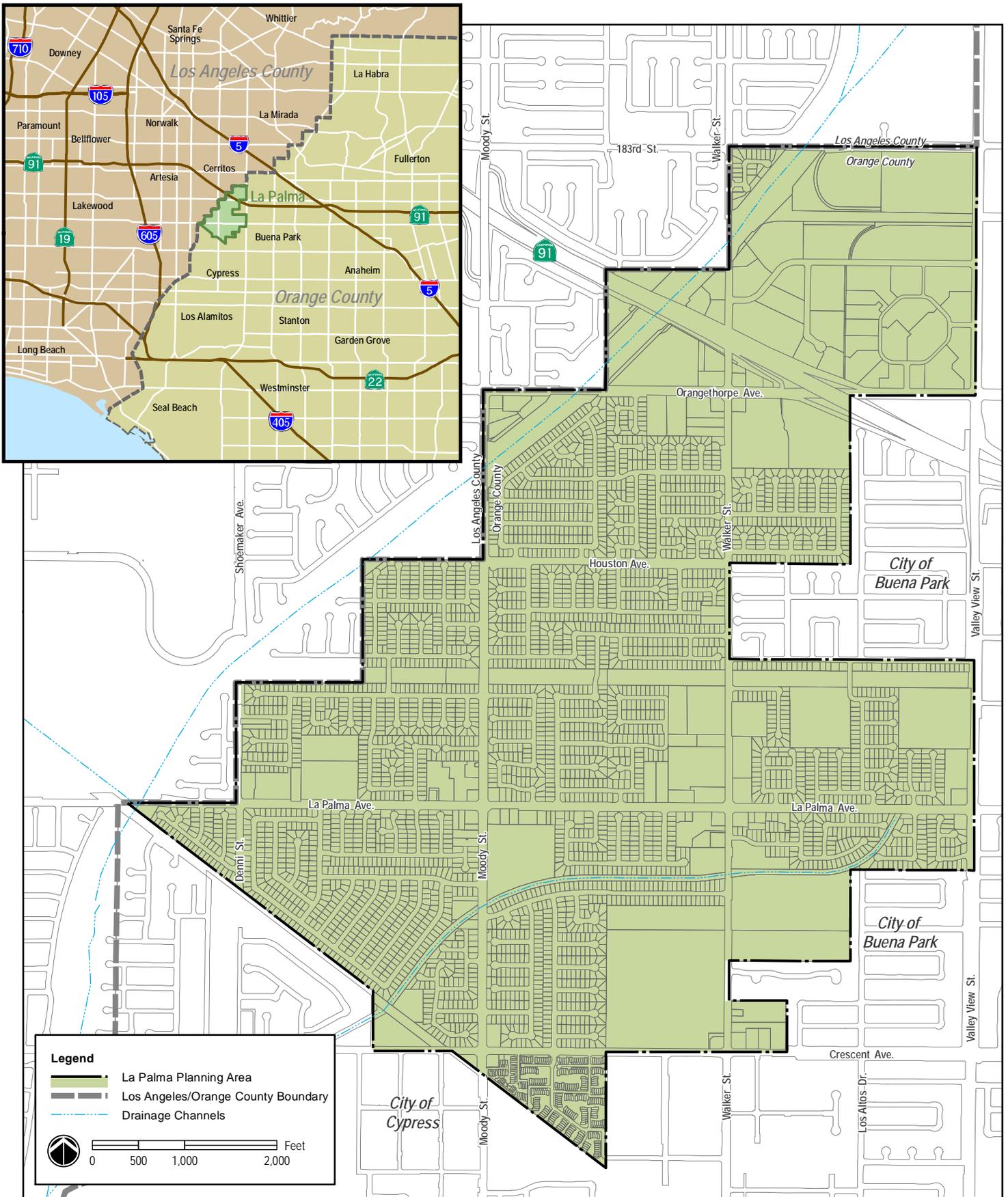


If you were driving along Valley View Boulevard in the 1940s or '50s, you immediately would have noticed that cows and chickens outnumbered people. This part of Orange County supported extensive dairy operations and egg ranches, including 18 dairies within present-day La Palma.



Our original population of 500 grew rapidly in the 1960s. By 1970, a rapid transformation had occurred, with many of the dairy farms gone and almost 10,000 residents calling La Palma home (which caused us to change our name to more accurately reflect our suburban character).

Ten years later, most of the residential development you see today was in place and our population rose to well over 15,000. Since the 1980s, the city has experienced very little increase in population, given the limited land area and preponderance of single-family homes. In 2010, the Census count revealed that 15,568 residents call La Palma home. What this means, among other things, is that virtually all of our housing was



Date Map Prepared: October 2013.
 Prepared by MIG | Hogle-Ireland.

Figure I-1
 Planning Area and Regional Location

Another dimension of our community that is not immediately obvious is that we have our own Police Department, and we are proud of the work that they do. La Palma enjoys a high degree of personal safety, which is one reason why many of us have settled here. Of course, we are not crime-free, but we have one of the lowest crime rates in Orange County.

Drive around our neighborhoods and you will see that our homes are modest and well maintained. Our residents have a strong ethic of keeping their properties in top condition; this ethic prevails across all the income ranges in the city.

Despite the fact that we are served by five different school districts, education is a strong focus in our community. With so many school district boundaries and attendance areas to consider, this is a challenge. But quality education is a high priority. Our parents are involved in the schools and participate fully. This philosophy extends to other programs, as evidenced by our robust recreation and community services programs and classes.

Through this introduction, you have gotten acquainted with La Palmans and our city. You know something about our size and characteristics. You understand the qualities that comprise our core values. It is important to us to convey that we know La Palma is, indeed, a special place. Our past shaped it, our present maintains it, our future enhances it, and our vision reflects all three. La Palma is known as the City of Vision and this General Plan provides the policy direction to achieve that vision. We invite you to share that vision, whether you are a visitor, a long time resident or business owner, or a new resident or business owner looking for a prosperous location.

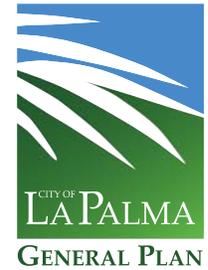
Join us as we move toward our future and describe what we envision La Palma to be.

Our Vision for La Palma

A vision for a community is a mental picture of the future created by anticipating or conceiving important desired characteristics of the place. We have crafted our vision of La Palma by examining issues we believe need to be addressed, assessing our strengths and weaknesses as a community, and focusing on the core values of the people who live, work, and own businesses in this community.

Our vision is imaginative in that it conceives of some conditions that do not now exist, or that would not exist in years to come if care were not taken in managing community affairs. The vision anticipates the results of future decisions, events, and actions.

At the same time, our vision is practical in that it reflects the values and aspirations of the majority of us in La Palma, so it has the support critical for its implementation. This is only possible over time if the vision reinforces and generates interest. La Palma's Vision Statement is:



●●●●●●●●●●
La Palma has historically maintained an in-house police department, ensuring that we are one of the safest communities in Orange County.



***Vision. Family. Pride of Ownership.
Opportunity. Security.***

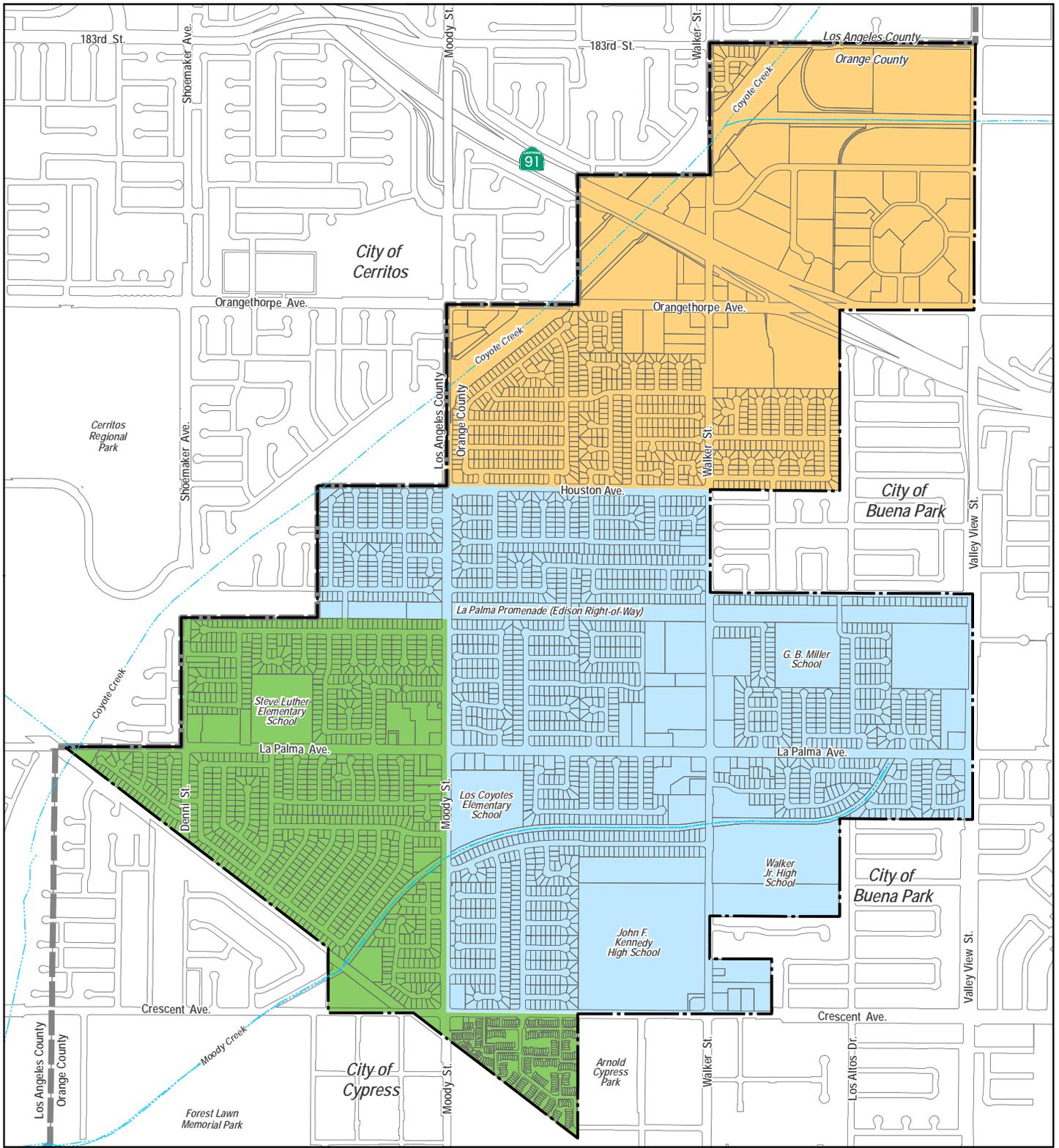
<i>VISION:</i>	<i>The power to imagine a future that sustains the positive values of the present.</i>
<i>FAMILY:</i>	<i>People united by common values, convictions, and aspirations.</i>
<i>PRIDE OF OWNERSHIP:</i>	<i>Caring enough about one's home to invest in it continually.</i>
<i>OPPORTUNITY:</i>	<i>The chance to prosper according to one's commitment and ability.</i>
<i>SECURITY:</i>	<i>Freedom from fear of one's person or property being violated.</i>

These ideas express the essence of the La Palma way of life. These values and priorities have driven the evolution of our community and will continue to shape it into the future.

A word that often captures these qualities and the positive emotions they stimulate is *Hometown*. Perhaps no other label generates a stronger feeling for a place than this simple word. It reflects our commitment to our community and identification with it. Some of us have lived in La Palma for most of its history. Others have returned because of the qualities and comforts our small town offers. Still others have moved here more recently because they have the same values they recognize in La Palma. We all have made the decision to raise our families here, to be involved in our children's education, to age in place here, and to be part of a community of a scale with which we identify. We are La Palma.

- • • • •
- While we don't have a downtown in the most conventional sense, our Civic Center complex and La Palma Promenade function as a central gathering place in our hometown and are well-loved by the community.





School Districts

- Buena Park School District
- Centralia School District
- Cypress School District

Base Map

- Drainage Channels
- La Palma City Boundary
- LA/Orange County Boundary

Date Map Prepared: January 29, 2014.
 Prepared by: MIG|Hogle-Ireland
 Source: City of La Palma, 2011.

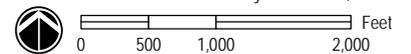
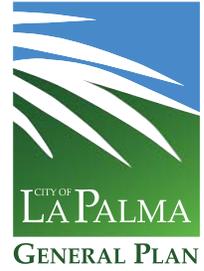


Figure I-2
School Districts in La Palma



General Plan Intent

We have a General Plan, not just because state law requires one, but also because through this Plan we provide our residents their blueprint for the future. We are convinced that our community will retain and improve upon its high quality of life for future residents and businesses because of the commitments stated in this Plan. We take this document seriously as a true business plan to guide our organization and community.

The General Plan provides the framework for future development-related decisions. To do that, the Plan contains goals and policies that provide guidance for our City staff and decision makers. Any topic for which a goal is stated can be assumed to be an important factor in realizing our Vision. If there is a goal, there will always be a policy to carry it out. Often, there will be several. Substantial implementation actions are included to point the way toward achieving the goals identified in the General Plan. Implementation actions are included in Appendix A, where they can easily be updated.

In addition to addressing the General Plan issues required by State law, our General Plan includes discussion of growth management, as prompted by Orange County's Measure M (a proposition passed in 1990 to invest the proceeds of a sales tax levy in countywide transportation system improvements). We also include a Technology Element, to ensure that La Palma stays at the forefront of innovation. The mandated subjects are organized into four general chapters: The City Structure, Community Safety, Housing, and Growth Management.

The first two chapters (City Structure and Community Safety) contain most of the topics (or elements, as the Government Code refers to them) specified in State law. The City Structure Chapter also contains a Community Building Element, discussing health, schools, economic development, and local governance. Housing is treated as a separate chapter because its scope is specified in great detail in State law and updates are required on a separate schedule. The Growth Management Chapter likewise covers a single subject because it was spurred by Measure M2, and the Technology Chapter is also a stand-alone element.

As discussed elsewhere in the General Plan, many plans and programs are guided by the policies stated here. Some are required by law to be consistent with the General Plan. Examples include the City's Development Code (both the regulations themselves and the application of zoning designations to specific properties), the City's acquisition or disposition of public lands, and the capital improvement program (CIP) maintained by the City. Beyond these legal content requirements, the adoption of this Plan commits the City Council and those who advise them to refer regularly to the General Plan for guidance in making development decisions.

● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●
For each General Plan goal, there will always be a policy to carry it out.

● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●
The adoption of this General Plan commits the City Council and those who advise them to refer regularly to the General Plan for guidance in making development decisions.



How to Use the General Plan

We want to be clear about what is expected when decisions on public or private development issues require reference to the General Plan (in order to be consistent with it). For that reason, you will find certain action words have a particular meaning. It will help in understanding our Plan if you take a few minutes to familiarize yourself with these terms.

Goals and policies set the framework for decisions. A *goal* is an overall assertion of community desires consisting of a broad statement of purpose or direction. A *policy* provides guidance to City decision makers in their review of development proposals and other actions taken. The *Implementation Plan* (Appendix A) identifies specific measures that the City will undertake toward putting goals and policies into action.

Different levels of commitment to goals, policies, and implementation measures are necessary and desirable, so we use particular terms in specifying our intent. They are described below.

Shall. We will always follow the policy. This is our absolute commitment to the guidance expressed in the policy. Our expectation is that the policy will definitely be implemented.

Should. We will follow the policy in most cases. Exceptions or degrees of implementation are acceptable to us for good reason. Our expectation is that the policy will almost always be implemented.

Allow. Our policy is to permit someone else's initiative and support it unless there is a very good reason not to. Our expectation is that the policy will generally be implemented, even though some party other than the City carries it out.

Coordinate. The City will join with some other party to implement the policy. Our expectation is that the policy will generally be implemented in some form of partnering arrangement.

Consider. We will investigate the proposed action or approach to determine the actual level of commitment that is appropriate. Our expectation is that an open-minded effort will be made to evaluate possibilities until facts are determined and a decision is made based on those facts.

Restrict. We will take action within certain bounds. Our expectation is that implementation will occur, but at a constrained level or within specified limits.

Prohibit. We will take steps to actively oppose a specified action and prevent it from happening. Our expectation is that the direction involved will not happen under any circumstance.

Each Chapter of our General Plan follows a similar format. We begin with a brief overview or introduction, discuss the portion of the Plan being presented, and state the goals and policies we wish to implement.



Chapters 2 (City Structure) and 3 (Community Safety) cover all of the topics in the General Plan except for Housing and Growth Management, which are dealt with individually, in Chapters 4 and 5, respectively. The La Palma General Plan also includes a Technology Element (Chapter 6) to address strategies to facilitate new opportunities for the community that can be afforded by new technology.

Appendix A contains the Implementation Plan, a key component of the General Plan. The Implementation Plan provides concrete action-oriented guidance for the City Council in its annual budgeting and other processes. In addition to actions, the updated Implementation Plan identifies time frames and funding sources. This section will be reviewed and updated annually as part of the City's budget cycle.

Appendix B is a Glossary of terms used in this General Plan. The General Plan Glossary is adapted from a Glossary published by the California Planning Roundtable in 2003.

Appendix C includes the Expanded Housing Element as reviewed and certified by the State's Housing and Community Development Department. This technical appendix complements the housing goals and policies contained in Chapter 4.

The Draft and Final General Plan Environmental Impact Report, certified by Resolution 2014-32 on June 17, 2014 by the City of La Palma City Council, is contained under separate cover and provides background information for use for future projects.



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Chapter 2: The City Structure

1. Introduction
2. Land Use Element
3. Circulation Element
4. Open Space and Conservation Element
5. Building Community
6. Goals and Policies

The City Structure

Introduction

This City Structure chapter addresses Land Use, Circulation, Open Space, and Conservation, combining four required General Plan elements into a single, integrated Chapter that defines the physical structure of the community. Additionally, a Building Community component has been included to establish policies focused on the non-physical aspects of La Palma that contribute to community quality: health, schools, local governance, and economic development.



Land Use

State planning law requires that a General Plan include a Land Use Element that designates "the proposed general distribution and general location and extent of the uses of the land" (Government Code Section 65302). Through maps and text, this component defines the location and development intensities of residential neighborhoods; commercial, mixed-use, and industrial districts; parks and other open spaces; and public/institutional uses of property. In particular, the Land Use Plan consists of the Land Use Policy Map, which presents a pictorial representation of the desired land use patterns in La Palma.

Baseline (2014) Land Use in La Palma

●●●●●●●●●●●●●●●●
In 2007, the State adopted legislation that strengthened the long-existing requirement that a General Plan address flood management by specifically mandating that the Land Use Element identify flood-prone areas mapped by either the Federal Emergency Management Agency (FEMA) or the State Department of Water Resources. The Community Safety Element addresses this issue in detail and is incorporated into the Land Use Element by reference.

Single-family detached housing is the predominant land use in the City, covering over 50 percent of the land area. The majority of the housing stock (nearly 85 percent, including both single-family and multiple-family housing) was built prior to 1980. Since 2000, only about 100 new dwelling units have been constructed. Neighborhoods have well-maintained landscaping and sidewalk systems connecting residences to schools and the La Palma Promenade, an open-space corridor that crosses the City east/west for its entire width. Most residents (59 percent) are long-term La Palmans and have lived in the City for a decade or more. Overall, housing is in good to excellent condition. Almost 84 percent of residents own their homes, and pride of homeownership is evident. Home additions and upgrades are prevalent. However, as the housing stock ages, it is important to residents that reasonable City Code enforcement and incentives be used to address deterioration early.

Multiple-family housing comprises eight percent of the community's overall land use, with five apartment complexes totaling over 1,000 units, and condominiums and townhouses totaling approximately 400 units.

●●●●●●●●●●●●●●●●
Neighborhoods have homes in excellent condition.





Land Use Vision

Residents consider La Palma a very desirable place to live. In La Palma, residents value their safe and well-maintained neighborhoods, quality housing, superior educational system, and strong sense of community. City leaders are committed to preserving La Palma as a quiet community while providing the framework to enhance development opportunities in targeted areas. The General Plan reinforces established land use patterns by emphasizing protection of existing residential neighborhoods and targeting new residential, office, and commercial growth north of Orangethorpe Avenue, where development opportunities exist on underutilized properties. As we make development decisions, we will use the following guiding principles to fulfill our overarching objectives.

Protect and Maintain Established Residential Neighborhoods

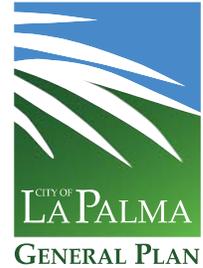
We place great value on our single-family residential neighborhoods that give the City its small town identity. The General Plan continues the practice of protecting, maintaining, and enhancing the character and quality of established residential neighborhoods. New development will be required to complement and reinforce the character of neighborhoods through sensitive infill projects and appropriate transitions in scale of development. The City also encourages the retention, rehabilitation, and development of diverse housing to allow La Palmans to meet their housing needs in all stages of their lives.

Maintain Balanced Growth and Development: Provide New Development Opportunities in the Mixed Use Business District

The General Plan establishes the foundation for a mixture of land uses that promote economic growth and health which support a high quality of life for La Palma residents. Increased development is permitted in a targeted area north Orangethorpe Avenue, separated from neighborhoods we wish to protect. Our development decisions—including the focusing of growth in strategically targeted areas—reflect Smart Growth principles, which move us toward enhanced mobility, more efficient use of resources and infrastructure, and healthier lifestyles, while providing opportunities to enhance and diversify our employment and economic base.

Establish a True Town Center

We envision a new town center on Walker Street that will create a more diverse community focal point, building on the energies of Central Park and the Civic Center to include new destinations and gathering spaces for La Palmans.



Land Use Plan

This Land Use Plan has been crafted to guide the development, maintenance, and improvement of land and properties. The Land Use Policy Map, illustrated in Figure 2-2, with the designations described below, will allow the community to preserve those qualities that define La Palma—including our long-established land use patterns and attractive neighborhoods—while offering new opportunities to enhance our quality of life and economic base to sustain those qualities.

Understanding Density and Intensity

Density and intensity are quantitative measures used to describe how much development may occur on a property. For residential uses, the term *density* is used. The La Palma General Plan describes density in terms of the number of residential dwelling units allowed per net acre (du/acre). Net acres is defined as the gross project or lot area, less that portion of the site to be used or dedicated for use as a public road and for flood control channels.

For nonresidential land uses, the measure *intensity* is used. Development intensity addresses the amount of building square footage on a particular parcel or lot. Intensity can be described in many ways, including total building square footage, the percent of the lot the building occupies, the mass of a building, or a floor/area ratio. This General Plan uses floor-area ratio (FAR) to measure nonresidential intensity. The FAR is the ratio of total gross floor area of a building on the lot to the net total lot area. Floor area does not include area within parking structures. FAR describes the intensity of the use on a site but not the building height or site coverage; these factors are addressed in the Development Code. *Figure 2-1, Example Floor Area Ratio Calculation*, illustrates the variation in height and site coverage that can be achieved with the same FAR applied to a site.

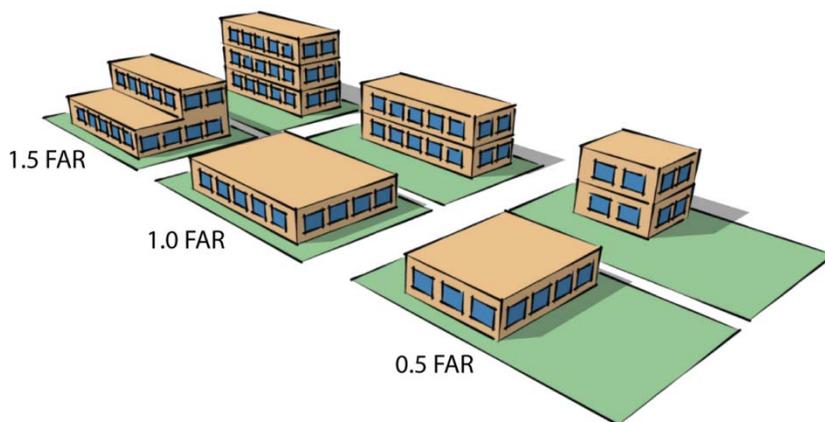


Figure 2-1
Example Floor Area Ratio Calculation



Land Use Designations

The General Plan Land Use categories define the type, nature, and intensity of development allowed on all properties in the City, with the categories applied as indicated on the Land Use Policy Map (Figure 2-2). Table II-1 summarizes the Land Use categories; detailed descriptions, including the vision and associated uses permitted for each category follows. The Development Code (Chapter 44 of the La Palma Municipal Code) provides more specific information regarding the land uses permitted and detailed development standards.

Residential Categories

Three residential designations provide for a range of allowable densities. The upper limit of a prescribed range defines the maximum number of units per net acre at which development can occur. Residential uses are intended to be the principal and dominant use within each residential category. Other allowed uses include public facilities and utilities, family day care facilities (as defined in the California Health and Safety Code), and home occupations, as determined to be compatible with residential areas and specifically addressed in the Development Code.

Single-Family Residential

(1-8.7 dwelling units per net acre)

The *Single-Family Residential* category provides for a range of single-family housing types, including conventional single-family detached homes, patio homes, zero lot line homes, and attached lower-density developments such as duplexes. The average density for single-family development citywide is approximately eight dwelling units per net acre. Zoning standards require a minimum 5,000 square-foot-lot for a single-family dwelling, yielding 8.7 dwelling units per net acre.

Multiple Family Residential

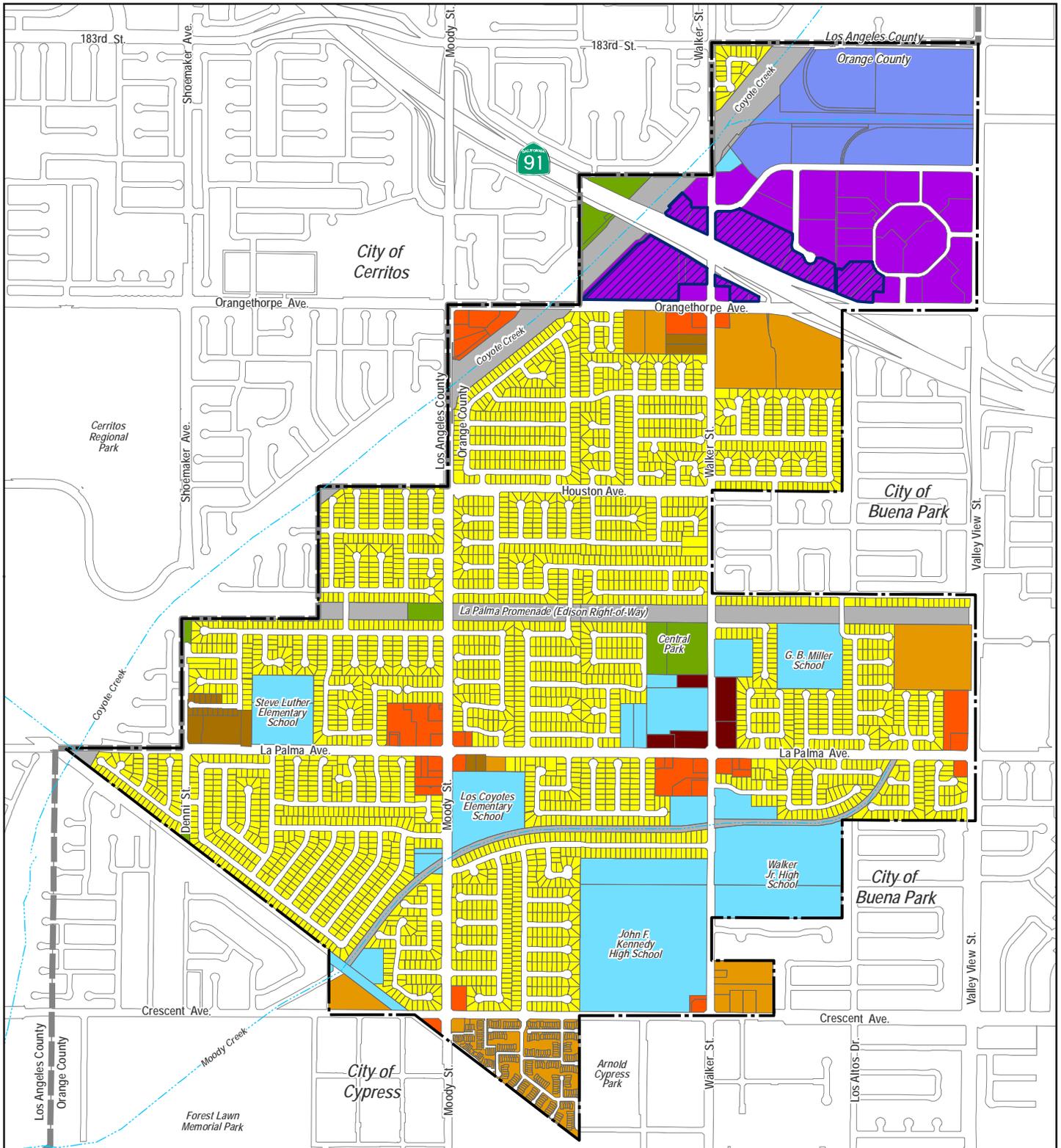
(8.8-25 dwelling units per net acre)

The *Multiple Family Residential* category accommodates development of attached residential uses. Typical housing types include attached multiple family dwellings such as duplexes, townhouses, condominiums, and garden apartments.

Village Multiple Family Residential

(8.8-30 dwelling units per net acre)

The *Village Multiple Family Residential* category provides for a variety of housing types within one project or development, ranging from single-family housing to multiple family dwellings, as well as uses incidental to the residential uses. The types of developments suitable within the Village Multiple Family Residential category include housing projects targeted for households of limited income and senior residents. Development standards may be tailored to achieve higher densities, but site design must reflect sensitivity to surrounding properties.



Proposed General Plan Land Use

- Single Family Residential (1-8.7 Dwelling Units per Net Acre)
- Multiple Family Residential (8.8-25 Dwelling Units per Net Acre)
- Village Multiple Family Residential (8.8-30 Dwelling Units per Net Acre)
- Mixed Use Business (1.5 FAR and 27-48 Dwelling Units per Net Acre)
- Office Professional (0.6 FAR)
- Neighborhood Commercial (0.5 FAR)
- Industrial (0.6 FAR)
- Public Institutional (0.6 FAR)
- Open Space/Rec
- Flood Control Utility
- Freeway Overlay

Base Map

- La Palma City Boundary
- LA/Orange County Boundary
- Drainage Channels



0 500 1,000 2,000 Feet

Date Map Prepared: June 3, 2014.
 Prepared by: MIG/Hogle-Ireland
 Source: City of La Palma, 2014.

Figure 2-2
General Plan Land Use Map



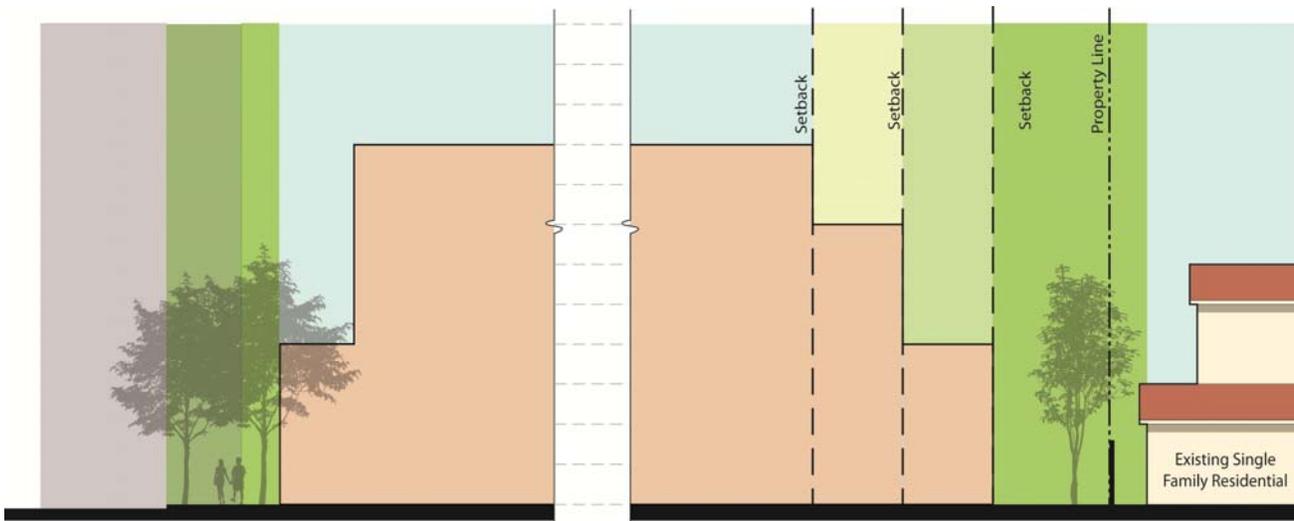
Non-Residential and Mixed Use Categories

Each of the non-residential and mixed use categories indicates the dominant use intended, appropriate secondary uses, and the maximum intensity at which uses can occur. For non-residential uses, the building intensity limits are prescribed by the FAR. Mixed use FAR limits do not include the residential portion of a project; residential density requirements apply independently.

Context sensitivity means that new development must consider potential noise and privacy impacts on existing uses and address these impacts through building and site design modifications. Potential design considerations include setbacks at both the ground and upper floor levels. Context sensitivity is required for new development that occurs adjacent to traditional single-family neighborhoods.

Mixed Use-Business (Maximum FAR: 1.5; Residential Density: 27 to 48 dwelling units per net acre)

The *Mixed Use-Business (MU-B)* category is designed to be La Palma's primary commercial district. In this district, the City encourages businesses that provide quality jobs and generate local tax revenues, and that can take maximum advantage of the regional access and high visibility afforded by the SR-91 freeway. MU-B accommodates a complementary mix of professional, commercial, hospitality, and residential uses. Desired business activities include corporate headquarters, administrative and professional offices, limited research and development operations, financial institutions, high-end hotels, business support services, entertainment, restaurants, and retail commercial. Specifically prohibited are new industrial uses; long-established industrial businesses are permitted to remain as nonconforming uses consistent with regulations in the Development Code. Residential uses in the form of higher-density, multiple family developments are permitted. All developments must incorporate attractive and distinctive architectural building design, integrated site layouts, quality landscaping enhancements, and convenient pedestrian access among uses. Where residential uses adjoin existing residential development, sensitivity to lower-density development will be maintained.





Office Professional (*Maximum FAR: 0.6*)

The *Office Professional* category provides for single or multi-tenant offices and may include limited supporting uses for on-site employees. Office developments may range from low-rise structures situated in a landscaped garden arrangement to mid-rise structures at appropriate locations. Typical uses include professional offices for legal, design, and engineering services, medical offices/health care centers, corporate headquarters, and general offices for insurance, real estate, and financial services. Supporting convenience services may be permitted to serve the needs of on-site employees or visitors/patients.

Neighborhood Commercial (*Maximum FAR: 0.5*)

The *Neighborhood Commercial* category provides for localized commercial retail and service activities in close proximity to residential neighborhoods. Typical uses include restaurants, food markets, drug stores, clothing stores, sporting goods stores, cleaners, banks, offices, child care centers, hardware stores, other retail and personal services uses, and community facilities. Neighborhood commercial projects should be compatible in design and scale with adjacent residential areas, and should be designed to provide convenient connections to the neighborhoods.

Industrial (*Maximum FAR: 0.6*)

The *Industrial* category accommodates low-impact, jobs-intensive industrial uses that involve manufacturing, assembly, distribution, research and development, telecommunications, science laboratories, and utility buildings/facilities. Uses may include ancillary office and commercial or wholesale sales activities directly associated with the business. Commercial developments—such as home improvement stores and wholesale and retail commercial activities—may be permitted. New warehousing uses may be permitted only where it can be demonstrated that the use provides a substantial economic benefit to the City.

Public/Institutional (*Maximum FAR: 0.6*)

The *Public/Institutional* category supports diverse uses: public schools, government offices, police and fire stations, trails and bikeways, outdoor recreational uses, libraries, museums, churches, community care facilities and similar supportive housing uses, and cultural facilities. Public and institutional uses may also be permitted in other land use categories under regulations established in the Development Code. Transportation facilities such as transportation terminals, fixed rail lines, and bus thoroughfares are expressly prohibited.

Open Space/Recreation (*Maximum FAR: Not applicable*)

The *Open Space/Recreation* category encompasses park lands developed for recreational use. Only accessory buildings or those structures related to parks and recreation facilities are permitted on open space lands. Certain commercial outdoor recreation uses may be permitted per Development Code regulations.

Flood Control/Utility (*Maximum FAR: Not Applicable*)

The *Flood Control/Utility* category includes public utilities easements, flood control channels, and similar facilities. Trails, bikeways, and outdoor recreational uses are permitted within the *Flood Control/Utility* category where they would not conflict with flood control needs or



La Palma General Plan

otherwise produce hazards for users. Transportation facilities such as transportation terminals, fixed rail lines, and bus thoroughfares are expressly prohibited; temporary storage facilities are also prohibited. Flood control and utilities facilities may also be permitted in other land use categories under regulations established in the Development Code.

Freeway Overlay (*Maximum FAR: See Underlying Land Use Category FAR*)

The *Freeway Overlay* category applies exclusively to properties that are adjacent to the SR-91 Freeway. This category is intended to permit a limited number of freeway-oriented signs in order to promote the economic advantage of the SR 91 Freeway for local businesses and the City, while ensuring that signs are properly placed and designed to limit visual clutter.

Table 2-1: Land Use Categories and Implementing Zoning Districts

Category	Density/Intensity	Population Density ¹	Corresponding Zoning Districts
Single-Family Residential	1 to 8.7 du/acre	1 to 27 persons per net acre	R-1
Multiple Family Residential	8.8 to 25 du/acre	27 to 78 persons per net acre	R-3
Village Multiple Family Residential	8.8 to 30 du/acre	27 to 93 persons per net acre	R-1 and R-3 with Village Overlay
Mixed Use - Business	1.5 FAR maximum 27 to 48 du/acre	62 to 149 persons per net acre	MU-B-1
Office Professional	0.6 FAR maximum	N/A	OP
Neighborhood Commercial	0.5 FAR maximum	N/A	NC
Industrial	0.6 FAR maximum	N/A	GI
Public/Institutional	0.6 FAR maximum	N/A	PI
Open Space/Recreation	N/A	N/A	OS
Flood Control/Utility	N/A	N/A	FC ²

Abbreviations: du/acre=dwelling units per net acre; FAR=floor-area ratio

1) Based on average household size of 3.1 persons per net acre (2013 California Department of Finance estimate)

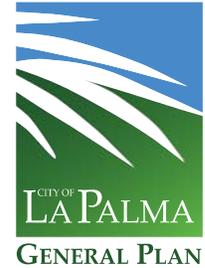
2) New zone to be created to implement new Land Use category

Implications of Land Use Policy

The Land Use Policy Map serves as the Land Use Plan. The Zoning Map in the Development Code implements this policy. A proposed project must conform to the land use category shown on the General Plan Land Use Policy Map or will be subject to a General Plan Amendment process. Likewise, a zone change is required for any proposed project that is inconsistent with the Zoning Map.

The Land Use Plan and the policies and implementation actions of the General Plan are intended to achieve the following goals:

- Maintain the existing land use pattern with regard to single-family neighborhoods.
- Ensure that deterioration of existing uses does not occur.



- Allow targeted growth to occur in locations that will be least impactful to residential neighborhoods.
- Maintain funding and service levels for vital services.

Over time, as properties transition from one use to another or property owners choose to rebuild, land uses and intensities will gradually shift to align with the intent of this element. Given the built-out character of La Palma, significant development activities may not occur over the life of this General Plan, and certainly not all properties will be developed to the maximum permitted intensities and densities. Table II-2 summarizes the land use distribution, expected level of development anticipated within each land use category, and the resulting residential and nonresidential outcomes that can be expected through approximately 2030.

Projected Future Conditions

The Land Use Plan provides for approximately 3,650 single-family dwelling units and approximately 1,960 multiple family units, as shown in *Table 2-2, Land Use Plan Statistical Summary*. The maximum density for single-family development represents existing conditions within the City. The net effect for infill single-family development will be to conform to the basic character of long-established single-family development.

Table 2-2: Land Use Plan Statistical Summary

Category	Net Acreage	Dwelling Unit Total	Estimated Population	Non-Residential Square Feet
Single-Family Residential	449.3	3,652	11,004	--
Multiple Family Residential	64.3	1,412	4,255	--
Village Multiple Family Residential	8.85	177	533	--
Mixed Use - Business	81.07	365	1,099	3,001,700
Office Professional	6.64	--	--	160,000
Neighborhood Commercial	28.29	--	--	283,400
Industrial	56.66	--	--	1,190,900
Public/Institutional	118.78	--	--	724,400
Flood Control/Utility	60.3	--	--	--
Open Space/Recreation	13.71	--	--	12,000
Total:	898.61	5,606	16,891	5,372,400

Notes:

1. Net Acreage is defined as gross acreage for a site or parcel, less the land devoted to arterial or local roadways.
2. General Plan statistical summary calculations use “expected” intensities and densities. Expected intensities and densities are the result of assumptions about the level of resulting new development by 2030, combined with existing uses, throughout that land use category.



La Palma General Plan

The largest opportunity for new residential development will be within the Mixed Use-Business category. The total anticipated number of dwelling units provided for in the General Plan, based on the land use designations described here, is 5,606 units. Using a factor of 3.1 persons per household (2014 average), the projected population in 2030 would be 16,891 persons. This estimate is slightly higher than the population forecast of 16,699 in the year 2035, as estimated by the Center for Demographic Research at California State University Fullerton. The difference between these two population estimates is approximately one percent. However, the Center for Demographic Research estimates a higher dwelling unit total for La Palma in 2035 (5,626). The difference between the dwelling unit estimates is less than one percent.

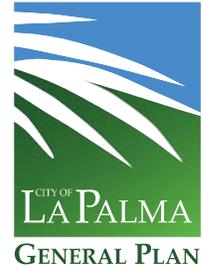
As of 2010, the City had 5,224 dwelling units. The Land Use Plan provides for 522 acres of Residential, 81 acres of Mixed-Use Business, seven acres of Office Professional, 28 acres of Neighborhood Commercial, 57 acres of Industrial, and 119 acres of Public/Institutional. The remaining areas of the City are devoted to parks and flood control/utility easements. The Neighborhood Commercial uses are distributed throughout the City to serve nearby residential areas. The Mixed Use-Business and Industrial categories represent 15 percent of the community and are located exclusively north of Orangethorpe Avenue, and predominantly north of SR-91.

The Open Space/Recreation designation encompasses 13.7 acres (1.5 percent) of the community. This figure does not include the estimated 24 acres of greenbelt that traverse our City (the Edison right-of-way, also known as the *La Palma Promenade*), nor does it include the roughly 54 acres of landscaped playground area on school sites in La Palma that are available to the general public during non-school hours. Parks are discussed in detail in the Open Space Element of this City Structure Chapter.

In general, the General Plan Land Use Map reflects established land uses. However, additional development opportunities are available in the strategic focus areas (Figure 2-3), most notably within the commercial areas north of Orangethorpe Avenue. *Table II-3, Comparison of Land Use Plan to Existing Land Use* compares the Land Use Plan to existing uses in the City as of 2014. *Table II-4* summarizes development projections in the focus areas.

Table 2-3: Comparison of Land Use Plan to Existing Land Use (2014)

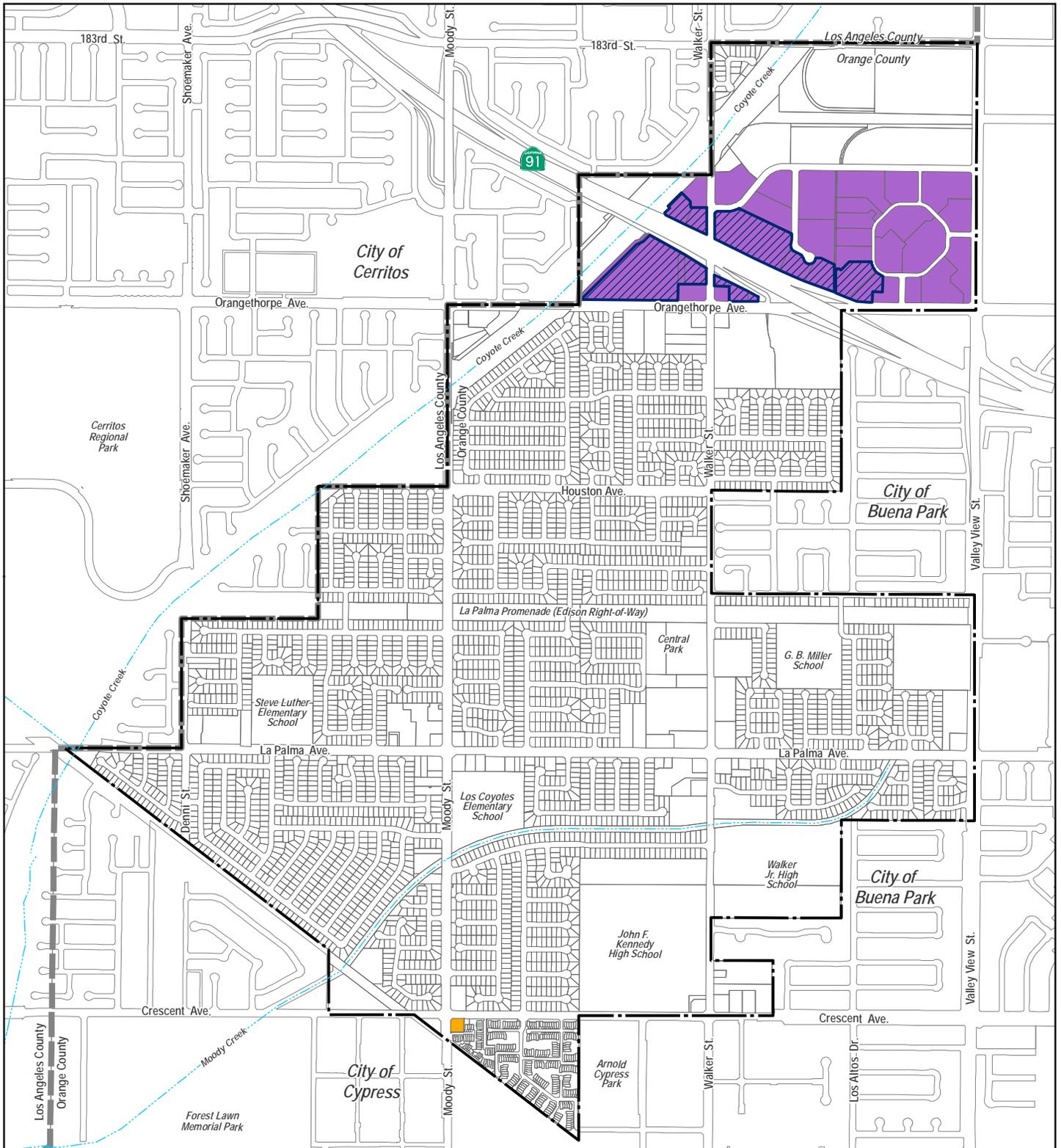
	Existing Land Use 2013	Proposed General Plan Land Use 2030	Total Difference	Percent Difference	Percent Change per Year
Total Non-Residential Building Area Estimate (square feet)	3,974,900	5,372,400	1,397,500	35%	2.2%
Total Dwelling Units Estimate (dus)	5,224	5,606	382	7%	0.5%
Total Population Estimate (persons)	15,741	16,891	1,150	7%	0.5%



Approximately 2.16 acres were vacant in 2014. Thus, most new development will occur as infill and recycling of current uses. Goals and policies related to our Land Use vision are included at the end of this chapter and would guide decisions regarding individual development proposals.

Table 2-4: Areas of Planned Growth

General Plan Land Use Category	Existing Land Use 2013	Estimated Proposed Land Use	Total Difference	Percent of Total Increase in Non-residential Square Footage
Mixed Use - Business				
Non-Residential (SF) Building Area Estimate	1,517,210	3,001,700	1,484,490	98%
Dwelling Units Estimate	-	365	365	
Multiple Family (Moody and Crescent)				
Non-Residential (SF) Building Area Estimate	-	-	-	0%
Dwelling Units Estimate	-	8	8	



- | Change Areas (Proposed General Plan Designation) | | Base Map | |
|--|----------------------|---|---------------------------|
|  | Multiple Family |  | La Palma City Boundary |
|  | Mixed Use Business 1 |  | LA/Orange County Boundary |
|  | Freeway Overlay |  | Drainage Channels |

Date Map Prepared: June 4, 2014.
 Prepared by: MIG|Hogle-Ireland
 Source: City of La Palma, 2014.

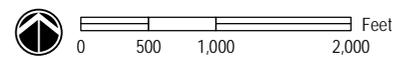


Figure 2-3
Focus Areas



La Palma General Plan

The street system in La Palma is well defined. Figure 2-4 shows the hierarchy of roadways (based mostly on the width and related number of travel lanes) on key City roadways. The well-established grid network shown in Figure 2-5 allows traffic to flow well in La Palma, with few problems and only isolated congestion at certain intersections, as described below.

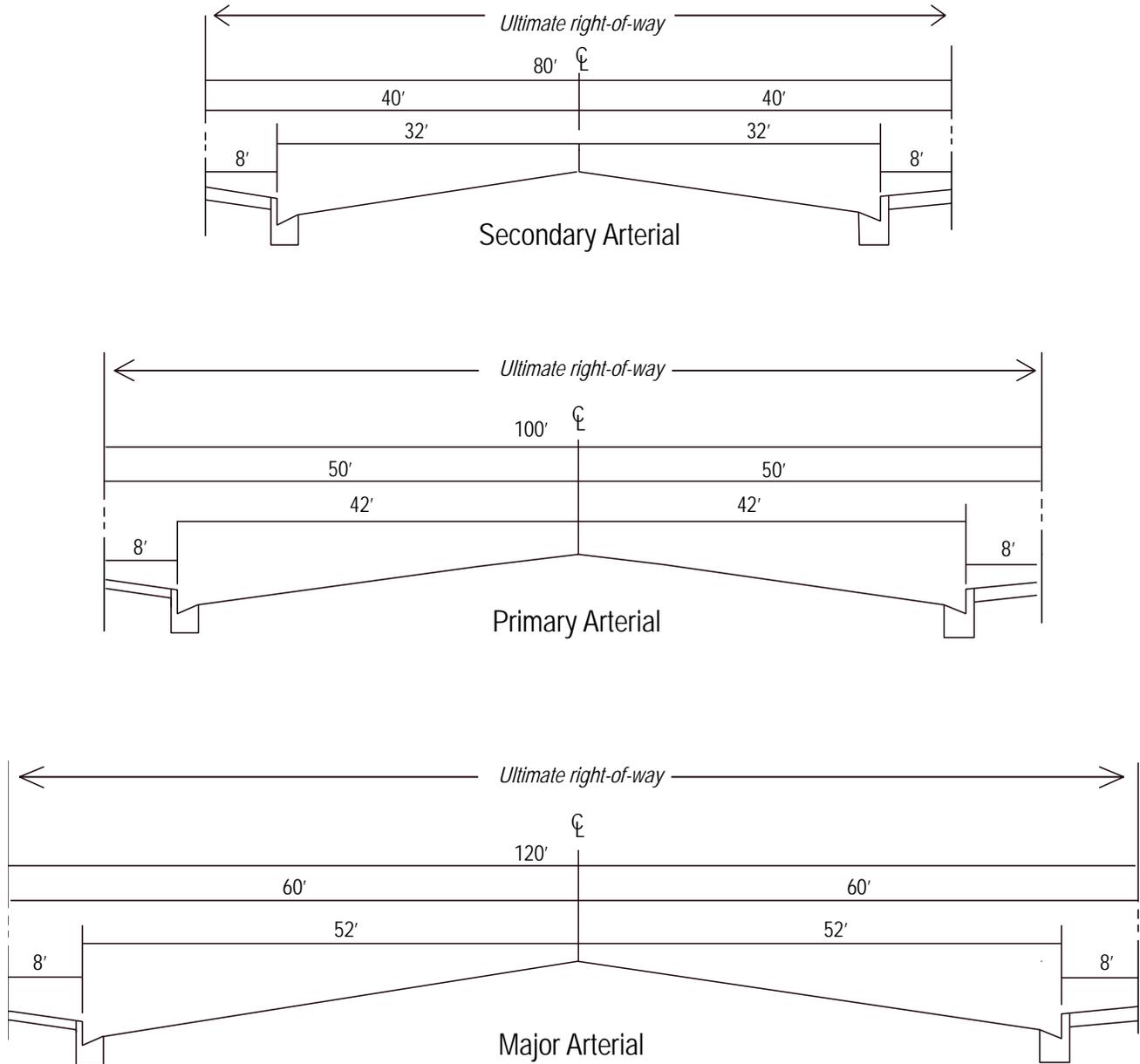
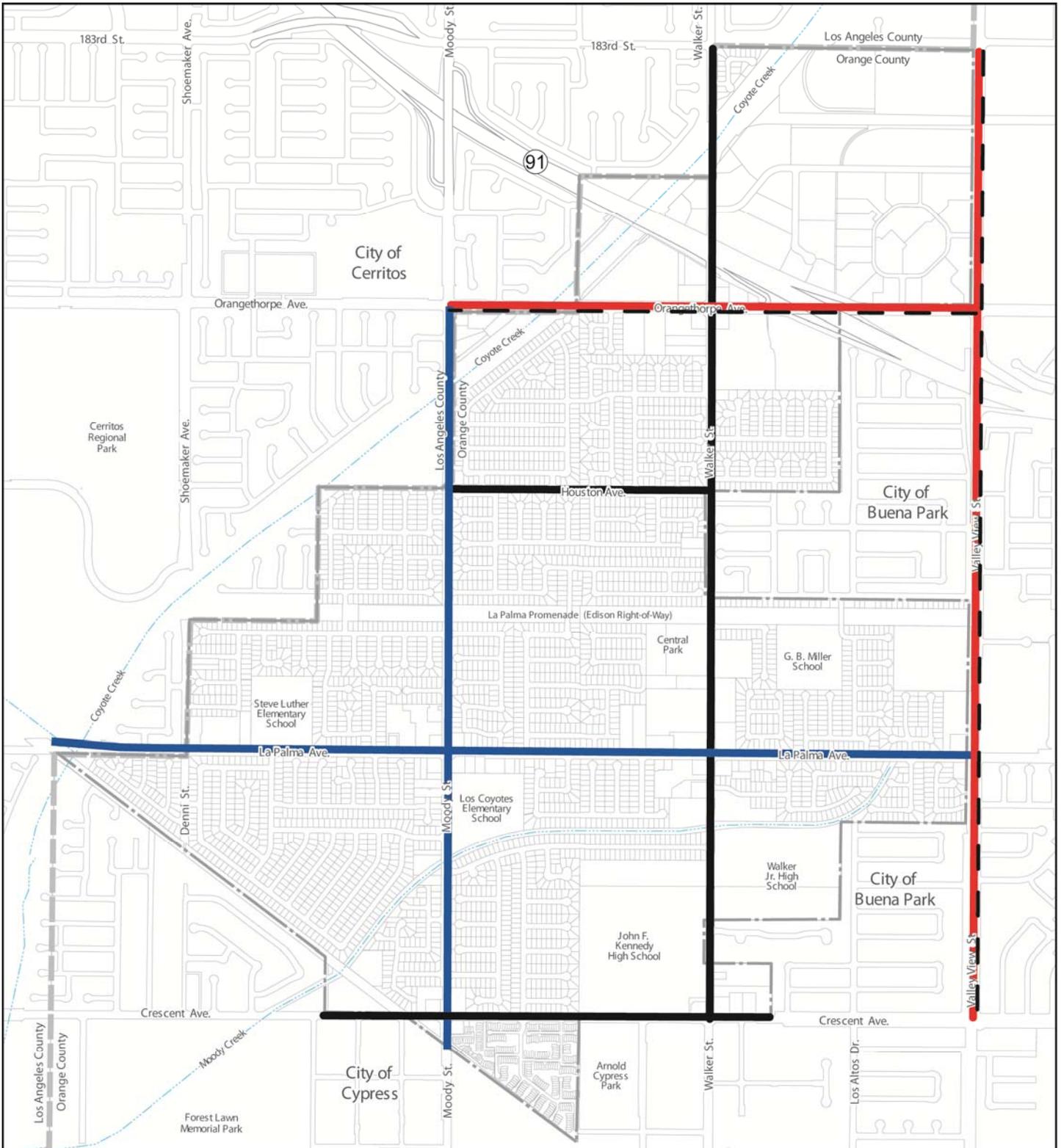


Figure 2-4
Arterial Street Cross Sections



Roadway Classifications

- Major Arterial
- Primary Arterial
- Secondary Arterial
- Truck Route
- La Palma City Boundary
- Los Angeles/Orange County Boundary

Date Map Prepared: April 2, 2012
 Prepared by: Iteris, Inc.
 Source: City of La Palma, 2011.

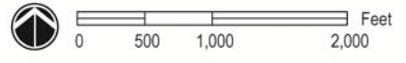


Figure 2-5
Roadway Plan



Roadway Classifications

The arterial highway system in La Palma is consistent with the Orange County Master Plan of Arterial Highways (MPAH). The City has adopted the MPAH, which identifies the following arterial highway standards:

Major Arterial Highway

A major arterial highway is designed as a six-lane divided highway with an ultimate right-of-way of 120 feet. A major arterial can accommodate between 30,000 and 45,000 vehicle trips per day.

Primary Arterial Highway

A primary arterial highway is designed as a four-lane divided highway with an ultimate right-of-way of 100 feet. A primary arterial can accommodate between 20,000 and 30,000 vehicle trips per day.

Secondary Arterial Highway

A secondary arterial highway is designed as a four-lane undivided highway with an ultimate right-of-way of 80 feet. A secondary arterial can accommodate between 10,000 and 20,000 vehicle trips per day.

Table 2-5: Roadway Classifications

Major Arterial Highways	Primary Arterial Highways	Secondary Arterial Highways
Valley View Street	Moody Street	Walker Street
Orangethorpe Avenue	La Palma Avenue	Crescent Avenue
		Houston Avenue

The remaining streets are local streets that provide internal neighborhood circulation.

Level of Service (LOS)

Analysis of traffic volumes and their impact on key intersections serving the city results in an estimate of how well the intersections work. This information translates into a level of service (LOS) estimate based on a scale of "A" (free movement) through "F" (severely congested). These levels of service are derived from a calculation of vehicle movements through each leg of the intersection in both directions during morning and evening peak periods. Table 2-6 indicates the conditions associated with each service level.

Future increases in traffic will occur from traffic generated from new uses located within La Palma, as well as regional traffic from outside the City. Despite these increases, the City desires to maintain a level of service "D" or better on its arterial system. Over the long term, five intersections will require improvements to maintain at least a LOS "D":

- Moody Street/Carmenita Road at Orangethorpe Avenue
- Moody Street at La Palma Avenue
- Walker Street at La Palma Avenue
- Valley View Street at Orangethorpe Avenue
- Walker Street at Orangethorpe Avenue



Table 2-6: Level of Service Descriptions

Level of Service	Description	Volume to Capacity Ratio
A	Excellent Operation All approaches to the intersection appear quite open, turning movements are easily made, and nearly all drivers find freedom of operation.	0.00 - 0.60
B	Very Good Operation Many drivers begin to feel somewhat restricted within platoons of vehicles. This represents stable flow. An approach to an intersection may occasionally be fully utilized, and traffic queues start to form.	0.61 - 0.70
C	Good Operation Occasionally drivers may have to wait more than 60 seconds, and backups may develop behind turning vehicles. Most drivers feel somewhat restricted.	0.71 - 0.80
D	Fair Operation Cars are sometimes required to wait more than 60 seconds during short peaks. There are no long-standing traffic queues. This level is typically associated with design practice for peak periods.	0.81 - 0.90
E	Poor Operation Some long-standing vehicular queues develop on critical approaches to intersections. Delays may be up to several minutes.	0.91 - 1.00
F	Forced Flow Represents jammed conditions. Backups from locations downstream or on the cross street may restrict or prevent movement of vehicles out of the intersection approach lanes; therefore, volumes carried are not predictable. Potential for stop-and-go type traffic flow.	Over 1.00

Of particular concern for La Palmans is the congestion associated with the Orangethorpe Avenue and Walker Street intersection. While not technically the most congested intersection in the City, this intersection is one of the most common intersections used by residents because it provides direct access to the SR-91 freeway. Under year 2013 conditions, this intersection operated at a LOS "C" during both the morning and evening peak hours. Under future conditions, assuming both regional and local growth, the LOS at this intersection is expected to decline to LOS "E" or "F" absent any improvements. However, the addition of turn lanes for the southbound left-turn and eastbound right-turn movements will provide for LOS "C" or "D". These improvements will be implemented either in association with planned development projects or as part of a funded capital improvement plan.



Widening streets to accommodate every mode of travel is unrealistic and undesirable in La Palma given the well-established street network. Instead, streets have been classified by priority mode or modes of travel. Prioritization allows for a more tailored, efficient use of the street network to balance the needs of each mode in a holistic manner.

Table 2-7: Travel Mode Priorities

Street	Travel Mode Priority			
	Pedestrian	Bicycle	Public Transit	Motorized Vehicles
Orangethorpe Avenue			*	*
Valley View Street			*	*
Moody Street		*		*
La Palma Ave.nue	*	*	*	*
Walker Street	*	*		
Crescent Avenue	*	*		
Houston Avenue	*	*		

By defining the priority streets to be given to specific streets, City decision-makers can better strategize future street improvements while avoiding conflicting transportation projects. Prioritization does not preclude improvements to non-priority streets, nor does it limit improvements to a particular modal type based on the priority. Rather, the travel mode priority simply suggests where to focus attention first.

The street in La Palma that has the most immediate potential for improvements to facilitate alternative modes of transportation is Houston Avenue. While Houston is classified as a Secondary Arterial, it has ample capacity to accommodate future anticipated car volumes. In 2030, Houston Avenue will continue to operate at less than half of its maximum capacity. Thus, the City will pursue a “road diet” for Houston Avenue.

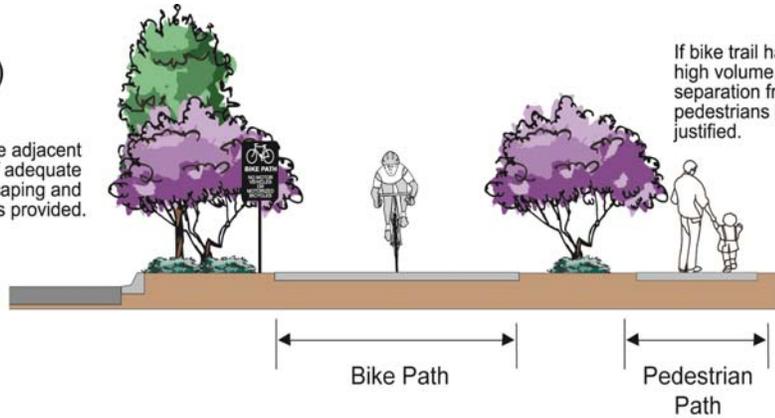
The term “road diet” describes reduction in the number and/or width of travel lanes on a roadway. Potential benefits of a road diet include lower vehicle speeds, more space available for bike lanes, sidewalks, or landscaping, and improved safety for all users.

One form of a road diet is to narrow a four-lane roadway with two travel lanes in each direction (such as Houston Avenue) to a three-lane roadway with one travel lane in each direction and a center two-way left-turn lane. The remaining width can be used to provide bicycle lanes in both directions, increased sidewalk widths, and parking lanes.

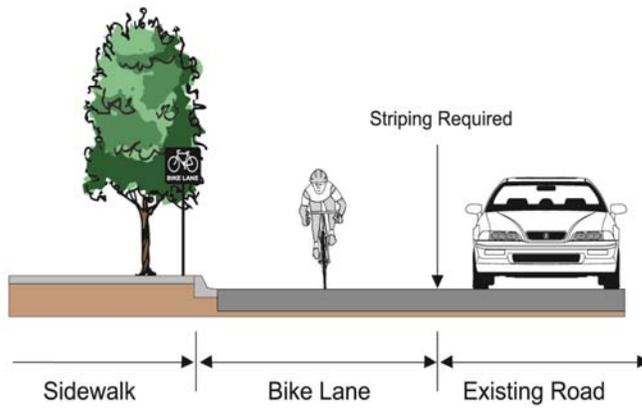
Class I (Bike Path)



Trail can be adjacent to road if adequate landscaping and separation is provided.



Class II (Bike Lane)



Class III (Bike Route)

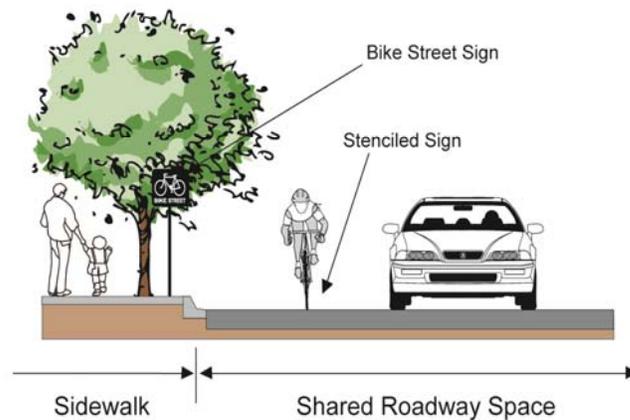
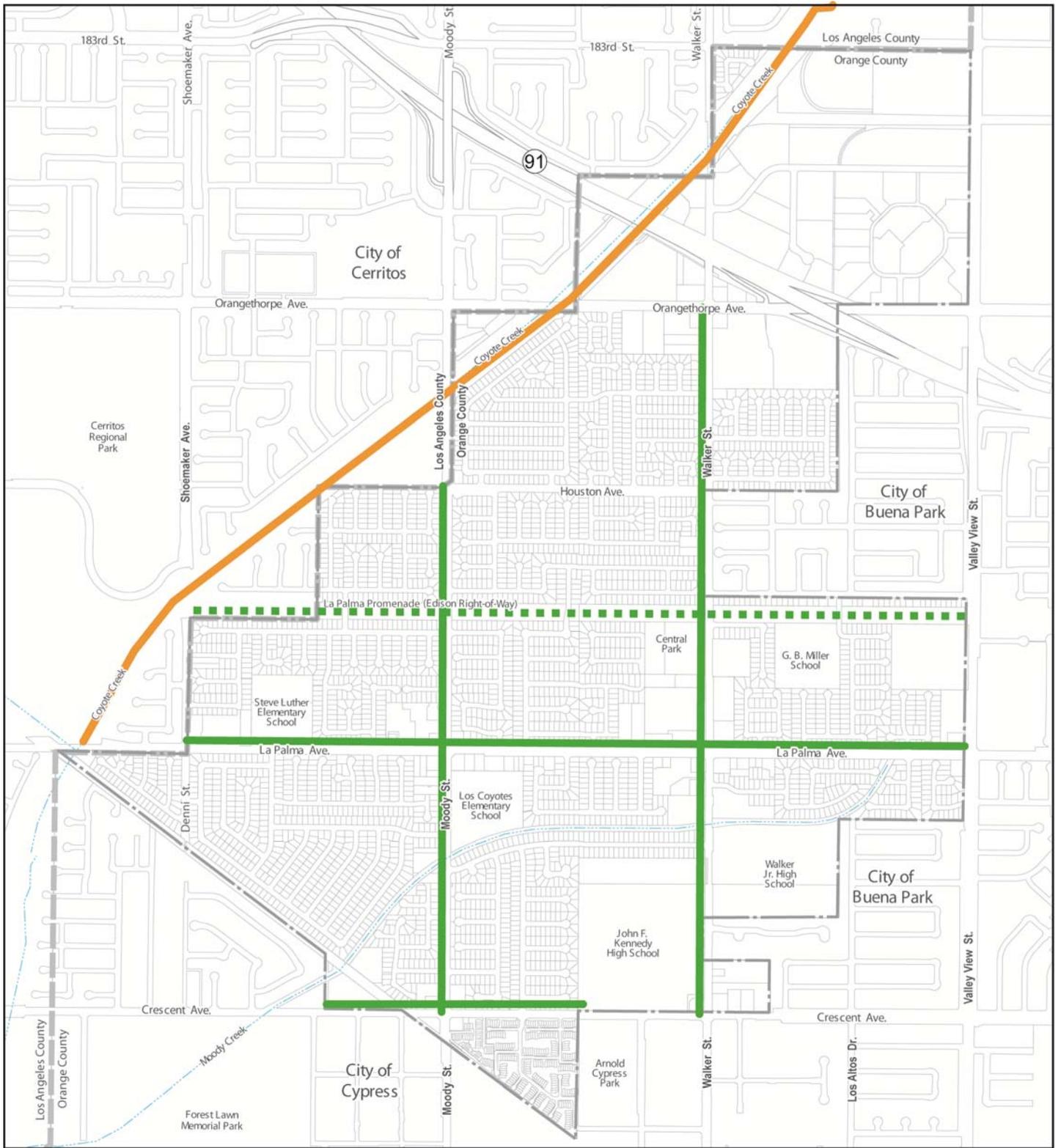


Figure 2-6
Bicycle Facility Classifications



- Bicycle Routes**
- Class I
 - Class II
 - - - Multi-Use Path for Recreational Purposes

- La Palma City Boundary
- Los Angeles/Orange County Boundary

Date Map Prepared: April 2, 2012
 Prepared by: Iteris, Inc.
 Source: City of La Palma, 2011.

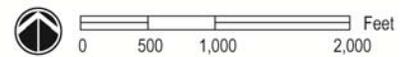


Figure 2-7
Bicycle and Trails Plan



La Palma General Plan

The Promenade has a variety of pedestrian amenities, including park benches, lighting, dog waste stations, and emergency call boxes. Bicyclists are also accommodated on this multi-use path.



The La Palma Promenade is a multi-use path—most often used by walkers, strollers, and dog-walkers, the path also accommodates bicyclists.

Pedestrian Facilities

La Palma has a well-developed system of pedestrian ways consisting of a network of sidewalks and the popular trail that meanders through the Edison easement. The sidewalk system is extensively used to access recreation areas, schools, and commercial goods and services. People in La Palma love to walk.

Developments are encouraged to plan for the pedestrian in site design and maintenance. The Centerpointe complex has a well-landscaped sidewalk system that encourages walking instead of driving between buildings. Regular maintenance of the sidewalk system, particularly in areas with mature landscaping, is required to ensure public safety.

All streets in residential neighborhoods should facilitate pedestrian access to nearby destinations, including schools, neighborhood commercial uses, and outdoor recreation. The design of many neighborhoods, however, limits connectivity and pedestrian movement because the streets are cul-de-sacs that provide no outlet to the secondary arterials. Subdivision boundary walls further restrict access to the greater street network. The opening of boundary walls at strategic locations within the neighborhoods—in a manner that continues to provide neighborhood security—would create improved pedestrian and bicycle connections citywide.



Infrastructure

La Palma’s infrastructure systems are planned to support the established and new uses citywide, and to allow La Palma residents and businesses to continue to enjoy the high level of City services that are a hallmark of La Palma.

Sewer System

The City operated the local sewage collection system, servicing more than 4,000 connections and approximately 30 miles of gravity sewer lines. Wastewater collected in the sewer system flows to regional facilities operated by the Orange County Sanitation District. La Palma adopted a Sewer Master Plan in 2013, which considers and plans for the growth levels associated with this General Plan.

As of 2013, four segments of sewer pipe had been identified as “critical,” reaching maximum capacity based on computer models. Under future 2030 conditions, an additional three segments may reach critical status.

Water conservation from distribution of water-saving devices and rebates offered for programs providing high-efficiency toilets and clothes washers have a direct impact on wastewater generation. Such programs are designed to have long-lasting, if not permanent, effects on water use habits. The City anticipates that increases in sewer demands associated with new development may be offset to a degree by these conservation efforts. The City will continue to monitor sewer flows and ensure deficiencies are addressed.

Water Service

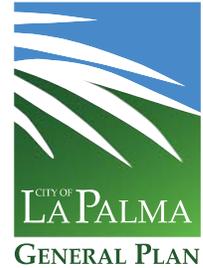
Domestic water service for virtually all customers in La Palma is provided by the City’s Community Services Department. The exception is a few water service connections from the Golden State Water Company, which provides domestic water service to Walker Jr. High School and John F. Kennedy High School.

All properties in La Palma have domestic water service. The municipal water system is constructed of transite lines which are in good overall condition. La Palma receives a majority of its potable water from groundwater beneath the City, drawn from two City wells. Give the age and normal anticipated deterioration, one of these wells may need to be redrilled in by 2025. The Water Master Plan will be periodically updated to clearly define anticipated needs and issues on an ongoing basis.

Water demand and conservation efforts are discussed in detail in the Open Space and Conservation Element of this Chapter.



●●●●●●●●●●●●●●●●
On-site stormwater management facilities include retention basins, swales, and vegetation planted for stormwater filtering and containment. These systems reduce drainage loads through the storm drain system.



Storm Drains

Three fully improved and major flood drainage channels flow through the City: namely Coyote Creek, Moody Creek, and Fullerton Creek. These regional drainage facilities are managed by the Orange County Flood Control District. The District has identified areas in La Palma subject to localized flooding during large storm events. However, no major deficiencies exist, and the District has no planned storm drain improvements in La Palma. As indicated in the Conservation Element, new development projects are required to implement site-specific drainage improvements needed to minimize and control flows into the storm drain system, as directed by the City's Public Works Department.

Communications

Communications infrastructure is comprised of both wired and wireless technologies, and is one of the fastest changing utilities provided to consumers. Wired communications facilities available to residents and businesses consist of telephone, cable, and fiber optic. To remain competitive for new businesses, the City understands the need to push for installation of emerging high-speed communications infrastructure from its franchisees. It is difficult to gauge the future breadth of wireless communications, as this industry is ever growing and changing as technology continues to improve.

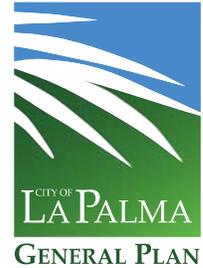
Because communications service providers are private enterprises, the City's role is focused on improvements to its own communication systems to support quality services to the community and on quality service and equal access to telecommunication technologies for all local users, and on helping businesses attain competitive advantages through state-of-the-art systems. The City supports the use of continually evolving communications technology to help local businesses achieve their goals and improve residents' connectivity.

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See Chapter 6 (Technology Element) for more information and policies related to technology and communications facilities in La Palma.



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Open Space and Conservation Element

The Open Space and Conservation Element focuses City goals to maintain and expand recreational opportunities, and to protect environmental quality.

Parks, Recreation, and Open Space Facilities

The City recognizes that open space and recreational amenities contribute significantly to community character. As recognized in State law, open space serves a multitude of functions:

- Preservation of natural resources
- Managed production of resources such as agriculture
- Outdoor recreation
- Protection of public health and safety

La Palma no longer supports any undeveloped natural resources such as rivers and natural habitat areas for native plants and wildlife. The Coyote Creek Channel is fully concrete lined. Open space areas consist of community parks, utility easements, school playfields, and landscaping included in parkways, medians, and public spaces.

Existing Park and Recreation Facilities

A total of 13.4 acres in La Palma are designated as Open Space/Recreation in the Land Use Map, meaning that approximately 1.5 percent of the City is devoted to parkland. Central Park is the largest park, at 7.5 acres. The park is the center for events and ongoing recreational and cultural activities for residents of all ages, and is particularly important as “the” place for after-school recreation.



Central Park

Adjoining Central Park is the Southern California Edison electric power line easement, a major transmission corridor that has been improved as an open space/recreation corridor within La Palma. The 75-foot wide corridor provides a well-used pedestrian connection from adjacent

La Palma General Plan

residential areas to schools, recreation centers at Central Park, the library, and to other neighborhoods. Within a segment of the easement is the nearly two-acre El Rancho Verde Park, which contains playscapes and programmed recreation. The City maintains the 24 acres of trails and greenbelt within the easement inside the city limits and owns the playscapes and improvements within the El Rancho Verde Park, but does not own or have decision-making authority over uses in the right-of-way, unless such uses would require a City development or building permit.



El Rancho Verde Park

The City maintains two mini-parks tucked away in neighborhoods on Denni Street. Denni Street Mini-Park South is 0.3 acres in size and offers a play area for young children. The Denni Street Mini Park North provides grassy areas for passive recreation and connects to the trail within the Edison right-of-way. The City creatively captured available land at the terminus of Denni Street as an opportunity to carve out this much-needed open space.



Denni Street Mini Park

The City has relationships with the school districts to permit after-school use of the fields and recreation facilities at the five school sites in La Palma. The playground areas and fields at the schools total approximately 54 acres. Due to the partial availability of school recreation facilities to the general public, such facilities are considered adjuncts to the citywide park system.

Within the City boundaries, but not very accessible to La Palma residents, are two small parks that are owned and maintained by the City of Cerritos. Rainbow Park and Bettencourt Park comprise a total of 3.6 acres and are located at the intersection of SR-91 and the Coyote Creek



Channel, on the west. There is no direct access to these parks from the City of La Palma. The parks are adjacent to a neighborhood in Cerritos and primarily serve Cerritos residents. Although the parks are designated in this General Plan as Open Space/Recreation, they are not considered a part of La Palma's useable parkland due to the inaccessibility, lack of City ownership, and periodic closures these parks experience.

Standards for Parkland and Recreation Facilities

The City has established standards for three types of parks to serve the range of recreational needs within La Palma: the Community Park; the Neighborhood Park; and the Mini-Park.

Community Park

A community-level park is typically a 10- to 40-acre site (although smaller sized parks can also serve a community park function, as in La Palma Central Park) designed to meet the active recreational needs of multiple neighborhoods within a two-mile radius. A community park typically contains some of the following features: ball fields, basketball courts, tennis courts, play equipment, picnic tables/barbecues, open grass areas, a trail system, volleyball court, recreation buildings or community center, and possibly a gymnasium and community swimming pool.

Neighborhood Park

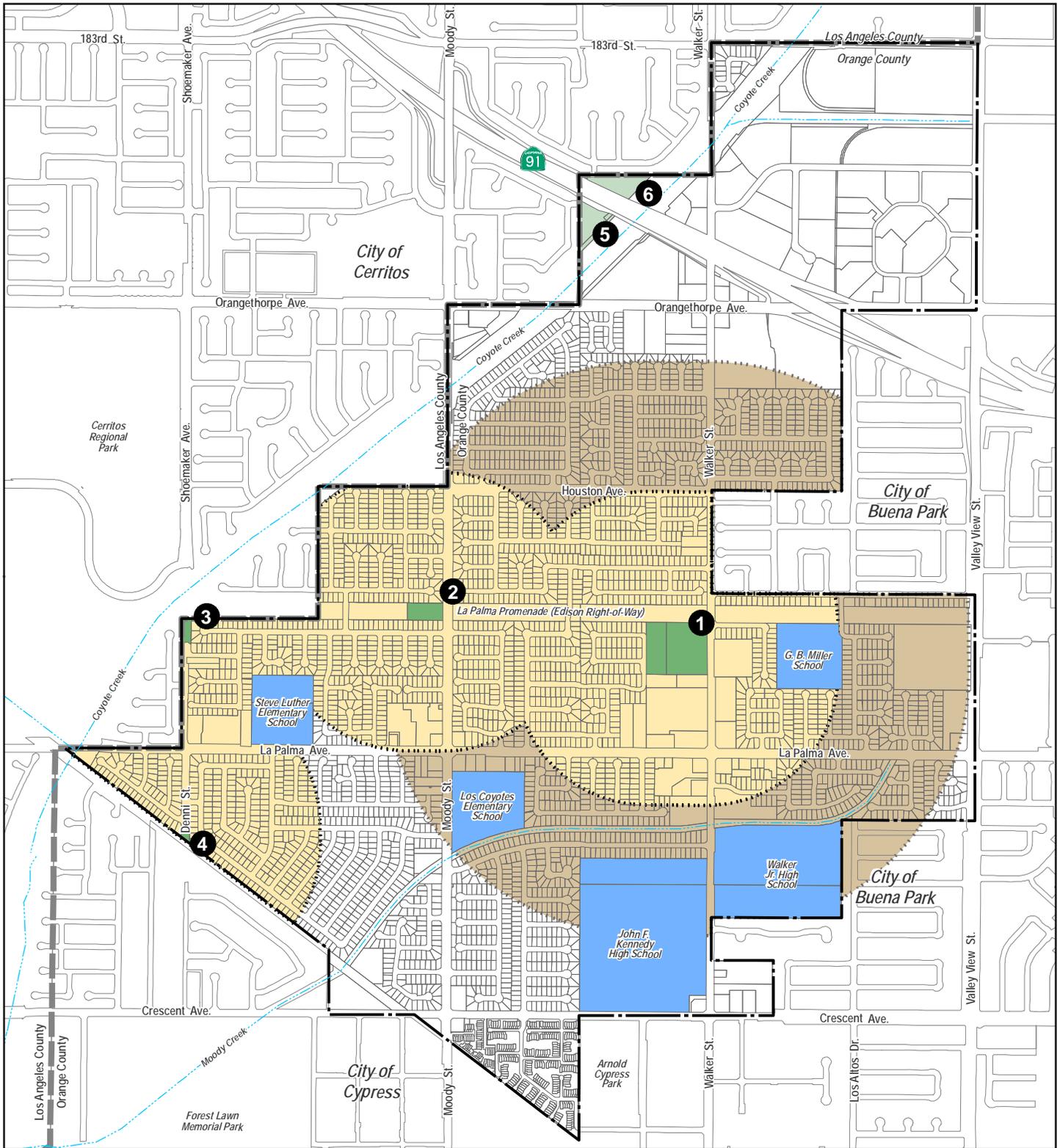
A neighborhood park provides for the daily recreation needs of residents in the immediate area of the park (or within a half-mile radius). The optimum size of a neighborhood park is from three to 10 acres. The facilities should include open play areas, picnic tables, tot lots, paved walkways, and ball fields.

Mini-Park

The mini-park is a small park site ranging from 2,500 square feet to two acres in size. These parks may serve any age group, depending upon the characteristics of the neighborhood. They typically include open grass areas, play apparatus, benches, and landscaping.

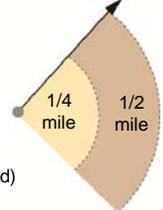
Parks Plans and Policies

The Parks and Recreation Plan for La Palma is shown on the Park Facilities and Service Areas Map, Figure 2-8. In addition, *Table 2-8, City of La Palma Existing Parks and Recreation Facilities* provides information on each facility.



- Schools
- Parks
- Cerritos Parks

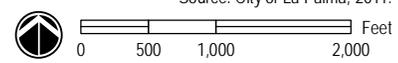
Park Service Areas



- Note:
- Mini Parks (1/4 mile radius)
 - Neighborhood Parks (1/2 mile radius)

- Base Map**
- La Palma City Boundary
 - LA/Orange County Boundary
 - Drainage Channels

Date Map Prepared: August 8, 2013.
 Prepared by: MIG|Hogle-Ireland
 Source: City of La Palma, 2011.



1. Central Park
2. El Rancho Verde Park
3. Denni Street Mini Park (North)
4. Denni Street Mini Park (South)
5. Bettencourt Park (Cerritos-owned)
6. Rainbow Park (Cerritos-owned)

Figure 2-8
Park Facilities and Service Areas

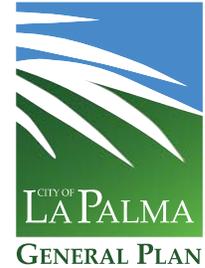


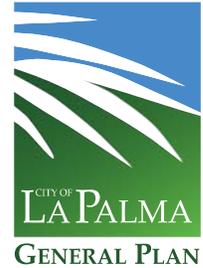
Table 2-8: City of La Palma Existing Parks and Recreation Facilities (2014)

Park/Facility	Size (Acres)	Recreation Facilities
Parkland Summary		
Central Park	7.5	Amphitheater, 2 lighted tennis courts, 1 lighted softball field, 3 full-size lighted basketball courts, 2 play areas (ages 2-5 and 5-12), picnic tables, restrooms, open turf, recreation buildings
El Rancho Verde Mini Park	1.5	Picnic tables (2), benches, 2 play areas (ages 2-5 and 5-12), dog waste station, drinking fountain
Denni Street Park South	0.3	Play area (ages 2-5), 2 picnic tables, benches, dog waste station
Denni Street North	0.5	Open turf area
Total Parkland	9.8	
Additional Open Space/Accessible Easement Summary		
Edison Right-of-Way	22.5	Grass areas, concrete walkway, benches, dog waste stations, emergency call boxes Open turf area, trails
Total Accessible Easement Area	22.5	
School Recreation Space Summary		
Stephen Luther Elementary	5.3	Playground, softball fields
Miller Elementary	5.2	Playground, baseball fields
Los Coyotes Elementary	7.0	Soccer fields, baseball fields
Walker Junior High	14.8	Track, baseball fields, soccer fields, tennis courts, basketball and volleyball courts
John F. Kennedy High	21.6	Track, baseball fields, soccer field, volleyball courts, tennis courts, basketball courts, softball field
Total School Recreation Space	53.9	

Note: Total Parkland represents the total useable park acreage for La Palma residents, and therefore does not include the 3.6 acres of parkland within the City's boundaries that is owned and maintained by, and serves the City of Cerritos (Rainbow Park and Betten-court Park).

In 2010, the City adopted a Comprehensive Parks and Recreation Master Plan. The Master Plan is intended to be the planning tool staff will use when making recommendations to the City Council for future facility improvements and for delivering parks and recreation services. Decision-makers and staff will use the Master Plan to make and set policies and standards that will continue to enhance park facilities for an evolving community into the future.

Park level of service is a ratio of existing park acreage to the City's current population. Through Municipal Code Section 44-1250, the City has adopted a standard of four acres per 1,000 residents for parks and



Conservation

Natural resources such as water, energy, and clean air are essential components that contribute to our quality of life. Overuse or damage to these resources can have widespread environmental and economic effects.

Several federal and State laws affect how cities in California must address resource protection. Federal legislation in the 1970s established the framework for improving air and water quality throughout the nation. In California, the legislature has enacted environmental laws and established regulatory agencies to further these directives, most notably the California Air Resources Board and Regional Water Quality Control Boards. In addition, significant new State legislation in 2006 and 2008 required that cities and counties specifically and comprehensively address how their long-range plans will begin to reduce greenhouse gas emissions toward statewide goals, and how plans will provide for development patterns that reduce vehicle miles traveled and promote “smart growth” pursuant to AB 32 (the Global Warming Solutions Act of 2006) and SB 375 (Sustainable Communities and Climate Protection Act of 2008).

Water Resources

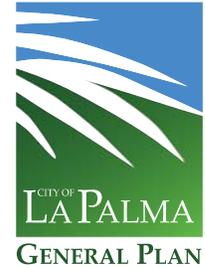
Water resources are valuable due to their function as aquatic habitat for flora and fauna, as well as the provision of drinking water for humans.

Surface Water

No naturally occurring permanent surface water features exist within La Palma. Three storm drain channels intermittently carry water: Coyote Creek, Moody Creek, and Fullerton Creek. These channels are identified in Figure 2-7 (Park Facilities and Service Areas).



The storm drain channels in La Palma, such as Coyote Creek pictured here, intermittently carry water.



water purchased from the Metropolitan Water District of Southern California.

Water Demand and Conservation

Land use policy allows for residential and commercial business growth, with a projected population increase of approximately 11 percent at build out. This is in excess of the projected population identified in the City's Urban Water Management Plan, which assumes a seven percent population increase. In order for the City to maintain a sustainable supply of potable water, conservation efforts will be implemented, as well as seeking out alternative sources of replenishment water, such as treated recycled waste water.

Recycled water (also referred to as reclaimed water) represents an important resource that can be used to offset use of potable water for non-potable purposes, particularly for landscape irrigation. As of 2013, reclaimed water supplies were not available in La Palma. However, a wastewater recycling plant west of Coyote Creek in the City of Cerritos represents a future source. Potable water demand could be reduced by use of this facility. If implemented, a prime opportunity would be to provide irrigation to the linear park located within the Southern California Edison power line easement and to Central Park (approximately 30 acres of open space areas). The many schools located in La Palma also have extensive field and landscaped areas that present additional opportunities for recycled water irrigation.

Water conservation represents a cost-effective and environmentally sound way to reduce current and future water demand. Homeowners and business owners can take many actions to reduce water use, such as using water-conserving fixtures and appliances, fixing leaks as they occur, planting drought-tolerant landscaping, and avoiding unnecessary water use. The City actively encourages conservation and has added new options for financing water and energy conservation improvements for residents and businesses as well as revising codes dealing with the installation of artificial turf.

Energy Resources

Local efforts to conserve non-renewable energy resources help achieve regional and state-wide goals for wise energy use and reduced greenhouse gas emissions. Residents and the business community can reduce energy consumption through a variety of relatively easy strategies, including turning off and unplugging appliances when not in use, installing insulation, replacing "leaky" windows with more efficient ones, planting trees to increase shade, and monitoring energy use with smart monitors. Reducing water use as noted above also saves energy needed to produce and treat that water.

Conservation can be encouraged by educating and changing user behavior, rewarding use of energy-saving appliances and light bulbs, and employing building design and construction approaches, such as incorporating natural cooling designs and proper insulation, to help dramatically reduce the use of electric power and natural gas. As noted



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La Palma General Plan

La Palma is committed to fostering a government that embraces transparency, is fiscally sound, listens to all stakeholders, and makes decisions that are for the good of La Palma as a whole. The City continues to review operations, services, and capital needs to improve the City's fiscal health over the long term and match costs to the revenues that support them. In capital projects, focus is on projects where a one-time investment pays on-going dividends in terms of savings—such as energy conservation or technology. In operations, we will focus on the best and most efficient ways of doing things and consistently monitoring our progress. The City will continue to provide additional opportunities for dialogue on the City's finances, and respond to changing financial conditions with the full input of our community. Care is given to the long term sustainability of both services and service quality and the financial resources needed to sustain them.



La Palma is committed to fostering a government that embraces transparency, is fiscally sound, listens to all stakeholders, and makes decisions that are for the good of La Palma as a whole.



Furthermore, even though most community actions take place at the local level, many urban problems have widespread influence and require attention at the regional level. Traffic, noise, air quality, and natural hazards are regional issues that have local impacts. The City collaborates with its neighboring communities and regional government bodies to tackle regional issues and encourages and supports citizen participation in addressing regional issues as well as raising local concerns and issues at the local level.



Land Uses and the Economy

The City of La Palma is part of the larger Orange County economy, which is projected to intensify as a business and employment destination within the Southern California region. This General Plan establishes policy to make effective use of property resources to best serve diverse economic and social needs of the community, and also to benefit from broader economic growth within the surrounding region.

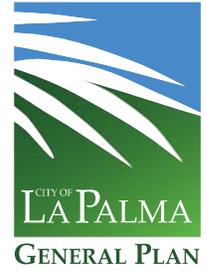
As part of the 2012-2014 General Plan update, a market study was completed to assess the local market potential for retail, lodging, medical services, and local opportunity areas. The market assessment found that significant potential exists to recapture La Palma resident retail spending that is currently lost to other cities, in the form of both anchor retail and non-anchor facilities. Furthermore, a significant lodging/hotel demand exists, which could support a new high-quality hotel in the city. The City maintains both an Economic Development Plan and an Economic Development Action Plan which provide details of its assets, liabilities and anticipated actions in support of a sustainable future.

As of 2013, La Palma had a concentration of medical facilities located near the town core, including both a hospital and incidental medical offices. The changing healthcare industry has reduced demand for hospital capacity and the adjacent medical office space, which has resulted in vacancies and declining use of property. At the same time, significant medical industry growth has occurred in other areas of the city such as Centerpointe. To respond to these future trends, the General Plan calls for creation of a town center to foster reinvestment in this area.

Centerpointe's balanced land use plan includes additional opportunities for hotel, retail, office, and residential uses. Pictured here is the La Quinta hotel located at the Centerpointe campus.

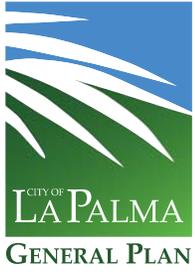


The City's best opportunities for economic development lie in more intense use of freeway-oriented properties to maximize on long-term regional economic growth and revitalization of the Town Center. Mixed-use development can be an effective way to bolster long-term retail and housing opportunities in La Palma.



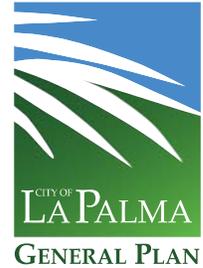
Long-Term Fiscal Sustainability

To maintain the high quality of life and community amenities that residents expect, La Palma will need to continue its good fiscal management and maintain consistent revenue sources to fund City services. The General Fund, which provides the most significant source of revenue for local services and improvements, is funded largely by the dollars generated by the City's economic base and revenue structure (sales tax, transient occupancy—or hotel—tax, and property tax). Future development creates new opportunities to enhance and diversify the City's revenue stream, and to provide resilience through future economic cycles. Recent legislation eliminating redevelopment as an economic development tool intensifies the pressure on other avenues to encourage such development.



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City Structure Goals & Policies

The following goals and policies define the direction we will take as a community to shape our physical development.

Land Use Element Goals and Policies

GOAL LU-1: In decision-making, prioritize maintenance of a quality of life characterized by pride of property maintenance, personal and property security, and individual opportunity.

Discussion: This goal reflects the essential values that are shared by La Palmans. It drives all of the other goals and policies in the General Plan. That is why we emphasize the use of the General Plan in our decision-making process.

Policy LU-1.1 Cite the General Plan in recommendations and land use and development decisions.

Discussion: The General Plan is to be used for guidance during the regular City decision-making processes. Otherwise, it cannot significantly affect achieving our vision for La Palma. We expect that staff reports, City budgets, and other official documents will consistently show General Plan consistency is achieved.

Policy LU-1.2 Consider both the long- and short-range benefits in the review of development proposals, as well as multiple areas of benefit in achieving consistency with the General Plan.

Discussion: The City faces some major decisions regarding important improvements over the next several years. In addition, we recognize that the General Plan seeks improvements in several areas. That means that we sometimes have to balance several goals against each other and reach a compromise. Finally, some degree of synergy may be possible by looking at issues more broadly, rather than in isolation. This could involve combining several small actions into a single strategy. The General Plan is a living document, and implementation can occur incrementally.

Policy LU-1.3 Require that new development be visually and functionally compatible with existing residential neighborhoods and commercial areas.



Discussion: La Palma consists of stable, high-quality residential neighborhoods that constitute a significant part of the City's character. Without land use controls and development standards, new development could encroach on these areas and diminish the quality of life in these neighborhoods. Appropriate transitions to residential neighborhoods from nearby commercial areas are paramount.

GOAL LU-2: Promote a true small town atmosphere that is recognized as a prospering, contemporary, living environment.

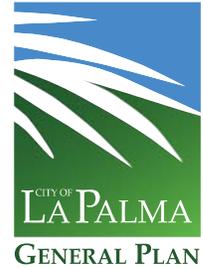
Discussion: We are interested in being a small town with strong community values. This goal is not about image making but about having an authentic image that reflects who we really are. We want to be reminded of the strengths of this community to help sustain the efforts required to maintain and enhance its qualities.

Policy LU-2.1 Clearly and consistently identify the City in a variety of places throughout La Palma and on all official documents.

Discussion: We have designed and implemented a system of images for use on City entrance monuments, newsletters, and other formats in which it is desirable to convey a consistent, graphic symbol of our City. We would like that symbol reinforced as much as possible, even in private and institutional use as long as that use of the image is approved by the City in advance. While this is a symbolic action, it is a constant reminder of the kind of community we are and aspire to be.

Policy LU-2.2 Foster the City's small town character throughout community improvements, City-sponsored activities, and communications with residents and the business community.

Discussion: One of the most appealing characteristics of our City is its small town atmosphere. This is so for several reasons: our small physical size and relatively modest population, the numerous community activities and events that have become a strong tradition, and the comfortable feeling of many residents who know each other because they have lived here a long time. We cherish these qualities and want to be reminded of them regularly.



Policy LU-2.3 Maintain the City’s traditions and allow the evolution of others.

Discussion: The popular La Palma Days celebration is a highlight of the year for us. With this policy, we make a commitment to continue to support ways of involving our citizens in activities that bring them together. The policy also embodies our efforts to enhance our community in a variety of ways to build on the qualities of what is already here.

Policy LU-2.4 Promote businesses that serve the community well.

Discussion: We have a great many businesses that provide valuable services to our residents or offer convenience that would be hard to replace. We want those businesses and others like them to prosper and will seek benefits on their behalf so that they can continue their support for our community. We will cooperate with business leaders, the Chamber of Commerce, and others who are dedicated to the continued health of our economic base.

GOAL LU-3: Ensure the quality and maintenance of public and private development.

Discussion: We expect property owners—residential and non-residential—to maintain their properties in excellent condition. Most of us in the community do that already. A few do not. When property shows evidence of neglect, we will take the steps necessary to reverse the condition before blight sets in. This is just a matter of each of us taking responsibility for our portion of the community and continuing the standard that is already set.

Policy LU-3.1 Continue code enforcement activities to ensure proper maintenance of homes, buildings, yards, and neighborhoods in all areas of the City, and work with businesses and homeowners to gain compliance.

Discussion: Although most of La Palma’s neighborhoods and commercial businesses are stable and attractive, it is important to maintain a high level of maintenance standards to prevent deterioration that would impact property values and the overall character of the City.

Policy LU-3.2 Undertake education regarding the Code Enforcement Policy and pursue violations in a firm, but fair manner to enable property owners to improve their properties without undue hardship.



Discussion: We will seek to identify signs of neglect early so that corrective measures are neither unduly expensive nor time consuming. At the same time, we expect community standards to be met and will insist that property be brought into compliance with City requirements if the property owner chooses to default on his/her responsibility.

Policy LU-3.3 Encourage high-quality design for infill development, and continue to support new high-quality uses.

Discussion: The City of La Palma is built out; as such, all development opportunities are on infill or underutilized properties. High-quality design that is sensitive to neighboring properties and gracefully transitions between uses will be required on these sites.

Policy LU-3.4 Maintain and improve streetscapes along arterial streets to contribute to the quality of the built environment, with particular emphasis on paving, sidewalks, landscaping, and walls. Overhead utilities may be placed underground at various locations as funding permits.

Discussion: Both residents and visitors receive a major part of their impression of the City from the quality of the streetscape. Some portions of our public rights-of-way are not attractive and need repairs. The extensive use of block walls on the edge of residential neighborhoods along the highways creates an unattractive appearance in many portions of the City. These public spaces need to be improved and maintained in a condition more appropriate to the desired quality of the City.

Policy LU-3.5 Maintain programs that bring positive recognition to property owners/occupants who do an exceptional job of maintaining and enhancing their properties.

Discussion: One of the ways we prefer to stimulate property owners and occupants to maintain their property is to recognize those who do an excellent job of it. This approach is intended to generate even more neighborhood pride than the relatively high level that currently exists.

GOAL LU-4: Continue to encourage and facilitate a mix and diversity of land uses that meet the economic, environmental, educational, and social needs of the City while remaining sensitive to La Palma's small town character.



Discussion: The City has very little vacant land left for development. The City has tailored the land use plan to facilitate redevelopment and exciting destinations in areas where it would have the least impacts to existing residential neighborhoods. We believe the current pattern of residential neighborhoods, as of 2014, serves us well, and we do not seek to change it significantly. Minor infill development of a consistent character is anticipated in residential areas. Expansion or revitalization of existing uses and a new mix of uses within areas designated Mixed Use–Business will account for the remaining development potential in the City.

Policy LU-4.1 Establish consistency between the Land Use Plan and the Development Code.

Discussion: To facilitate clarity, the Land Use Plan and the Development Code (including the Zoning Map) will be consistent. The Development Code will be updated so that the zoning provisions comply with the General Plan.

Policy LU-4.2 Rely on district-wide density and intensity standards to ensure consistency between land use potential and traffic capacities of the arterial street system and other public facilities and services limits.

Discussion: There is little flexibility in expansion of our highways and other public facilities. This General Plan allows for limited new growth, concentrated within the Mixed Use–Business district. The City will consider such measures as transfers of development rights to incentivize development while ensuring that traffic congestion can be kept to a minimum and overloading of public facilities can be avoided.

Policy LU-4.3 Protect neighborhoods from the encroachment of incompatible activities or land uses that may have a negative impact on the residential living environment.

Discussion: La Palma is composed of stable, high-quality residential neighborhoods that constitute a significant part of the City’s character. Without land use controls, new development could encroach on these areas and diminish the quality of life in these neighborhoods. Where new commercial or industrial development is allowed adjacent to residentially zoned districts, maintain standards for circulation, noise, setbacks, appropriate transitions, landscaping, and architecture, to ensure compatibility between the uses.

Policy LU-4.4 Prohibit land uses that are not compatible with residential development south of SR-91; locate them on the north side of SR-91.



Discussion: A number of non-residential uses are supportive of our residential neighborhoods and, with appropriate design and development standards, can be quite compatible with them. Examples include schools, churches, neighborhood commercial centers, utilities, and similar uses. Our experience is that others are not as compatible. Examples include uses that generate excessive truck traffic, adult entertainment uses, and generators of unusual levels of noise or vibration. We prefer that these uses be located where they have good access to the freeway system and do not impact residential neighborhoods.

Policy LU-4.5 Promote new land uses that contribute to economic development so long as they do not impinge upon residential neighborhoods and our quality of life.

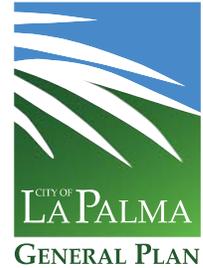
Discussion: We seek to attract solid businesses to our community to provide services and goods to our citizens, provide jobs for our workforce, and contribute to the revenue needed for public facilities and services. The pattern for these uses is well established in La Palma, and new opportunities are presented through the expanded Mixed Use-Business area. We can envision allowing limited expansion of existing uses and accommodation of new uses where it can be demonstrated to us that they will not have a negative impact on our residential areas. Our primary objective is to ensure that the residential quality of our community is preserved.

Policy LU-4.6 Promote the continuation of businesses that serve the community well.

Discussion: We have a great many businesses that provide valuable services to our citizens or offer convenience that would be hard to replace. We want those businesses and others like them to prosper and we will seek benefits on their behalf so that they can continue their support for our community. We will cooperate with business leaders, the Chamber of Commerce, and others who are dedicated to the continued health of our economic base.

Policy LU-4.7 Require that new development projects provide their full fair share of the improvements necessary to mitigate project generated impacts on the circulation and infrastructure systems.

Discussion: Given the limited amount of developable land and the continued need to expand the City's economic base, redevelopment of incompatible and underutilized uses will be the primary form of growth in the City. However,



it is also necessary to understand all short- and long-term impacts of new development, and to require developments to pay their fair share of associated costs.

Policy LU-4.8 Require that effective buffer areas be created between land uses that are of significantly different character or that have operating characteristics which could create nuisances along a common boundary.

Discussion: As targeted properties are redeveloped, it is important that sensitivity to neighboring residential properties be duly considered through appropriate transitions and site plans that concentrate noise and views away from residential neighborhoods.

Policy LU-4.9 Encourage the maintenance and preservation of historically, culturally, and/or architecturally significant structures and sites in the community.

Discussion: While our community is relatively young, having been constructed mostly during the 1960s, we have a strong sense of history and community that we will continue to embrace.

GOAL LU-5: Create a thriving Town Center as the heart of the City, with healthy civic and commercial office areas supported by high-quality open spaces.

Discussion: Our town has historically lacked a true “downtown.” The de facto downtown has been our gracious Central Park. To build on this excellent recreational resource, a new town center will create additional places for community gathering and supporting uses.

Policy LU-5.1 Maintain and enhance the centralized public function of the Town Center, accommodating land uses that support activity at the heart of our community.

Discussion: A key focus of the General Plan is to encourage the creation of a true Town Center. The General Plan provides opportunities for a variety of uses in this area, with a focus on pedestrian connections to civic and open space amenities. Creating an identifiable center is important in placemaking; building on the City’s existing civic functions at the Town Center and the Central Park is a viable way to create a meaningful place with appropriate land uses.



Policy LU-5.2 Facilitate revitalization of aging and underutilized properties in the Town Center by working with property owners, developers, local businesses, and other community organizations to coordinate efforts.

Discussion: Large properties in the Town Center occupied by vacant or severely underutilized buildings are prime targets for reuse and reinvestment. Revitalization of these properties will assist in maintaining a healthy, strong tax base and provide improved commercial services and destinations for surrounding residential neighborhoods.

Policy LU-5.3 Require buildings and sites in the Town Center vicinity to be designed to encourage pedestrian activity through street character, plazas, and other features and amenities that enhance our Town Center aesthetic and functionality.

Discussion: A true Town Center is a walkable, enjoyable place to be, which draws community activity and interaction. Through the use of creative design and accommodating public spaces, we can foster the Town Center's functionality, providing a means for gathering, recreating, and governing.

Policy LU-5.4 Provide accessible plazas and public spaces in the Town Center.

Discussion: A key ingredient to a town center is the "town square" or local gathering place. Existing public spaces such as the Memorial Garden at City Hall and the amphitheater in Central Park provide such opportunities. As our Town Center is enhanced over the years, we want to ensure that we have a variety of places to gather and host our City celebrations. Plazas and public spaces can be of varying size and create both intimate, outdoor rooms and larger spaces that could accommodate public gatherings.

GOAL LU-6: Maintain a premier destination north of Orangethorpe Avenue, complete with hotels, major office spaces, research and technology facilities, and the potential for residential buildings.

Discussion: To accommodate more office and complementary uses in La Palma, the area north of Orangethorpe Avenue is planned as the City's



premier office district and gateway center. The proximity to the SR-91 freeway will benefit workers, as well as reduce potential traffic impacts on local streets south of Orangethorpe Avenue. The General Plan encourages excellence of design, integrated uses, and sustainability through mixed-use development.

Policy LU-6.1 Encourage development in the Mixed Use-Business District that incorporates appropriate intensity and design excellence for this important gateway to La Palma.

Discussion: Orangethorpe Avenue is a major gateway into the City from SR -91; consequently, development in this area is critical to the City's image. Future office, business, and mixed-use development at this gateway location, particularly as visible from the freeway, should be appealing, eye-catching, and take advantage of freeway frontage for economic benefits. The inclusion of certain iconic design elements can also foster a unique identity for the City of La Palma as seen from the freeway.

Policy LU-6.2 Accommodate uses in the Mixed Use-Business District that provide for the City's long-term fiscal stability and that appeal to a regional market. As centers age, re-evaluate and/or encourage properties to update and renovate, thereby capturing the latest development and design trends.

Discussion: The Mixed Use-Business District is intended to accommodate a well-designed, business-friendly environment that can be enjoyed by employees, visitors, and residents. The City's location and high quality of life present opportunities for attracting a range of commercial establishments. To foster opportunities for attracting desirable uses, these areas should also offer high-quality quasi-public spaces that connect buildings, parking areas, sidewalks, streets, and transit. These quasi-public spaces and landscaping should be maintained and remain on the cutting edge to draw and maintain top companies.

Policy LU-6.3 Preserve areas designated for light industrial uses, while ensuring that potential negative impacts to surrounding uses are mitigated.

Discussion: There is limited space for industrial activities in La Palma; those areas that are designated industrial should be retained as such to ensure a diversified economic base and the availability of industrial jobs. However, potential negative impacts, including aesthetics and especially noise, can be an issue for surrounding neighbors. The City will require that new and renovated industrial properties continue to be maintained, and will



work to help maintain good neighbor relationships among land uses.

Policy LU-6.4 Establish adequate public infrastructure to support Mixed Use - Business as a premier destination.

Discussion: Adequate public infrastructure is an essential element of successful economic development and the ability to support projected land use demands. As uses intensify in the areas surrounding Centerpointe, we will need to continue to assess infrastructure capacity. In addition, the infrastructure throughout our City will continue to age and require maintenance and updating from time to time.

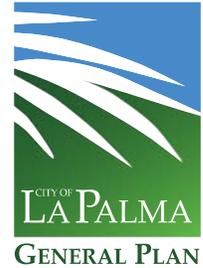
Policy LU-6.5 Support new residential development in the Mixed Use - Business district to foster a diversity of uses.

Discussion: To complement the existing commercial and industrial uses, Mixed Use-Business will also accommodate residential development. Additional residential in the northern portion of the City will help create a lively and diverse atmosphere, removed from the lower-density heart of the city.

Policy LU-6.6 Review proposals for new mixed-use development to ensure adherence to the following factors and principles:

- Comprehensively design developments to effectively integrate housing with local-serving convenience and neighborhood shopping centers, open space, and other uses appropriate for neighborhoods.
- Emphasize pedestrian orientation in site and building design, promoting a walkable environment with active street frontages, well-scaled buildings, and usable site spaces.
- Create lively streetscapes, interesting urban spaces, and attractive landscaping.
- Provide appropriate transition between heights, intensities, and land uses as appropriate to minimize neighbor compatibility conflicts.

Discussion: Mixed-use developments can provide an opportunity for a variety of housing types, open space, and attractive neighborhood-serving commercial uses, within a pedestrian-friendly context. Comprehensively planning such developments affords opportunities to critically think about potential impacts on neighbors, and reduce these through careful site design and performance standards.



Circulation and Infrastructure Element Goals and Policies

GOAL CI-1: Support a safe and efficient circulation system in La Palma.

Discussion: Keeping the roads safe for motorists, bicyclists, and pedestrians will always be a high priority for us. Even though the arterial roadway system is complete and there are only a few areas where improvements are warranted, we want the City to properly maintain the streets and sidewalks. Traffic on most of our streets is not too congested, but we are concerned about speeding, particularly on Walker Street, Moody Street, and La Palma Avenue, and especially around schools. In places where congestion is a problem, either now or in the future, we should anticipate and budget for roadway improvements—including making sure that new developments pay their fair share of necessary modifications.

Policy CI-1.1 Maintain a Level of Service “D” or better at all intersections and roadways under the sole control of the City, during peak hours, except that LOS E may be permitted at the Valley View Street and La Palma Avenue intersection and LOS E may be permitted along the roadway segment between Walker St between Orangethorpe Ave & Houston Ave.

Discussion: Level of Service “D” is typically considered tolerable if limited to the peak hour periods when traffic flows are heaviest. These performance standards may require, but are not intended to mandate, roadway and/or intersection widenings. They represent goals used to monitor traffic conditions and to assess traffic impacts of development projects. Because LOS standards apply only to vehicular mobility and do not account for enhanced pedestrian movement or other modes, the City will not use them as the sole criteria for judging transportation system performance. Pedestrian convenience, transit access and operations, urban aesthetics, and other factors will also be considered.

Policy CI-1.2 Maintain roadway surfaces, traffic signals, street signage, sidewalks, parkways, and medians in safe conditions.

Discussion: The City regularly allocates a portion of its annual budget to street maintenance and improvements. We will need to continue to pay attention to conditions as roads, sidewalks, and facilities continue to age and are affected by uprooting from mature trees. Roadways are regularly resurfaced and restriped.



Policy CI-1.3 Require that development of new private driveways do not introduce significant traffic conflicts along major streets and residential collector roads.

Discussion: As new development is proposed, we will need to carefully consider the location of driveways for these developments, to ensure that traffic safety is maintained.

Policy CI-1.4 Coordinate with school districts to provide for safe pedestrian, bicycle, and vehicular access to and around schools.

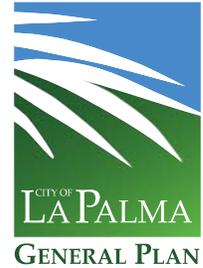
Discussion: We recognize the importance of proper planning and continued vigilance with regard to safe pedestrian, bicycle, and vehicular access to schools. La Palma will continue to coordinate with the local school districts to identify traffic issues in the vicinity of all schools within the City, and to develop workable traffic relief plans such as possible designated student pick-up times and pick-up zones.

GOAL CI-2: Require that new development mitigate transportation impacts and contribute to improvement of the City's transportation system.

Discussion: The traffic in our town moves fairly smoothly, with the exception of a couple of problem intersections. As regional growth increases through-traffic in La Palma, and new development places additional drivers on our streets, it will be necessary to complete improvements to the roadways to ensure good traffic flow occurs. The cost of these improvements must be borne by new development.

Policy CI-2.1 Require the cost of transportation mitigation and improvements necessitated by new development be borne by new development—including non-automobile solutions—through the *Traffic Impact Fee Program*.

Discussion: The mitigation of traffic is a responsibility that is shared by all new development. Working with developers to fully integrate all modes of transit is a proper step in that direction. New development projects subject to the California Environmental Quality Act will be required to assess traffic impacts associated with their project and complete mitigation measures as needed to ensure level of service standards are achieved. Furthermore, the City will establish a Traffic Impact Fee Program to ensure that



adequate funds are available to pay for necessary improvements down the line.

Policy CI-2.2 Require that new and substantially renovated office, retail, industrial, institutional, and multi-family residential developments include bicycle, pedestrian, and transit amenities on site, as applicable.

Discussion: To encourage the use of other modes of transportation besides the automobile, a full network of infrastructure is necessary. This includes appropriate bicycle parking, walkable site plans that actively link to other destinations, and transit amenities such as bus shelters, benches, and other streetscape elements as appropriate.

GOAL CI-3: Provide an integrated and balanced multi-modal transportation network of complete streets to meet the needs of all users.

Discussion: Complete Streets mean that the needs of all users are taken into account, with a focus on connectivity and getting people where they want to go safely, efficiently, and by any mode of transportation they choose.

Policy CI-3.1 Facilitate the design of streets where people walking, parking, shopping, bicycling, working, and driving can cross paths safely.

Discussion: A primary goal of the complete streets initiative for La Palma is to give La Palmans of all ages and abilities safer, cheaper, and healthier travel options. For example, where feasible, we hope to widen sidewalks to improve the pedestrian environment and provide space for necessary infrastructure, amenities, and streetscape improvements. As we enhance opportunities for nonmotorized travel, care will need to be taken to ensure our streets remains safe for all users.

Policy CI-3.2 Implement adopted street design standards. Modified standards may be applied where appropriate on arterial corridors to provide for transit, bicycle facilities, sidewalks, and on-street parking and be context-sensitive to adjacent land uses. Design the character and scale of the uses along the street to support its Complete Streets designation.

Discussion: The standards for various roadway types have been established to accommodate the forecast traffic volumes and functions of the roadways in La Palma. Where roadways are identified to have excess capacity, such as



Houston Avenue, the City supports implementation of a road diet, enhancing alternatives to the automobile.

Policy CI-3.3 Support the creation of new pedestrian ways through our residential neighborhoods.

Discussion: The suburban design of our town makes for fantastic, quiet neighborhoods. However, due to the many cul-de-sacs and block walls dividing neighborhoods from arterials, pedestrian access can be limited. Where supported by residents, the City supports the creation of pedestrian access ways through neighborhoods.

Policy CI-3.4 Actively advocate for greenspace, trails, and bicycle facilities on the Pacific Electric right-of-way. Clearly state the City's opposition to transit along this corridor.

Discussion: The City of La Palma is encouraging a "no build" alternative as regional groups consider potential transit options along the Pacific Electric right-of-way. Such transit would bring unwanted noise to our existing quiet single-family neighborhoods that directly abut the right-of-way. Instead, La Palma advocates for a healthy active linear park, including pedestrian and bicycle facilities.

Policy CI-3.5 Lobby actively for the widening of the La Palma Avenue bridge over Coyote Creek.

Discussion: La Palma Avenue is reduced to two lanes as it crosses Coyote Creek. The City supports widening this bridge to provide additional automobile capacity. In addition, any widening should consider alternative modes of transportation.

Policy CI-3.6 Develop new bike paths and enhance existing bike paths.

Discussion: For a City of its size, La Palma has a solid bicycle route system in place, including the regional bike path along Coyote Creek, bicycle routes around town, and the multi-use path along the Edison easement. We encourage the continued maintenance of these routes, and seek to make them more visible in the roadway hierarchy.

GOAL CI-4: Provide adequate and reliable wastewater collection, water, storm water, and communications facilities.



Discussion: Maintaining infrastructure capacity to meet the current and future local needs will be an ongoing priority. Areas already identified, through documents such as the Sewer Master Plan, as needing improvements must be addressed. Equally important, each of these infrastructure systems must be assessed with regard to any new development proposed to ensure adequate capacity remains.

Policy CI-4.1 Implement sewer system improvements and operational recommendations identified in the Sewer Master Plan 2013, and as it may be updated from time to time.

Discussion: The Sewer Master Plan identifies potential areas of maintenance or needed expansion. Whereas regular maintenance can be supported through the City’s Capital Improvements Program, the impact of any future redevelopment (densification) project within the City should be evaluated using the City’s computer model to assess the impacts to the capacity of the City’s collection system. Where impacts are triggered by a particular development, require that developers pay their fair share of infrastructure improvements. Furthermore, upstream users may be adversely impacting the City’s collection system and unnecessarily or inappropriately reducing the capacity of downstream sewers. The City will exercise its legal authority to enforce the sewer system’s proper operation on both the public and private sides of service connections.

Policy CI-4.2 Use the annual capital improvement plan process to identify immediate, near-term, and longer-term funding priorities for water system improvements.

Discussion: The City’s water system infrastructure is in good condition. The City will continue to inspect infrastructure on a regular basis and schedule improvements as needed.

Policy CI-4.3 Continue to consult and coordinate local storm water system improvement projects with the Orange County Flood Control District.

Discussion: The City’s three major flood control facilities are managed by the Orange County Flood Control District. The City will continue to consult with this regional agency with regard to both water quality and facilities’ needs.

Policy CI-4.4 Support efforts to develop and utilize improved state-of-the-art communications technologies in a manner that minimizes visual and environmental



impacts to the surrounding area, while benefiting government, business, education, and public safety.

Discussion: Undergrounding of utility lines and regulations on placement of communications towers ensure that communication technologies are accessible in the City, yet the aesthetics of our community are protected. The City will continue to analyze future communications technology improvements and adjust policies and regulations as necessary to accommodate new technologies and ensure visual and environmental impacts are mitigated while providing access to these important technologies throughout the community.

Policy CI-4.5 Maintain safe neighborhoods with well-lighted and maintained streetlights.

Discussion: La Palma is known for the safety of its neighborhoods. To continue to maintain our high levels of safety, we want to actively maintain streetlights so that burned out and broken lights are expediently replaced and the financial and energy resources required for the system are used as efficiently as possible.

Open Space and Conservation Element Goals and Policies

GOAL OS-1: Develop and maintain parks, recreational, and cultural facilities that reflect the broadest range of interests, and that meet the needs, desires, and interests of the La Palma community.

Discussion: High quality parks and recreation facilities contribute to La Palma's quality of life. Retention of open space areas and consistent provision of recreational opportunities for our residents is a high priority. In many ways both Central Park and the Civic Center complex function as our "downtown." The La Palma Promenade within the Southern California Edison easement provides both recreational opportunities and pedestrian and bicycle access to our town center. A quality park and recreation system will remain a primary goal as our community matures.

Policy OS-1.1 Maintain and improve existing parkland and recreation facilities, as the City budget permits.

Discussion: While La Palma has limited possibilities for expanding open space and recreation areas, given the largely built-



out condition of the city, the open space and recreation areas that do exist are highly valued resources. We need to make the most of our existing open-space and recreation resources, which means that increasing maintenance or replacing equipment is required in certain locations. We are interested in safety, usability, and attractiveness of recreation buildings, restrooms, landscaping, trails, tables/benches, tot-lot equipment, ball fields, and other sports facilities.

Policy OS-1.2 Continue to pursue improvements to Central Park as envisioned in the City of La Palma Parks and Recreation Comprehensive Master Plan and future updates.

Discussion: The Parks and Recreation Comprehensive Master Plan provides guidance on the revitalization of our all-important Central Park. The Master Plan included extensive public outreach and feedback; future improvements should reflect what stakeholders envisioned and incorporated into the Master Plan or future updates.

Policy OS-1.3 Provide new recreation facilities (for either passive or active use) as the City budget permits.

Discussion: The Community Services Department should prioritize the purchase of new recreation facilities based on demand. During our annual budget review and capital improvement planning, we will consider the allocation of funds to build or improve facilities and purchase new equipment.

Policy OS-1.4 Coordinate with governmental and other entities to improve open space resources on school grounds and utility rights-of-way.

Discussion: School grounds are important to us from both a visual and recreational standpoint. With this policy, we will seek to assist school districts in improving school grounds. This may involve the planting of trees and shrubs, re-stripping courts, assisting with the purchase of new play equipment and play surfaces, and improving the sports fields. We will consider providing financial assistance, materials, or labor for such improvements (including volunteer labor and donations, or some combination thereof). This approach will go a long way towards enhancing the open-space resources in the community, as well as improving the working relationship with the school districts.



Policy OS-1.5 Encourage the conversion of abandoned or out-of-service railroad rights-of-way for compatible recreational purposes such as trails, greenbelts, linear parks, etc.

Discussion: The Pacific Electric right-of-way extends 20 miles between southern Los Angeles County and northern Orange County. The right-of-way runs along the southwest border of the City of La Palma. The City of La Palma opposes the use of this right-of-way for transportation or transit purposes, as it will interfere with the quality of life for local residents. A more appropriate use of the space would be to provide opportunities to enhance the right-of-way as a linear greenway, a dog park, a museum for purposes of increasing the very limited amount of open space available to La Palma residents.

Policy OS-1.6 Explore alternative uses for parklands on the west side of Coyote Creek. Work cooperatively with the City of Cerritos to support uses on these properties that are to the benefit of both jurisdictions.

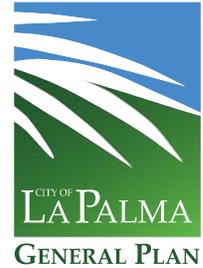
Discussion: While technically located within the City's boundary, these parks are owned and maintained by the City of Cerritos, and there is no direct access from La Palma to these parks.

GOAL OS-2: Provide high-quality community service programs and services that provide opportunities for recreational, physical, and educational activities for residents of all ages.

Discussion: The City of La Palma enjoys a high rate of residents participating annually in City recreation programs. These policies allow for the continued expansion, improvement, and maintenance of sustainable community services so that future La Palma residents can enjoy what many residents value today.

Policy OS-2.1 Pursue meeting the recreation needs of the community by offering activities and working with community organizations and committees to make available programs that provide leisure service benefits to residents of the community.

Discussion: As noted in the Parks and Recreation Comprehensive Master Plan (2010), recreational programs are highly valued by residents. Programs should be designed so that they facilitate the following benefits: creating a sense of community and unique sense of place, socialization, healthy lifestyles, personal growth,



advanced lifelong learning, safety and security, youth development, strong family units, cultural expression, enjoyable senior years, and environmental stewardship.

Policy OS-2.2 Plan and conduct community special events that bring residents.

Discussion: Special community events can enrich residents’ lives and bring residents and workers together in La Palma to enhance the feeling of community. These events can also attract residents from neighboring cities and provide an opportunity for the City to market the benefits of living and working in La Palma.

Policy OS-2.3 Continue broad-based public outreach activities to inform residents of all available recreational and educational programs and services, and obtain input from the community regarding program and service needs.

Discussion: As noted in the Master Plan of Parks (2010), recreational programs are highly valued by residents. A variety of types of programs are desired; these should be advertised widely to ensure their use. Furthermore, as residents’ preferences and recreational trends may shift over time, it is important to reach out to the community to determine priority needs on a continuing basis.

GOAL OS-3: Support sustainable water use practices that respond to and support the needs of City residents and businesses.

Discussion: Water conservation through reduced use, efficiency, reclaimed water, and the control and treatment of runoff pollution is critically important not only for La Palma, but the entire region. Reduced water consumption lessens reliance on potentially unreliable foreign water supplies and, locally, leaves more water in natural groundwater systems to benefit the local environment. Maintaining and improving water quality is essential to protect public health, wildlife, and the local watershed. Water conservation and pollution prevention can be dramatically improved through proactive efforts of residents and through City policies.

Policy OS-3.1 Allow for construction of new development only when it can be demonstrated that sufficient water is available over the long term to supply that development.



Discussion: Potable water supplies are finite, a fact which becomes obvious in the arid Southern California climate. Our water supplies rely on local groundwater as well as a significant amount of imported water. Current plans anticipate a moderate increase in population and nonresidential development; however, the City must analyze development projects as they are proposed that could exceed available water supplies. The City will develop a new development tracking system and continue to update the Urban Water Management Plan on a five-year basis, as the primary information and planning tool used to assess water supply adequacy.

Policy OS-3.2 Take steps to reduce water use from municipal operations.

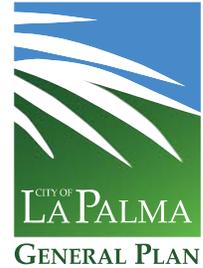
Discussion: The City is committed to leading by example, acting as a model to the business community and residents by reducing water usage. The City will seek new ways to conserve water, including assessing landscaping areas for appropriate planting and watering equipment, and low-flow fixtures.

Policy OS-3.3 Require new buildings and encourage owners of existing buildings to pursue strategies for water conservation.

Discussion: Water conservation strategies can include drought-tolerant landscaping, efficient irrigation systems, on-site storm water capture and recycling systems, low-flow plumbing fixtures and access to improvements financing. The City encourages the conversion of water-intensive landscape areas to landscaping options that use climate-appropriate plants, efficient irrigation systems, and water efficient site maintenance.

Policy OS-3.4 Explore funding options to facilitate the use of recycled water to irrigate public uses and utility corridors, with priority given to irrigation of the Edison easement.

Discussion: West of the Coyote Creek Channel is a wastewater recycling plant in the City of Cerritos. The cost of tying in to the system and crossing the channel is estimated at \$1 million, which does not include installation of new piping for recycled irrigation water to destinations. Funds have not been allocated, and grants or other outside funding are necessary to facilitate this project.



Policy OS-3.5 Fulfill the City’s responsibilities relative to the requirements of the County’s NPDES permit program by enforcing regulations aimed at reducing groundwater and urban runoff pollution.

Discussion: As an NPDES co-permittee, the City is responsible for ensuring best management practices are employed to reduce pollution. The City regulates control of urban pollutants to storm water runoff through provisions in the Municipal Code.

GOAL OS-4: Encourage the use of sustainable practices to reduce energy use and help curb global climate change.

Discussion: State Assembly Bill 32, the California Global Warming Solutions Act (California Health and Safety Code §38500) requires California to reduce its greenhouse gas emissions levels to 1990 levels by 2020. To meet this state-wide target, local communities must assess their development patterns and local efforts to contribute to greenhouse gas reduction, including continued cooperation with state and regional agencies addressing this far-reaching issue.

Policy OS-4.1 Encourage the use of solar energy systems in homes and commercial businesses.

Discussion: There are many opportunities to take advantage of the City’s sunny location with more aggressive adoption of solar energy systems. The City supports the installation of solar energy systems in neighborhoods and business districts.

Policy OS-4.2 Serve as a role model by incorporating the use of sustainable strategies for new and existing public buildings.

Discussion: Energy conservation and sustainable building practices maximize occupant health and productivity, minimize operating costs, and provide good environmental stewardship. Utilizing available energy resources in the most efficient manner possible provides benefit to all of us. The City will serve as a role model in energy conservation and related issues.

Policy OS-4.3 Promote energy-efficient design features, including but not limited to appropriate site orientation, use of light-colored roofing and building materials, and use of deciduous trees to reduce fuel consumption for heating and cooling beyond the minimum requirements of the California Green Building Code.



Discussion: California Code of Regulations, Title 24, Part 11, the California Green Building Standards Code (CALGreen), is the first state-adopted green building code in the nation. CALGreen contains mandatory requirements for new construction and substantial remodels. Additional voluntary measures are listed in CALGreen to further encourage sustainability. The City will promote integration of these voluntary measures, as appropriate, through the planning and building approval process.

Policy OS-4.4 Adopt practices that minimize the amount of materials entering the waste stream. Encourage recycling and composting in all sectors of the community.

Discussion: Excessive product waste, building and construction waste, and landscaping materials can enter landfills when many of these materials should be reused, recycled, and composted. Methane from landfills is a known greenhouse gas source. Furthermore, local landfills are slowly being filled to capacity. It will become costlier (and create more greenhouse gas emissions) to transport waste to disposal sites farther away.

Policy OS-4.5 Support tree planting and the planting of more vegetation (including native and drought-resistant planting).

Discussion: As trees grow, they take carbon dioxide out of the air and transform it into roots, leaves, bark, and wood. At the same time, by providing shade and transpiring water, trees lower air temperature and thereby cut energy use—reducing the production of carbon dioxide a power plants where fossil fuels are burned. Vegetation, and especially native and drought-tolerant planting, helps reduce the heat-island effect and lowers temperatures so that less energy-intensive cooling is required in our homes and businesses. The City maintains an active urban forestry program.

Policy OS-4.6 Collaborate with State and regional agencies to improve air quality and implement State air quality and climate change goals.

Discussion: Air quality is the preeminent regional issue—there are no boundaries to air quality or climate change impacts. The City will continue to consult with state and regional agencies to participate and cooperate in the implementation of laws and efforts to increase air quality and respond to climate change.



Community Building Element Goals and Policies

GOAL CB-1: Provide all La Palma residents the opportunity to make healthy lifestyle choices.

Discussion: Access to healthy food and exercise are key components of a healthy lifestyle. We support access to healthy, fresh goods in all public activities. Furthermore, by providing a walkable and bicycle-able town, we encourage our residents to integrate healthy actions into their daily activities.

Policy CB-1.1 Encourage physical activity in residents of all ages.

Discussion: Public education and proactive prevention are the most effective ways of deterring serious health problems. Physical activity can be encouraged through various efforts such as developing and providing health-oriented classes; encouraging walking to school; maintaining recreational programs that stress physical activity; continually supporting City-sponsored events that get people out and active; and providing convenient access to parks, schools, and other outdoor spaces.

Policy CB-1.2 Consider health and active lifestyles when making land use and transportation decisions.

Discussion: The most effective means of creating a healthy community in La Palma is to establish a “healthy” physical infrastructure through the implementation of multi-modal transportation networks and walkable neighborhoods and destinations. As evidenced in both the Land Use Element and the Circulation and Infrastructure Element, the City’s priority is to re-establish walkable neighborhoods such as the Town Center and support a variety of travel modes.

Policy CB-1.3 Consider all opportunities to encourage access to healthy food.

Discussion: The City of La Palma supports increasing access to healthy, locally grown foods by invigorating the community’s interest in farmer’s markets, community and school gardens, home-grown foods, and convenient access to local supermarkets. Local farmers markets provide support for farmers in the region and provide an opportunity for the community to purchase fresh, locally grown foods, as well as temporary gathering spaces for residents. Community gardens have many benefits, including reducing food budgets for families, providing



healthy foods options, and providing another form of recreation space to the community. Finally, residents can also contribute to their healthy food stock by growing their own edible gardens.

GOAL CB-2: Continue to foster cooperative arrangements with public agencies to enhance public services, facilities, and schools, enabling a high quality of life for our residents.

Discussion: Because our City is small and is on the edge of the County, it is essential that we seek out opportunities to collaborate with others in achieving our own objectives. An example is the fact that, despite our small size, we are served by five school districts. Because educational opportunity is so important to our residents, we want to collaborate as much as possible with these districts to represent the interests of our students and families. In addition, other regional entities can make decisions that have a significant impact on our quality of life. As such, coordination with these groups is paramount to provide our input and negotiate the best alternatives for La Palma.

Policy CB-2.1 Support joint powers agreements, memorandums of understanding, and other formal and informal arrangements with other local governmental agencies where such agreements generate mutual benefits.

Discussion: There are many ways in which we have worked or could work with school districts and other cities in implementing shared services and programs of value to them and to La Palma. An example is the joint funding of projects with the City of Cerritos to widen and improve the bridges on Moody Street and Orangethorpe Avenue over the Coyote Creek Channel, demonstrating mutual benefits. Creativity in forming cooperative agreements would give our City greater leverage in serving its citizens without diminishing our identity. In addition, it allows us to obtain benefits to the community from a limited land resource that cannot be expanded.

Policy CB-2.2 Coordinate with Southern California Association of Governments, Caltrans, Orange County Transportation Authority, the South Coast Air Quality Management District, and other public agencies to ensure that actions taken by these agencies do not adversely affect La Palma's quality of life or are inconsistent with the policies contained in the General Plan.

Discussion: While La Palma has decision-making power over many local land use decisions, a multitude of other public



agencies can make decisions and establish policies and local changes that can affect our quality of life and built environment. It will be necessary to maintain ongoing coordination to provide our point of view and ensure La Palma’s priorities are considered in the planning process. The City will need to help agencies understand the importance of the defining components of La Palma’s character and the potential impacts of their actions on La Palma. This will be especially important as use alternatives are considered for the Pacific Electric right-of-way, currently vacant. La Palma does not support the establishment of transit or transportation along this right-of-way beyond pedestrian and bicycle modes.

Policy CB-2.3 Coordinate with the school districts to further the City’s goal of improved access for all La Palma residents to high-quality educational opportunities that satisfy each individual’s needs, desires, and potential.

Discussion: The impact of having five school districts is that students in some areas have a home school located outside of the city limits. Much community discussion over the years has centered on finding a way for students located north of Houston to attend schools physically located within La Palma. While the City of La Palma has no jurisdiction to effectuate such an adjustment, the City recognizes the value of high-quality education and embraces an open conversation with schools to best serve La Palma residents.

Policy CB-2.4 Foster systems of interjurisdictional communications and development review, and provide that such review respects the values of adjacent municipalities and equitably distributes both the benefits and impacts associated with a given project.

Discussion: As new development occurs on our boundaries, we will be subject to potential impacts. The City will maintain open conversations and working relationships to ensure La Palma understand the views and values of others and that La Palma’s concerns are voiced and addressed in the larger context of our metropolitan area.

GOAL CB-3: Ensure that City deliberations and decisions involve and reflect the needs of all members of our community.

Discussion: The opinions and passions of all La Palma residents matter in governance. For those who have time to engage in civic activity, the City has ready access to information provided by these people. However,



La Palma General Plan

extra effort is needed to reach out to residents who are equally impassioned but, due to family and job commitments or because of language barriers or mobility limitations, cannot and do not engage in civic activities.

Policy CB-3.1 Develop and implement strategies to involve and engage City residents whose voices are not traditionally heard in the planning process. Particular attention should be given to those issues that directly affect the residents.

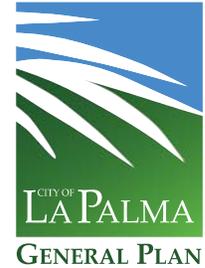
Discussion: The City's Korean population has historically been absent from many political decisions. The City seeks to encourage input from all residents and City stakeholders and will identify barriers to public participation, and develop implementation to overcome these barriers. New technologies can offer avenues for more expansive community participation and transparency, especially for youth and tech-savvy residents.

Policy CB-3.2 Implement transparency in decision making.

Discussion: Transparency in decision making is a cornerstone of effective governance. All La Palmans need to have access to materials that illustrate how and why particular decisions have been made and documents describing the plans on which activities are based, especially those dealing with services and financial resources.

GOAL CB-4: Achieve and maintain a high quality of life for La Palma residents by developing a diverse economic base and maintaining long-term fiscal sustainability.

Discussion: The La Palma community considers a balanced City budget an important fiscal goal, ensuring the City's longevity and prosperity. The City will plan for balanced income and expenditures to maintain fiscal solvency. A healthy local economy is one that is home to diversified businesses and industries that serve local and regional needs, and one that supports a highly trained and educated workforce. To create and sustain a healthy and diverse economy, a city must have the support systems that attract businesses: a variety of available housing and mobility options, a high level of community amenities, and adequate infrastructure to serve technologically advanced businesses. With these vital elements in place, La Palma can attract, retain, and facilitate growth of local businesses, which in turn will allow the City to remain fiscally sustainable and thus able to continue providing high levels of public services and many community programs. Furthermore, a variety of local destinations and shopping choices for residents will enhance our quality of life.



Policy CB-4.1 Develop and adhere to a robust economic development strategy that focuses on business attraction and retention to facilitate the land use opportunities provided by the General Plan.

Discussion: In 2012, the California legislature and courts ended redevelopment across the State. Redevelopment had been an excellent source of revenue to combat blight and invest in infrastructure and facilities. Without redevelopment, it is more important than ever that the City encourage land use decisions that are fiscally responsible and positively affect the City's economic health by creating jobs, generating tax revenue, and involving private capital investment. In addition, to achieve the necessary economic diversity and fiscal soundness, the City will need to maintain a comprehensive Economic Development Strategy. In the absence of a cohesive Redevelopment Agency with an economic development mission, the City's other departments will need to work together to achieve economic development goals.

Policy CB-4.2 Encourage a pattern of development that balances revenue-generating land uses.

Discussion: A balanced land use base is crucial to maintain variety for shopping options, a strong fiscal tax base, and jobs for our residents and regional economy. A diversified economy is the best way to ensure continued high levels of local services and amenities.

Policy CB-4.3 Explore the attraction of new retail anchors and sectors to help diversify the City's economic base and provide shopping opportunities for residents.

Discussion: It is important for residents and workers to have local access to a range of retail needs. The market study prepared for the General Plan indicated strong retail anchor potential in La Palma for a drug store and grocery store, and very strong potential for bedding and housewares, auto parts, sporting goods, book/media, and office supply stores. Diversifying the City's retail options will also provide for a steady stream of sales tax revenue that is more resilient in economic downturns, compared with retail that is focused just on one sector.

Policy CB-4.4 Support high-quality professional and corporate office environments north of Orangethorpe Avenue.

Discussion: To encourage highly-skilled office and other office uses, the City will continue to support established office clusters north of Orangethorpe Avenue. Such support



will include maintaining consistently high design standards for new office development, encouraging supporting retail and service uses as appropriate, and continuing tenant- and business-attraction efforts through the Economic Development Strategy.

Policy CB-4.5 Expand lodging choices in the City through the recruitment and placement of a full-service hotel.

Discussion: The market study completed for the General Plan update indicated market potential for 180 hotel rooms by 2016 and 350 hotel rooms by 2020. A full-service Class A hotel facility will remain a priority goal for the City of La Palma.

Policy CB-4.6 Work with the business community to generate innovative ideas and strategies that will ensure the City's continued economic viability.

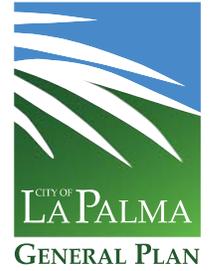
Discussion: Understanding the structure of the local economy and its dynamics is essential for formulating public policies that maintain and improve economic vitality. Outreach and data collection are necessary components to grasp an effective understanding of existing local economic conditions. To achieve this, the City of La Palma actively engages in conversations with our La Palma businesses. The General Plan provides opportunities for the expansion of existing businesses and introduction of new business in the City. It will remain important to maintain a dialog with local business stakeholders to best understand their needs to facilitate innovations and success.

Policy CB-4.7 Encourage the location of revenue-generating uses and structures in appropriate locations.

Discussion: As municipal revenue shortfalls may occur from time to time, it is important to develop innovative ways to continue contributions to our General Fund to maintain our highly valued City services. Potential revenue sources may include such avenues as digital billboards or other advertising mechanisms. When placing these structures, it will be important to identify locations that are separated from residential neighborhoods and provide context sensitivity.

Policy CB-4.8 Improve the City's presence along the SR-91 freeway corridor.

Discussion: Our strategic location at the border of Los Angeles and Orange Counties, with frontage along a major regional



freeway is an asset to our community. To best maximize on this asset, the City will improve the visual appearance, permit an increased intensity of development, and a range of uses that attracts spending on a regional scale. Uses that do not benefit from freeway frontage are discouraged from locating here.



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Chapter 3: Community Safety

1. Introduction
2. Public Health and Safety
 - Fire Protection
 - Police Services
 - Flooding Hazards
 - Geologic/Seismic Hazards
 - Hazardous Waste
 - Emergency Preparedness
3. Noise
4. Goals and Policies

Community Safety

Introduction

One of the City's highest priorities is to have a safe and secure community. This Community Safety chapter sets forth goals and policies to protect and safeguard La Palma residents from urban fires, crime, hazardous materials incidents, flooding, earthquakes, and exposure to excessive noise levels.



Public Health and Safety Element

Providing a high level of public safety is a community core value. Low crime rates and safe neighborhoods have been cited as one of the primary reasons people choose to live and raise their families in La Palma.

Fire Protection

The City of La Palma contracts with the Orange County Fire Authority for fire protection services and operates Fire Station 13. The Authority is a regional fire service agency that serves 23 cities in Orange County and all unincorporated areas in Orange County. For La Palma, the Authority provides fire suppression, fire prevention planning, emergency medical response, hazardous materials response, and rescue services. In addition, the Authority offers a variety of other services such as public education, disaster planning and coordination, fire prevention inspections, building plan review, hazardous materials disclosure program management, fire investigation, and emergency dispatch and communications.

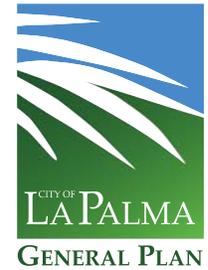
Fire Station 13, located at 7792 Walker Street in La Palma, is our first responding station for emergency responses. Other responding agencies are Station 12 (on Walker Street in the City of Cypress) and Station 61 (on Western Avenue in the City of Buena Park). Given the Authority's regional presence, services are provided without regard to jurisdictional boundaries. In addition, the agency maintains automatic and mutual aid agreements with neighboring jurisdictions should the need for additional resources arise.

Established in 1970 and comprised of three Captains, three Engineers, three Firefighters, Fire Station 13 proudly serves La Palma.



The fire protection level of risk in La Palma is minimal since the City is largely developed and supports traditional suburban-scale development. Existing buildings facilities have been constructed in compliance with fire codes and thus are not considered high fire hazards. Orange County Fire Authority personnel conduct annual inspections of nonresidential uses to ensure compliance, and residential inspections are provided upon request.

Fire-flow requirements are adequate for established development throughout the City to meet fire suppression needs. The water reservoir located at 8415 Meadowlark Lane, together with a supplemental two-million-gallon reservoir located at Walker Street and Fresca Drive, create a system that provides the pressures and volumes necessary for all fire-fighting needs. The City proactively involves Authority personnel in the review of new development proposals to ensure compliance with standards for water supply, minimum road width, and emergency access.



Law Enforcement Services

Almost since its founding, the City of La Palma has maintained its own police department. The La Palma Police Department historically has been a full-service police agency providing general law enforcement, traffic enforcement, community policing programs, parking enforcement, SWAT team, investigations, school anti-drug and alcohol instruction, crime prevention and disaster response planning and training. In addition, the Police Department provides feedback on proposed development through the Planning Review and implementation processes for new developments and conditional uses.



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 Our law enforcement personnel work to ensure that we have one of the safest communities in Orange County.

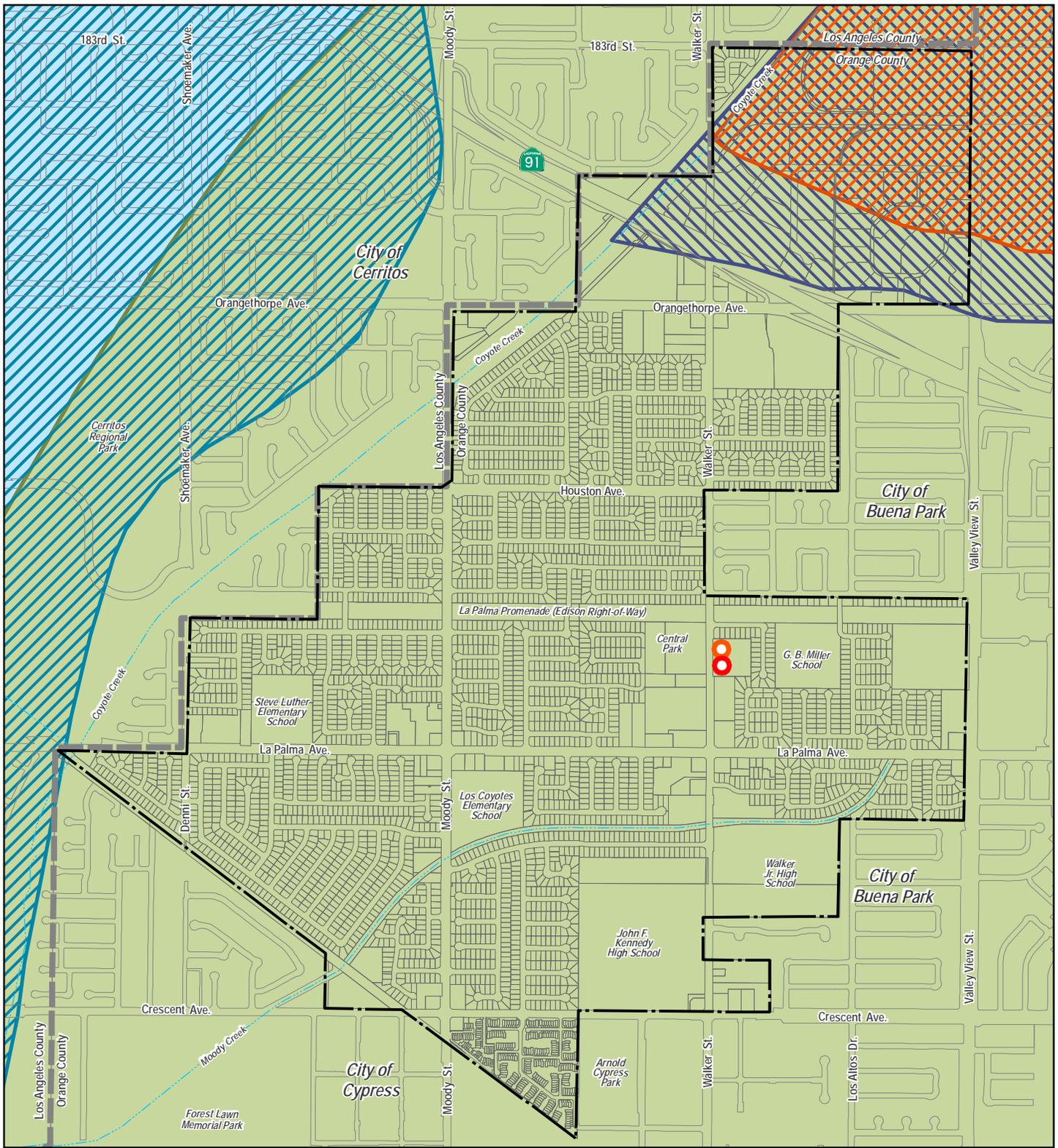
The City’s aim is to provide a very high level of law enforcement services to the community, to maintain a safe and healthy environment, and to educate all residents on how they can help contribute to a safe city.

Flooding Hazards

Historically, Orange County experienced intermittent widespread flooding. Storm drain improvements maintained by the Orange County Flood Control District generally provide relief from the flooding. Along the City’s western edge, flood control systems are managed by the Los Angeles County Public Works Department.

Flood Zones

Flood zones are geographic areas, or zones, that the Federal Emergency Management Agency (FEMA) has defined according to varying levels of flood risk. These zones are depicted on Flood Insurance Rate Maps, where each zone reflects the severity or type of flooding. The entire City of La Palma—like most of Orange County—is categorized as Zone X,



Dam Inundations

-  Whittier Narrows Dam Inundation
-  Prado Dam Inundation
-  Brea Canyon Dam Inundation
-  Carbon Canyon Dam Inundation

Base Map

-  Fire Department
-  Police Station
-  La Palma City Boundary
-  Los Angeles/Orange County Boundary
-  Drainage Channels

Date Map Prepared: February 29, 2012.
 Prepared by: MIG | Hogle Ireland
 Source: Dam Inundations, California Governor's
 Office of Emergency Services, 2013

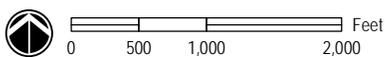


Figure 3-1
Dam Inundation Areas



La Palma General Plan

Brea Dam is located in the city of Fullerton, approximately six miles from La Palma. Carbon Canyon Dam is located over 11 miles away. The inundation areas for these two dams would generally affect areas north of SR-91. Failure of Whittier Narrows Dam, located 12 miles north along the San Gabriel River, would have limited impact, as the floodwaters would barely reach La Palma's western boundary. Prado Dam, over 25 miles away along the Santa Ana River in Riverside County, poses the most risk. If an inundation event were to occur, floodwaters could affect most of northern Orange County and inundate all of La Palma.

Prado Dam was completed in 1941. In 1999, the completion of Seven Oaks Dam upstream from Prado Dam, along with other flood protection features along the Santa Ana River, provided increased flood protection to Orange County.

Localized Flooding Concerns

Groundwater levels in Orange County range from a high of about 300 feet above mean sea level (MSL) to a low of 80 feet *below* MSL in the coastal areas. In La Palma (elevation 46 feet above MSL), water table levels are high throughout town, which has caused localized flooding and building design concerns. Groundwater levels here are typically around 34 to 38 feet above MSL, which equates to approximately 5 to 13 feet below grade.

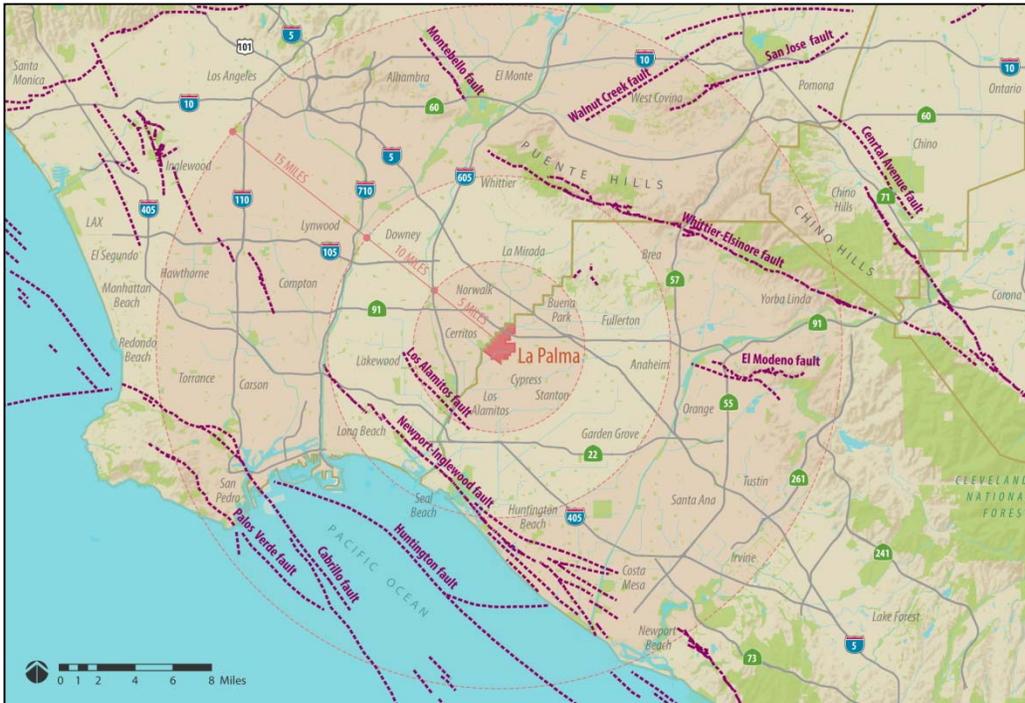
Geologic/Seismic Hazards

This section describes the presence and characteristics of seismic conditions in La Palma.

Earthquake Faults

While no active or potentially active faults are located within the City of La Palma, the entire Southern California region is considered to be seismically active. A number of earthquake faults cross within 15 miles of the City, including the Los Alamitos, Newport–Inglewood, Huntington, and Whittier–Elsinore faults. Regional earthquake faults are shown in *Figure 3-2, Regional Faults*. In addition, the San Andreas and San Jacinto faults—major fault zones that affect the region—are located some distance from La Palma, but have the potential to deliver large magnitude earthquakes that could affect the City.

Similar to the rest of Southern California, scientists have little doubt that the City will experience future earthquakes of various magnitudes, with impacts ranging from minimal to severe. Ground shaking with moderate to high lateral ground accelerations would be the primary effect of earthquake activity, with loss of soil support due to liquefaction (see below) also occurring in some areas.



Source: Digital Database of Quaternary and Younger Faults from the Fault Activity Map of California, Version 2.0, California Geological Survey and U.S. Geological Survey, <http://www.consrv.ca.gov/cgs/information/publications/Pages/quaternary_faults_ver2.aspx>

Figure 3-2
Regional Faults

Liquefaction

Liquefaction describes a condition where a water-saturated or partially saturated loose, sandy soil loses cohesion due to ground shaking, causing the soil to behave like a liquid. Building foundations located on such soils, when not properly secured, could fail as the result of a major earthquake. According to the Seismic Hazard Zones map (Los Alamitos Quadrangle) published by the California Geological Survey, the entire City of La Palma is located within a Liquefaction Hazard Zone. Areas located within Liquefaction Hazard Zones generally have these conditions and/or are where historic occurrences of liquefaction conditions indicate a potential for permanent ground displacement.

The Liquefaction Hazard Zone designation does not mean that all areas within the zone will necessarily experience liquefaction, nor does it mean that they should be excluded from development. Instead, the zone delineation is intended to identify areas where the potential for damage is great enough to require further evaluation and potential mitigation. The State Seismic Hazards Mapping Act requires preparation of a geotechnical report prior to the approval of most new development projects where such conditions are present. In addition, a disclosure statement must be provided prior to the sale of property within a Liquefaction Hazard Zone.



Hazardous Waste

Hazardous materials and chemicals are used daily in households and businesses throughout La Palma. Not limited to the popular conception of large chemical and industrial factories, sources of hazardous materials can originate from seemingly innocuous places such as service stations, dry cleaners, medical centers, and almost any industrial business. Hazardous waste is any material with properties that make it dangerous or potentially harmful to human health or the environment. Hazardous waste can take the form of liquids, solids, contained gases, or sludge, and can be the by-products of manufacturing processes or simply discarded commercial products, like cleaning fluids and pesticides.

Hazardous Waste Management Programs

Chapter 20 (Health and Sanitation) of the recodified La Palma Municipal Code governs hazardous material use, designation, and disclosure within the City. The Environmental Health Division of the County of Orange is designated as the Certified Unified Program Agency, the local administrative agency that coordinates the regulation of hazardous materials and hazardous wastes in Orange County, including La Palma, through the following programs:

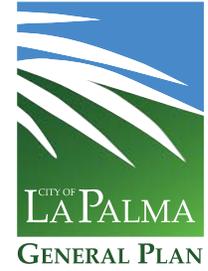
- Hazardous Materials Disclosure
- Business Emergency Plan
- California Accidental Release Prevention
- Hazardous Waste Inspection Program
- Underground Storage Tank Inspection Program
- Aboveground Petroleum Storage Tank Program

The Porter-Cologne Water Quality Control Act regulates waste discharges, including potentially hazardous wastes from nonpoint sources. Anyone discharging or proposing to discharge materials that could affect water quality (other than into a community sewer system) must file a report of waste discharge. The State Water Resources Control Board and the Regional Water Quality Control Boards are responsible for controlling nonpoint pollution sources. Coordination among local, regional, and state agencies is important to ensure that dischargers are appropriately regulated and that new developments employ best management practices to reduce potential pollutant discharges.

Household Hazardous Waste

Leftover household products that contain corrosive, toxic, ignitable, or reactive ingredients are referred to as household hazardous waste. Products such as paints, cleaners, oils, batteries, florescent light bulbs, and pesticides contain potentially hazardous ingredients. These products require special care in their disposal, as improper methods such as pouring them down drains, onto the ground, or into storm sewers, or throwing them out with household trash can pollute the environment and pose a threat to human and animal health.

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Nonpoint source hazardous wastes are those where the source of pollution cannot readily be identified. This type of pollution is generally derived from diffuse sources and carried into watercourses by rainfall and flow from landscaping sprinklers.



Residents can dispose of most household hazardous waste products at one of the regional household hazardous waste disposal sites sponsored by the County of Orange. An electronic waste (e-waste) and universal waste (u-waste) recycling collection program is available for La Palma residents. E-waste items can include televisions, monitors, computers, laptops, microwave ovens, and other similar items. U-waste items include fluorescent light tubes, compact fluorescent light bulbs, household batteries, and mercury-containing thermometers and thermostats. The program is provided free to residents through our curbside pick-up program.

Emergency Preparedness

Law enforcement personnel manage the Disaster Preparedness Program and the Emergency Operations Center for the entire City to ensure compliance with the National Incident Management System (NIMS) and the Standardized Emergency Management System (SEMS).

The City's Emergency Services Coordinator (ASB Officer), under the direction of the Director of Emergency Services(City Manager), maintains necessary equipment, supplies, and training of all City employees to respond to any and all disasters utilizing the SEMS methodology and incorporating the Incident Command System as required by State law. In addition, the Emergency Services Coordinator attends operational area monthly meetings and training to ensure communication and continuity between municipalities in the operational area. On a yearly basis, the City provides staff members with emergency response-training sessions. The City has transitioned to the NIMS procedures and training, and actively trains employees in this system.

Plans and Programs

A number of plans and programs are in place to ensure that we are organized and prepared in the event of an emergency.

Multi-Hazard Emergency Plan

The City routinely reviews and updates its Multi-Hazard Emergency Plan (MHEP). The Plan identifies procedures to provide for the effective mobilization of all City resources—public and private—in response to emergency situations. These situations include fire and rescue operations, medical and public health emergencies, natural disasters, technological incidents, wars, and nuclear defense operations. The Multi-Hazard Emergency Plan also outlines evacuation procedures and identifies sources of outside support that may be available (through mutual aid agreements and specific statutory authority) from other jurisdictions, state and federal agencies, and the private sector. Evacuation routes are determined when the situation arises based on available information.

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Being prepared for an emergency can reduce the fear, anxiety and losses that accompany disasters. Here is a list of disasters that can affect La Palma residents and businesses:

- Earthquakes
- Extreme heat
- Flooding
- Flu/Pandemic outbreak
- Hazardous materials leak
- Power outage
- Severe weather
- Terrorism

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The Multi-Hazard Emergency Plan was originally adopted in 1989 and updated in 2005.



Community Emergency Response Team

La Palma operates a Community Emergency Response Team (CERT) training program. CERT was created to help fulfill the need for a well-trained civilian emergency work force. The primary goal of CERT is to train residents to care for themselves, their family, and neighbors, and then to assist the overall neighborhood during an emergency.

CERT provides an opportunity for residents to learn basic skills to save lives and protect property in the aftermath of a major disaster when traditional emergency response resources may be limited or not immediately available. The training program provides for community self-sufficiency through the development of multi-functional teams, who will act as an adjunct to the City's emergency services team during major disasters.

Alert OC

La Palma participates in AlertOC, a mass notification system designed to keep Orange County and La Palma residents and businesses informed of emergencies and certain community events. Residents and businesses that register with AlertOC receive time-sensitive voice messages, text messages, and/or e-mails with crucial information regarding an emergency or event.



Noise Element

Noise generally is defined as unwanted or objectionable sound. Too much noise can negatively impact fundamental aspects of daily life, from our thoughts and conversations to restful sleeping. Because extreme exposure to noise can be damaging to health or even distracting enough to cause accidents, it is also a public safety issue. Of particular concern is the impact of noise on sensitive uses: residences, hospitals, schools, day care centers, and similar uses.

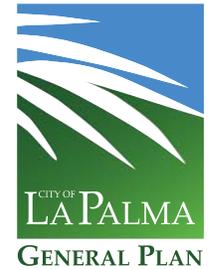
Noise can be generated by sources in a known location, such as freeway and highway traffic noise, railroads, or aircraft overflights. These are considered noise sources with long-term, relatively permanent impacts. Noise is also generated from variable locations, such as yard equipment or power tools, loud music, construction activities, or even excessively noisy parties. The more predictable sources can be addressed in part by separating sensitive uses from noise sources. This can be effective because noise decreases as a function of distance from the source. In some cases, such as along busy freeways, sound barriers are necessary.

The City of La Palma is fortunate in that relatively few fixed sources of noise exist in the community and generally, there is excellent separation of sensitive uses from them. The SR-91 freeway separates the City's primary commercial hub from residential neighborhoods. Although the freeway itself is a source of noise, its elevated profile through the City and buffering by commercial uses from most residences mitigate its impacts. Arterial highways generate noise as well, but the estimated increase in traffic from infill development will have negligible increase in noise from that source. Consequently, the long-term noise environment is not expected to change enough to be noticeable. Even the Town Center area is buffered from single-family neighborhoods by Central Park and multi-family and assisted living uses. Neighborhood commercial uses are generally located at corner properties, limiting noise impacts on at least two sides of the property.

Noise Metrics

Sound intensity is measured and expressed by decibels (dB), with an adjustment referred to as the A-weighted measure to correct for the relative frequency response of the human ear. Of all the various scales available for measuring noise, the A-weighted sound pressure level (dBA) is the scale of measurement that is most useful in community noise measurement. The A-scale approximates the frequency response of the average ear when listening to most ordinary everyday sounds.

Decibels are measured on a logarithmic scale and the system of measuring sound gives a rough connection between the physical intensity of sound and its perceived loudness to the human ear. For example, a 10-decibel increase in sound level is perceived by the human ear as only doubling of the loudness of the sound. Ambient sounds in the urban



"normally acceptable," "conditionally acceptable," "normally unacceptable," and "clearly unacceptable" exterior noise levels for various land uses. A "conditionally acceptably" designation implies new construction or development should be undertaken only after a detailed analysis of the noise reduction requirements for each land use is made and needed noise insulation features are incorporated in the design. By comparison, a "normally acceptable" designation indicates that standard construction can occur with no special noise reduction requirements.

Most cities and counties in California have adopted noise/land use compatibility criteria that reflect DHS standards and are based on the general assumption that higher noise levels are acceptable in business districts and industrial areas. However, the introduction of mixed-use development principles into traditionally suburban environments has started to shift thinking with regard to acceptable noise levels. For example, garbage collection early in the morning and the noise from heating, ventilation, and air conditioning equipment can occur with greater frequency and intensity in a mixed-use setting. These and other factors will be important considerations as the City considers future mixed-use developments. People who choose to live in mixed-use areas know that the activity levels bring with them a noise environment distinctly different than that of traditional residential-only neighborhoods.

Importantly, our existing residential neighborhoods must be protected from new noise intrusions, so care will especially need to be taken around property boundaries abutting noise-sensitive uses. Careful review of site design and operational characteristics of individual commercial uses will allow the City to address any site-specific noise concerns through design and operational conditions applied to individual projects. Figure 3-3 identifies criteria La Palma will use to make land use decisions relative to noise.



Land Use Category	Community Noise Equivalent Level (CNEL), dB						
	55	60	65	70	75	80	85
Single Family							
Multiple Family, Village Multiple Family							
Mixed Use - Business							
Neighborhood Commercial							
Industrial							
Public/Institutional							
Open Space/Recreation, Flood Control/Utility							



NORMALLY ACCEPTABLE

CONDITIONALLY ACCEPTABLE

NORMALLY UNACCEPTABLE

CLEARLY UNACCEPTABLE

Specified land use is satisfactory, assuming buildings are of conventional construction, without any special noise insulation requirements.

New development should be undertaken only after analysis of noise reduction requirements is made and needed insulation features are incorporated into design.

New construction or development generally is discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and incorporated into project design.

New construction or development is discouraged.

Figure 3-3
Noise/Land Use Compatibility Guidelines



Baseline and Future Noise Environments

The most significant noise-producing activity within La Palma is transportation. This noise source consists primarily of traffic on city streets and traffic on the Artesia Freeway (SR-91). Activities at commercial properties, industrial properties, and construction sites (as well as landscaping activities in neighborhoods), also contribute to the noise environment in La Palma. Industrial activities are concentrated in the northeastern area of the City and are separated from the nearest noise-sensitive residential areas by either the SR-91 freeway or Coyote Creek.

Traffic on the City’s arterials results in CNELs that range from about 67 dB to about 75 dB at the adjacent properties. Residential neighborhoods that are buffered from traffic noise by five- to six-foot-high block walls have exterior CNELs that are reduced by approximately 5 dB. In 2012, the City approved increasing the height of block walls on arterials by two feet to eight feet. This action allows those seeking additional buffer to receive that benefit. Higher noise levels occur at properties adjacent to SR-91. Traffic on the freeway generates CNELs of up to 77dB at the adjacent properties. Properties that are buffered from the traffic noise by freeway sound walls have exterior CNELs up to 72 dB.



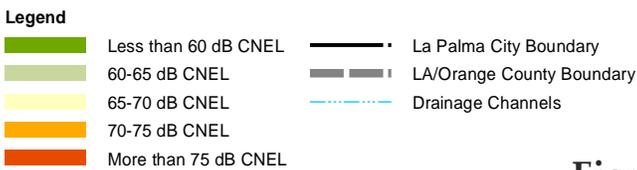
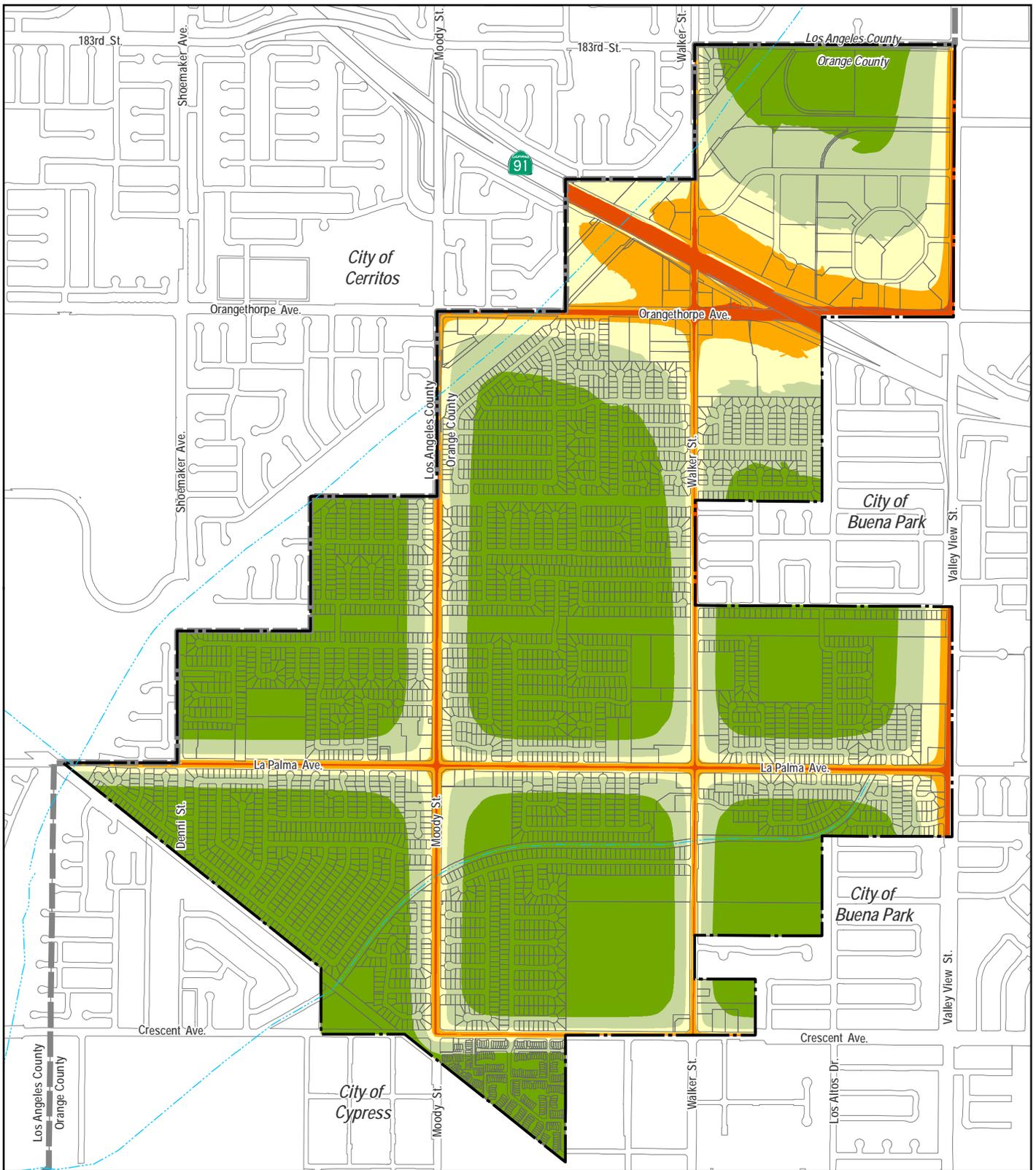
The primary source of noise in La Palma is traffic on our arterial highways.

In compliance with California Government Code Section 65302(f), CNEL contours were developed for baseline (2013) and future (2030) noise environments in La Palma. As illustrated in Figures 3-4 and 3-5, noise measurements and analyses of future traffic conditions indicate that the noise environment in the future is not forecast to be significantly different from conditions in 2013. Slight noise increases are expected in areas in the northern portion of the City, associated with regional traffic increases and traffic increases associated with new development.



As part of the process to assess citywide ambient noise conditions in 2013, noise readings were taken in front yards of multi-family and single-family properties.

The City’s intent with regard to regulating noise is to minimize adverse noise impacts on residents and visitors, and to preserve a quality noise environment for City residents at all hours of the day.



Date Map Prepared: October 23, 2013
 Prepared by: MIG|Hogle-Ireland
 Source: Wieland Acoustics, 2013

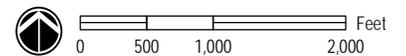
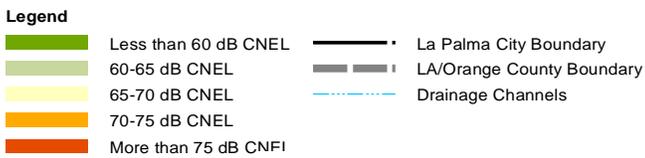
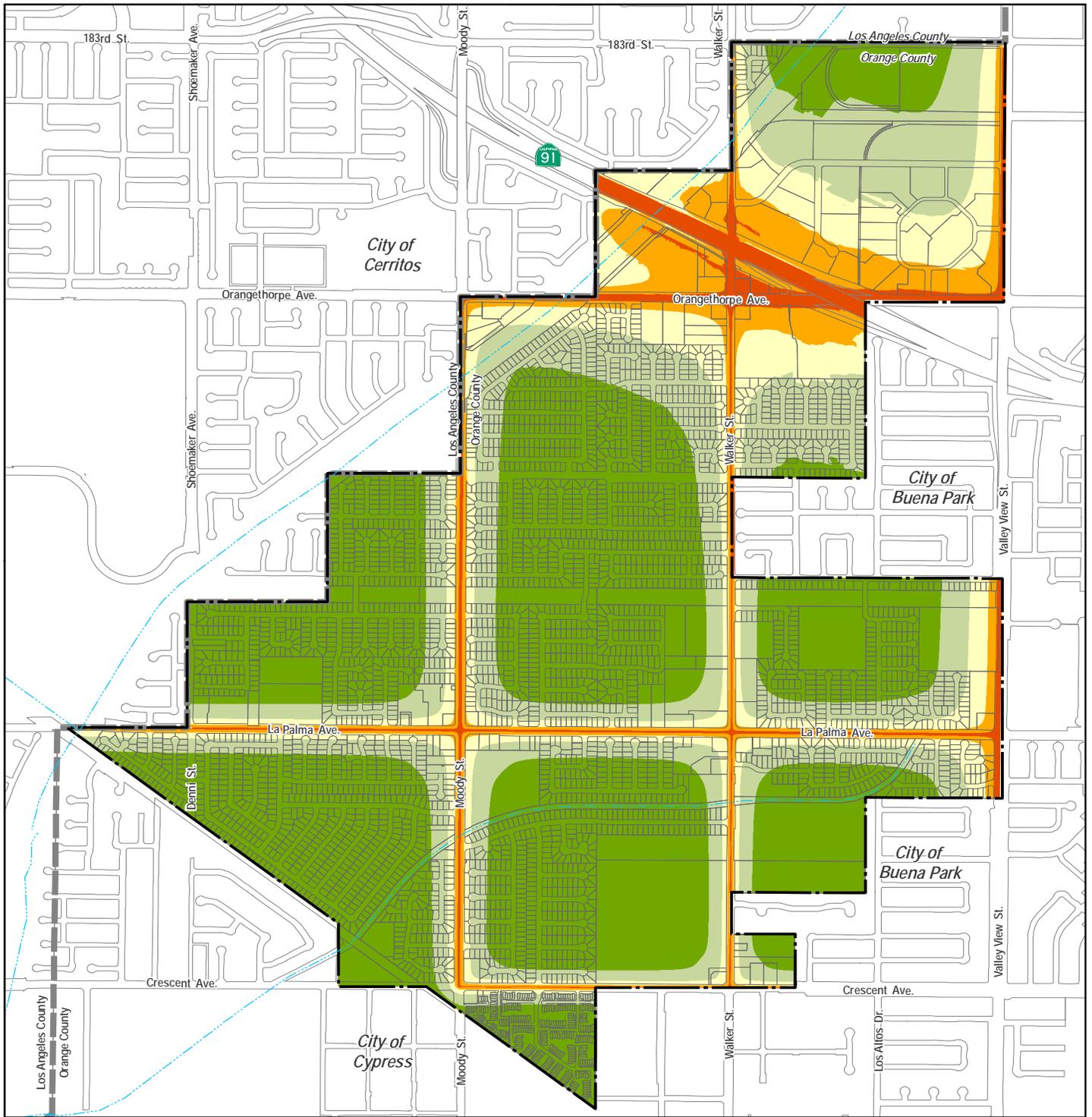


Figure 3-4: Community Noise Equivalent (CNEL) Baseline (2013) Noise Contours



Date Map Prepared: October 23, 2013
 Prepared by: MIG|Hogle-Ireland
 Source: Wieland Acoustics, 2013

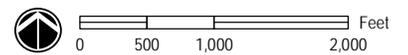


Figure 3 -5: Community Noise Equivalent (CNEL) Noise Contours for the Future (2030) Environment



Goals and Policies

Fire Protection and Emergency Response

GOAL S-1: Maintain fire protection and emergency response services that offer the maximum possible protection from loss of life and property.

Discussion: We contract with the Orange County Fire Authority (OCFA) for fire protection services. The Authority maintains a fire station in La Palma, as well as others in adjacent cities that can serve our City, and provides a high level of fire protection services.

Policy S-1.1 Negotiate contracts at a level that supports a high level of service and quick response times.

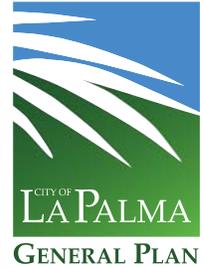
Discussion: We understand that maintaining excellent services from the Authority is critical to protecting the health and welfare of our residents. Through our contracts with the Authority, we will structure agreements to achieve the service levels desired.

Policy S-1.2 Maintain adequate water pressure and water storage capabilities throughout the City to meet required fire-flow pressures.

Discussion: The City has been able to provide adequate water system pressures and supplies to meet the needs of the Authority. We will continue to conduct preventative maintenance of water lines, hydrants, and the reservoir to ensure that these resources operate at peak efficiency in the event of an emergency.

Policy S-1.3 Support OCFA's efforts to provide fire prevention and fire safety education to residents and business owners as a means to reduce the potential for damaging fires.

Discussion: Prevention is always the best strategy for reducing potential loss of property and life resulting from fires and fire-related emergencies. We are committed to working with the Orange County Fire Authority to educate community members about fire safety at home, in schools, and in the workplace.



Law Enforcement Services

GOAL S-2: Provide a high level of preventative and responsive law enforcement services.

Discussion: We live in a safe community with a relatively low crime rate. We enjoy this safety and recognize the value it brings to La Palma. Therefore, one of our primary goals is to maintain community safety at the high level the community expects.

Policy S-2.1 Provide for law enforcement services at levels the community expects.

Discussion: Through our budgeting process, we will continually assess the best means of providing the highest level of law enforcement and crime prevention services.

Policy S-2.2 Practice proactive crime prevention.

Discussion: As with other emergency services, prevention programs and activities can reduce calls for service. Our active Neighborhood Watch program engages many community members in crime prevention efforts. We are committed to sponsoring education programs that make residents and business owners aware of how they can work cooperatively with law enforcement personnel to reduce incidents of crime and create safer neighborhoods and business districts.

Policy S-2.3 Support cooperative programs between law enforcement and local organizations, including local school districts.

Discussion: Our community has a strong bond with local law enforcement, which can be seen through a number of cooperative programs with local organizations and agencies. These programs make our community a safer place to live and work and help to create a positive relationship between our law enforcement personnel and the community.



Flooding Hazards

GOAL S-3: Minimize the exposure of people and properties to flood hazards.

Discussion: The City is located in the inundation zones of several regional dams. Therefore, it is important that we coordinate with responsible parties to ensure the continued safety and operational quality of these facilities, and that we keep our emergency response plans and activities up to date. It is also important that we maintain local drainage systems to ensure they operate effectively and protect our community from unusual storm flow events.

Policy S-3.1 Ensure that City emergency notification procedures and evacuation plans address the responses needed in the event of dam failure.

Discussion: Regional dams have been improved to comply with seismic safety requirements, thus reducing the risks of inundation due to dam failure. We support the monitoring and maintenance of these facilities by the Army Corps of Engineers and other agencies to provide continued protection for the City from flood events.

Policy S-3.2 Monitor the activities of Orange County and Los Angeles County flood control agencies regarding facilities that serve and impact La Palma.

Discussion: The efficient operation and maintenance of regional flood control channels such as the Coyote Creek and Moody Creek Channels protects La Palma from regional flood hazards. Our vigilance regarding any planned improvements/modifications to these and other regional facilities will help us plan any needed response.

Policy S-3.3 Continue to maintain the efficient operation of local drainage facilities.

Discussion: At the local level, our existing drainage system is adequate to meet our needs. We will budget to keep the facilities in good condition, and we will require that any new development appropriately mitigate any new demands on the system.



Geologic/Seismic Hazards

GOAL S-4: Safeguard the community against primary and secondary seismic and geologic hazards.

Discussion: The City is located in a seismically active region. We seek to protect people and properties from the effects of earthquakes and other geologic hazards, and to reduce loss of life, injuries, and property damage. Prevention strategies include requiring retrofit of existing buildings to bring them in line with current seismic safety standards and ensuring new building foundations are safeguarded against liquefaction hazards. In addition, we support education programs designed to increase earthquake preparedness.

Policy S-4.1 Require all new development to comply with the most recent State of California seismic building laws and the Seismic Hazards Mapping Act, and where appropriate, require mitigation of potentially adverse impacts of geologic and seismic hazards.

Discussion: Complying with State building and seismic safety code standards is the best means of ensuring that new structures achieve appropriate safety standards. Our community is located in a Liquefaction Hazard Zone and therefore must also comply with the requirements of the Seismic Hazards Mapping Act, which requires that a certified geologist conduct liquefaction investigations prior to approval for most new development projects. Where necessary, mitigation will be required to minimize the risks of site-specific conditions associated with high groundwater levels and sandy soils.

Policy S-4.2 Support earthquake preparedness education programs.

Discussion: In La Palma, we endorse programs that provide families, schools, businesses, government and emergency service with earthquake education and preparedness planning.



Hazardous Waste

GOAL S-5: Provide for the safe use, storage, and transportation of hazardous materials within the City.

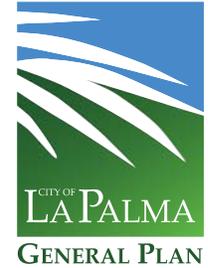
Discussion: We realize that hazardous waste is a necessary by-product of certain industrial activities and day-to-day living in the urban environment. However, with the implementation of appropriate precautions, hazardous waste should not pose a significant threat to workers or residents. Federal and state laws provide good safeguards, and our efforts with the Orange County Fire Authority help monitor local conditions.

Policy S-5.1 Work with appropriate authorities to ensure the safe handling of hazardous materials, including the monitoring of facilities that use, store, or handle hazardous materials.

Discussion: We want to ensure that hazardous materials are stored and handled in a safe manner and that appropriate precautions are taken to reduce the risk of a spill or other accidental release. The most effective means of doing this is to ensure that applicable local, state, and federal programs governing the use of hazardous materials and waste are implemented in La Palma. We will continue our coordination with the Orange County Fire Authority and the Certified Unified Program Agency for County of Orange for both education and enforcement.

Policy S-5.2 Support state and regional efforts to control nonpoint sources of water pollution.

Discussion: We recognize that controlling nonpoint sources of water pollution is an important means of reducing the discharge of hazardous and potentially hazardous wastes. Therefore, we support the efforts of state and regional agencies, such as the Regional Water Quality Control Board, to identify and mitigate sources of nonpoint pollution. We also support education programs designed to alert residents and businesses of their roles and responsibilities in reducing this kind of pollution. In addition, we recognize that City government, as the principal land use planning authority, can be an important manager of water resources. We will support responsible water quality planning and the integration of best management practices into the design of new development projects.



Emergency Preparedness

GOAL S-6: Minimize the loss of life, injury, and property damage resulting from natural and human-caused disasters.

Discussion: A natural or human-caused upset event—such as an earthquake, terrorist attack, or hazardous materials accident—most often occurs without warning. We must be prepared for all types of emergency situations and be capable of mobilizing all the resources at our disposal to protect life and property within the City.

Policy S-6.1 Prepare for the effective mobilization of City resources—both public and private—in the event of any disaster event.

Discussion: The City has prepared a Multi-Hazard Emergency Plan outlining the mobilization of City resources in the event of a disaster at any scale. Keeping this plan up-to-date is considered the most effective means of preparing for an emergency. We also support emergency training of public personnel, as well as public awareness and education efforts for our residents. These measures are included as Preparedness Elements in the Multi-Hazard Emergency Plan.

Policy S-6.2 Engage in regional emergency response planning.

Discussion: Disasters such as earthquakes often affect a wide area, involving many agencies across jurisdictional boundaries. In such a situation, a cooperative effort involving numerous jurisdictions and resource agencies is the most effective means of dealing with the emergency. We are committed to planning and preparing for multi-jurisdictional emergency responses. Our City has assisted in the countywide emergency planning effort by permitting an emergency communications tower to be built in our industrial area. We are open to consideration of other means of participating in this important function.



Noise

GOAL N-1: Ensure that the noise environments in La Palma do not impinge upon the high quality of our neighborhoods and business districts.

Discussion: Our City is small and quiet. Even local industry is not a major source of noise, given its location some distance from our neighborhoods. Only a small section of freeway runs through town, and freeway noise largely impacts commercial and industrial uses. Despite regional and local growth, our major streets are not going to get much noisier than they already are. We can ensure that new construction complies with insulation standards that reduce outside noise. Our main challenge is to ensure that temporary, short-term noise sources do not get out of hand and that new development—and especially mixed-use development—is planned with nearby noise-sensitive uses in mind.

Policy N-1.1 Enforce state noise insulation standards for proposed projects in high noise environments.

Discussion: In looking at the expected future noise conditions along the arterial highways serving our City, overall noise levels generated from traffic are not going to be noticeably different from what they today. Regardless, we want to be sure that the noise levels inside structures comply with established state standards. The state has established noise insulation standards for proposed projects in high noise environments. They are contained in Title 24 of the California Code of Regulations and are designed to ensure an adequate interior noise environment for residential uses, such as homes, apartments, and hotels. If a developer combines compliance with these insulation standards with other measures to reduce interior noise levels, there should be no difficulty in achieving the noise conditions we desire for our citizens.

Policy N-1.2 Enforce the City's noise ordinance for those noise sources that are not pre-empted by other agencies.

Discussion: Cities do not have any control over highway and freeway generated noise. The same is true for aircraft and railway noise. What we can influence is the kind of noise we create ourselves, including noisy equipment, loud music, construction activity—even loud talking or party activities. These things don't occur everywhere, or all the time, but when they do happen, they can be annoying and irritating. Loud noises, particularly unexpected ones, can even cause accidents, not to mention possible hearing damage. The way we choose to make sure that this type of noise doesn't become bothersome is to establish and enforce a fair but firm noise ordinance. Noise standards in the Municipal Code specify noise measurement criteria,



interior and exterior noise standards, time restrictions for certain noise sources, and procedures for enforcement. This is our main tool for keeping the living and working environment in La Palma the way we want it.

Policy N-1.3 Design new development projects so that potential noise impacts are minimized.

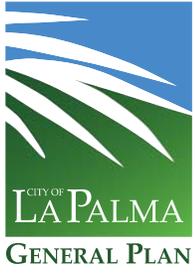
Discussion: There are many approaches to designing a project so that potential noise impacts on nearby noise-sensitive uses are kept as low as possible. We expect new development to take noise considerations into account. Methods for accomplishing this can include ample building setbacks, building orientation, window placement, wall and fence treatment, location of activity areas, access design, and similar design features. These strategies do not necessarily reduce the need for other ways of reducing noise impacts, but they can be extremely effective, especially for larger projects. This is all part of what it means to be a quality development in our community.

Policy N-1.4 Require that mixed-use structures be designed to account for noise from adjacent uses within the mixed-use development.

Discussion: The City will allow for mixed-use developments in the Mixed Use-Business area along the SR-91 freeway. Mixed-use developments help create an exciting and walkable environment, but can create noise incompatibilities within a development if not properly designed. Care should be taken at the design stage to minimize noise intrusion for residential uses, while recognizing that residents in mixed-use environments understand and accept the vibrancy of their districts.

Policy N-1.5 Provide for vigorous and consistent enforcement of state Motor Vehicle Code noise standards for cars, trucks, and motorcycles.

Discussion: Transportation is the dominant noise source in La Palma. However, the City has limited ability to reduce vehicle-generated noise. Through the efforts of our law enforcement personnel, the City can enforce state noise limits for vehicles by citing noise offenders whose engines, exhaust, or music systems create noise beyond defined limits.



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Chapter 4: Housing Element

1. Introduction
2. Housing Plan
3. Housing Program and Action Plan

Housing Element

Introduction

This chapter focuses on the policy aspect of housing. Appendix C contains the data and analysis which shape and inform the policy commitments. Combined, this chapter and Appendix C cover the scope required by the California Government Code for Housing Elements in local General Plans.

Nearly half of our City is zoned for residential use, and La Palma's foundation was as a bedroom community. The first city plan provided for housing of all types to accommodate diverse needs and preferences. Quality housing and quality neighborhoods define La Palma. Thus continuing to plan for housing—from maintenance to meeting the evolving needs of residents—is very important to our community. In this Housing Element, we identify and establish our goals, policies, and programs for meeting the housing needs of our existing and future residents. We also outline an action plan that will guide the



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implementation of our housing goals. In implementing this plan, we seek to contribute to the statewide housing goal of “early attainment of decent housing and a suitable living environment for every California family,” as well as to respond to housing conditions and needs unique to the City of La Palma.

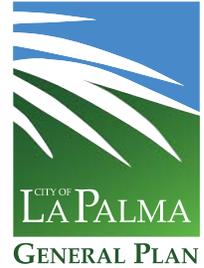
For this document is to play a meaningful role in guiding our actions, we must periodically evaluate its effectiveness. Since our Regional Housing Needs Assessment was updated by the Southern California Association of Governments in 2012, this Housing Element is based on those numbers. This element covers the planning period from January 1, 2014 through October 1, 2021.

Our Housing Plan identifies specific actions we will take to implement the goals and policies of this Housing Element. Pursuant to state law (Government Code Section 65583), our plan must accomplish the following:

- Provide adequate sites to achieve a variety and diversity of housing types
- Facilitate the development of affordable housing stock
- Promote equal housing opportunity
- Remove potential constraints to affordable housing development
- Address and, if necessary, improve the existing affordable housing

Housing Plan

The goals we have set in this plan respond to the overarching objectives listed above, and our housing programs implement the respective policies of these goals. Included in each program are a description of its primary components, the timeframe for accomplishment, available funding source, and the key objective of each program. Each objective establishes a benchmark of implementing each housing program during the 2014-2021 Housing Element cycle.



Goals and Policies

Our goals and policies for housing in the City of La Palma for the 2014-2021 planning period are:

Adequate Sites and Diversity of Housing Options

A range of housing options is necessary to support an economically and socially diverse community such as ours. Adequate public facilities and services are important to maintain the quality of life valued by all of our City's residents. We also value the important investment represented by our existing housing stock.

GOAL 1: Continue to keep land use regulations in place that allow for diverse housing opportunities that satisfy the physical, social, and economic needs of existing and future La Palma residents, including those with special needs (including large families, single parent households, senior citizens, persons with physical and developmental disabilities, and the homeless).

Policy 1.1 Maintain a diversity of zoning districts that allow for new residential development at a range of densities.



Policy 1.2 Ensure that housing and neighborhoods are provided with public services that provide for safe and sanitary living conditions.

Policy 1.3 Support innovative public, private, and nonprofit efforts in the development of affordable housing, particularly for special needs groups.

High-Quality Residential Development

Our City celebrates our high-quality single-family neighborhoods. It is essential to the social, physical, and economic well-being of the City that this housing stock be actively maintained and enhanced through the policies and programs in this Housing Element.

GOAL 2: Achieve high design quality in all residential developments to ensure that investments in neighborhoods, as well as safety and aesthetic value, are respected and maintained.

Policy 2.1 Enforce Municipal Code regulations that promote the maintenance of residential properties.

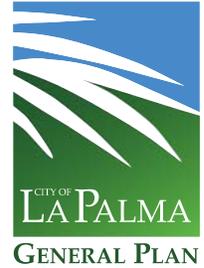
Policy 2.2 Provide public services and improvements that support and improve neighborhood longevity and cohesion.

Removal of Housing Constraints

Government constraints are City policies, standards, or requirements that may have the potential to constrain the production of affordable housing under certain circumstances. High development fees, complicated processing procedures, and challenging development standards are often cited as factors that impact the ability of developers to provide market rate and affordable housing.

GOAL 3: Optimize City processes and regulations that relate to the maintenance, improvement, and development of housing.

Policy 3.1 Remove land use barriers that pertain to emergency and transitional housing.



Policy 3.2 Assist developers of emergency and transitional housing in locating sites, and streamline the approval and permitting process for this type of housing.

Policy 3.3 Use the Village Overlay to promote the development of high-quality, high-density housing that is affordable to households of all income ranges.

Policy 3.4 Periodically review development standards to ensure consistency with the General Plan.

Policy 3.5 Facilitate high-quality workforce housing developments.

Equal Housing Opportunity

Discriminatory housing practices are prohibited by national and state fair housing laws. Discriminatory practices impede housing opportunities for all La Palma residents.

GOAL 4: Ensure that housing opportunities are available to all persons.

Policy 4.1 Support the enforcement of laws and regulations that prohibit discrimination in mortgage lending practices and in the sale or rental of housing.

Policy 4.2 Support efforts aimed at guaranteeing unrestricted access to housing for all segments of the community.

Policy 4.3 Encourage and support private and nonprofit groups in their efforts to address the housing needs of the homeless and other disadvantaged groups.



Housing Programs and Action Plan

The City's housing programs for the 2014-2021 planning period are described below and followed by a Summary Action Plan. The Summary Action Plan matrix describes the intent of each program, and identifies an objective, funding source, agency responsible for implementation, and time frame. This format provides a quick reference for Housing Element users, and facilitates evaluation of the Housing Plan in the next Housing Element cycle.

SB 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

Housing Programs

1. Section 8 Rental Assistance

The Orange County Housing Authority administers the Section 8 Voucher Program for several Orange County cities, including La Palma. The Section 8 program provides rental assistance (subsidies) to low- and moderate-income families, the elderly, and disabled persons who spend more than 30 percent of their monthly income on rent. The subsidy represents the difference between 30 percent of the recipient's monthly income and the federally approved fair market rent (FMR). This program helps to address problems of overpayment and overcrowding.

Under the Housing Choice Voucher program, the landowner enters into a contract with the local Housing Authority. Eligible tenants must pay the difference between the fair market rate for rent and the actual rent. Housing subsidized through this program must meet the standards of safety and sanitation established by HUD.

According to the Orange County Housing Authority, 64 households in La Palma receive Section 8 assistance as of 2012, including 46 elderly and 5 disabled/handicapped households. The City cannot directly influence the number of Section 8 certificate/vouchers available to residents; however, the City supports the efforts of the Housing Authority to obtain additional funding from HUD to provide subsidies.

Responsible Agency: Orange County Housing Authority (OCHA)

Timeframe: Ongoing

Funding Source: HUD (limited City staff time)



Objective: Support OCHA's efforts to increase the amount of funding allocated to HUD programs. Provide referrals to apartment complex owners for information on the Section 8 Housing Choice Voucher program. Continue to participate in the County Housing Authority's Committee for Municipalities participating in Section 8 County-Administered programs.

2. Funding for Preservation and Rehabilitation of Affordable Housing

Through the federal Community Development Block Grant (CDBG) program, HUD provides funds to local governments for a range of community development activities that benefit lower-income households. The Orange County Community Services Department is responsible for distributing CDBG funds to the smaller cities in Orange County under the Urban County program. The City Council maintains a Cooperative Agreement with the County of Orange to participate in the annual CDBG and HOME fund Urban County competitive process. The City intends to continue the agreement in order to ensure that local affordable housing opportunities remain.

In addition, the City will participate with non-profit housing authorities to preserve at-risk affordable multi-family housing in the City and/or to convert market-rate multi-family housing into covenanted affordable housing, as opportunities arise. Funding for the program will be provided through the issuance of tax-exempt affordable housing bonds. Such funding will be utilized to preserve low- and very low-income units. This program helps to address the needs of extremely low-income households and related problems of overpayment and overcrowding.

In 1998, the La Palma City Council joined with the California Statewide Communities Development Authority (CSCDA) to enable a non-profit corporation—Steadfast/McCord LPA, LLC—to finance the acquisition and rehabilitation of the 272-unit Nova La Palma complex. The CSCDA issued bonds used for the acquisition, maintenance, and rehabilitation of this multi-family project, with the intent that affordability would be maintained through 2023. Within recent years, however, the development has been sold, and the current owner is considering buying out the affordability obligations and converting some or all units to market rate. The City's commitment is to work with the current owner to encourage some—if not all—of the units to remain affordable.

In 2010, Assembly Bill 1867 was signed into law, amending the California Government Code to give jurisdictions the ability to convert market rate multi-family ownership units to affordable units in an attempt to meet their RHNA mandates. The City has established AB 1867 Program Guidelines to facilitate the conversion of existing attached residential units (developments of three or more units) to affordable units. This is a tool available to the City for the Nova La Palma complex or any other opportunity that might arise.

Priority for funding will be given to multi-family residential buildings; however, the City will consider assisting single-family developments as well.



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Responsible Agency: Community Development Department; Orange County Community Services Department

Timeframe: Ongoing

Funding Source: CDBG grant funds (HUD); Affordable Housing Bonds

Objective: Apply for and utilize CDBG and HOME and/or other available funds to preserve and rehabilitate affordable housing units. Participate with non-profit housing entities to preserve at-risk affordable multi-family housing and/or convert market-rate housing into covenanted affordable housing.

3. Mortgage Assistance Certificate Program

A Mortgage Assistance Program for low-income first-time homebuyers is administered by the Affordable Housing Clearinghouse under contract with Orange County Housing & Community Services. The program provides down payment assistance, targeted at the population with incomes at or below 80 percent of the area median income. The City could increase participation in the program by actively publicizing it on the City's website.

The City will publicize the availability of the Mortgage Assistance Program to local residents. Potential avenues of advertisement include:

- Publishing information about these programs in the City's quarterly La Palma newsletter, which is distributed to all households; and
- Posting information about these programs in the City's public library and community center, on the City Hall bulletin board, on the community center reader board, and on the City website.

Responsible Agency: Orange County Community Services (Affordable Housing Clearinghouse)

Timeframe: Ongoing

Funding Source: Cal Home funds and federal tax credits

Objective: Publicize availability of Orange County mortgage assistance programs by providing links between the County's and City's websites.

4. Mortgage Credit Certificate Program

The Mortgage Credit Certificate (MCC) Program is a federal Income Tax Credit Program administered by the County of Orange. The MCC program was originally created by Congress through the Tax Reform Act of 1986. The program provides assistance to first-time homebuyers in the purchase of owner-occupied residential units. The MCC program increases the loan amount offered to a qualifying homebuyer and reduces federal income taxes by 15% of the annual interest paid on a home mortgage. The MCC program entitles qualified home buyers to reduce the



amount of their federal income tax liability by an amount equal to a portion of the interest paid during the year on a home mortgage. This tax credit allows the buyer to qualify more easily for a loan by increasing the effective income of the buyer. Since the borrower's taxes are being reduced by the amount of the credit, this increases the take-home pay by the amount of the credit, thus enabling the buyer to qualify for a larger loan than would otherwise be possible. The MCC program was reactivated by the County in 2009.

The City will publicize the availability of the Mortgage Credit Certificate Program to local residents. Potential avenues of advertisement include:

- Publishing information about these programs in the City's quarterly La Palma newsletter, which is distributed to all households; and
- Posting information about these programs in the City's public library and community center, on the City Hall bulletin board, on the community center reader board, and on the City website.

Responsible Agency: Orange County Community Services (Affordable Housing Clearinghouse)

Timeframe: Ongoing

Funding Source: Cal Home funds and federal tax credits

Objective: Publicize availability of Orange County mortgage assistance programs by providing links between the County's and City's websites.

5. Reverse Mortgage Program

This program targets elderly homeowners who are cash poor but have substantial equity in their homes. Homeowners can draw needed income from the accumulated equity in their home through a reverse mortgage. The reverse mortgage is a deferred payment loan, or a series of such loans, for which a home is placed as security. Reverse mortgage programs typically permit homeowners to borrow up to 80 percent of the assessed value of their property, receive needed principal of up to 25 percent of the loan, and receive monthly annuity payments for the life of the loan.

The Orange County Housing Authority has been certified by HUD to provide counseling services for individuals seeking this type of loan. Responsibilities include providing counseling to seniors interested in applying, working with private lending institutions, and working with seniors to complete applications.

The City will publicize the availability of the reverse mortgage program. Potential avenues of advertisement include:

- Publishing information about the program in the City's quarterly La Palma newsletter, distributed to all households
- Posting information about the program in the public library and community center, on the City Hall bulletin board, on the community center reader board, and on the City website



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- Referral of eligible senior homeowners to the County Housing Authority to obtain counseling

Responsible Agency: Community Development Department, Orange County Housing Authority

Timeframe: Ongoing

Funding Source: Private sector

Objective: Publicize the availability of the reverse mortgage program. Refer all eligible parties who contact the City with an interest in this program to the Orange County Housing Authority.

6. Section 202 Elderly or Handicapped Housing

Under this federally administered program, direct loans are made to eligible, private nonprofit sponsors to finance the development of rental or cooperative housing facilities for occupancy by elderly or handicapped persons. The interest rate on such loans is determined annually. Section 8 funds are made available for all of the Section 202 units for the elderly. Rental assistance for 100 percent of the units for handicapped persons is also available.

Private nonprofit sponsors may qualify for Section 202 financing. Households of one or more persons, the head of which is at least 62 years old or is a qualified non-elderly handicapped between the ages of 18 and 62, are eligible to live in these units.

While directed at the elderly and handicapped, this program helps to address the needs of extremely low-income households and related problems of overpayment and overcrowding.

Responsible Agency: Community Development Department (oversight)

Timeframe: Ongoing

Funding Source: HUD Section 202 funds

Objective: Facilitate development of elderly and handicapped housing by assisting with federal housing applications, providing density bonus incentives, and providing "gap" financing where possible, such as through application for CDBG funds. Support all viable nonprofit entities seeking Section 202 funding.

7. Residential Code Enforcement Relief Program

The City's Residential Code Enforcement Relief Program is designed to provide assistance to lower-income La Palma homeowners who are charged with a Code Enforcement violation but cannot afford to make the necessary repairs. The program provides a grant of up to \$10,000 to allow low-income homeowners to bring their homes up to the City's minimum standards.



The Code Enforcement Officer routinely disseminates information on the Code Enforcement Relief Program. When residents are issued a notice of violation, they are informed of this program as a means to address the violations and provide monetary assistance. This program was previously funded with Redevelopment set-aside funds; as new funding sources are identified, the program may be reactivated.

Responsible Agency: Code Enforcement Division; Community Development Department

Timeframe: Ongoing

Funding Source: Undetermined

Objective: Identify potential funding sources to continue the Residential Code Enforcement Relief Program. As funding permits, support lower-income homeowners to comply with the City’s minimum standards for property maintenance.

8. Home Spotlight Award Program

The majority of the housing stock in the City was constructed by the late 1970s. The stock is aging but of high quality, and is a source of pride in the community. To ensure the continued maintenance of the housing stock, the Home Spotlight Award program will continue to recognize homes within the community as an incentive for home maintenance and upkeep. Awards will be made to occupants demonstrating home maintenance values the City wishes to promote in areas such as exterior upkeep of the property and landscaping.

Responsible Agency: Community Activities and Beautification Committee

Timeframe: Ongoing as funds allow

Funding Source: General Fund

Objective: As funds allow, continue the Home Spotlight Award Program rewarding high standards of property maintenance.

9. Emergency, Transitional and Supportive Housing

A homeless population is comprised of persons lacking consistent and adequate shelter. Homeless persons can be considered extremely low-income residents (those remaining in an area year-round) or transient. Emergency and transitional shelters can help to address the needs of the homeless.

Emergency shelters provide short-term aid to homelessness and involve limited supplemental services. Transitional and supportive housing, in contrast, is directed at removing the basis for homelessness. Transitional and supportive housing is provided for an extended period of time, and is combined with other social services and counseling to assist in the transition from homelessness to self-sufficiency. Although no homeless persons have been specifically identified in La Palma, state law requires



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the City to designate at least one zoning district to permit emergency shelters by right (without discretionary review). The City has identified the Public/Institutional zone as the zone appropriate and with adequate capacity for emergency shelter facilities. Amendments to the Development Code to permit emergency shelters by right will be brought forward for consideration and adoption by City Council prior to Housing Element adoption.

Also, the City will revise the Development Code to indicate that transitional and supportive housing are a standard residential use requiring no special review or permits. The Development Code will identify where these uses may be permitted under the same standards that apply to other residential uses. In addition, the City will work to establish a referral list on the City's website for individuals looking for emergency or transitional/supportive housing.

Responsible Agency: Community Development Department

Timeframe: Complete Development Code amendments related to emergency shelters prior to Housing Element adoption; complete other amendments concurrent with General Plan and Housing Element update adoption (2013)

Funding Source: General Fund

Objectives:

- 1) Permit permanent emergency housing by right in the General Industrial zone with appropriate development standards.
- 2) Clarify that transitional and supportive housing is a residential use that is subject to the same standards as other residential uses of the same type in the same zone.
- 3) Work with local faith-based organizations and nonprofits to formally establish appropriate emergency and transitional housing sites, and advertise referral resources.

10. Density Bonus Program

In 2011, the City of La Palma revised the density bonus provisions of its Affordable Housing Regulations (Chapter 26, Sections 26-59 to 26-64 of the Municipal Code) to conform to California Government Code §69915. The Affordable Housing Regulations allow a density bonus of up to 35% for qualifying projects, as well as regulatory concessions to facilitate affordable housing.

The City will promote the program to encourage its use. Possible avenues of advertisement include developing a hand-out to be placed at the Planning and Building Counter in City Hall; these handouts may be delivered to local developers, property owners, and business groups such as the Orange County Business Council and the Building Industry Association of Southern California.

Responsible Agency: Community Development Department



Timeframe: Ongoing

Funding Source: General Fund

Objective: Encourage the development of affordable housing by promoting the Affordable Housing Regulations to interested developers and property owners.

11. Residential Land Use Designations and Controls

This Housing Element update reflects current General Plan land use designations that respond to the needs of the City, and which accurately represent the types of housing stock already in existence. These designations will need to be updated to remain consistent with new laws and City land use requirements as changes may occur.

Responsible Agency: Community Development Department

Timeframe: Ongoing

Funding Source: General Fund

Objective: Ensure consistency between the General Plan and Development Code. Update the Development Code to reflect state law regarding manufactured housing.

12. Equal Housing Opportunity

The Fair Housing Council of Orange County provides a range of fair housing services, including housing discrimination response, landlord-tenant relations, housing information and counseling, and community education programs. Many of the persons served by this program are likely to be extremely low-income. The City will support the Fair Housing Council by promoting these services. Potential avenues of advertising include publishing information in the quarterly La Palma newsletter which is distributed to all households, placing flyers at the library and community center, and posting information on the City's website.

Responsible Agency: Community Development Department

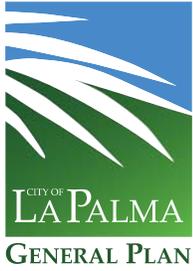
Timeframe: Ongoing

Funding Source: General Fund

Objective: Support the activities of the Fair Housing Council by publicizing its referral service to local residents.

13. Senate Bill 520 - Persons with Disabilities

In conjunction with each Housing Element update, the City will analyze whether City practices or other factors place constraints on the development, maintenance, and improvement of housing intended for



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persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. As the policies in this element indicate, the City is committed to amending land use controls, permit and processing procedures, and building codes to removing any perceived constraints. The City developed reasonable accommodation procedures in 2013 and will make information regarding the process available at City counters.

Responsible Agency: Community Development Department

Timeframe: Ongoing

Funding Source: Development Fees

Objective: Comply with SB 520 of 2001. Make reasonable accommodation information readily available to the public.

14. Adequate Sites Implementation Program

The Regional Housing Needs Assessment (RHNA) allocation to the City of La Palma for very low-, low-, moderate-, and above moderate-income units for the 2014-2021 planning period (total of nine units) is identified in Appendix C, Table C-23 as follows:

- Very Low Income: 2 units
- Low Income: 2 units
- Moderate Income: 2 units
- Above Moderate: 3 units

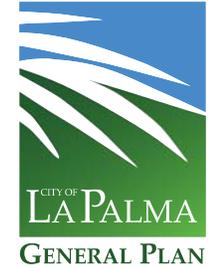
The City's Residential Land Inventory (Appendix C, Table C-26) indicates that adequate sites are available to accommodate the RHNA.

Responsible Agency: Community Development Department

Timeframe: Ongoing

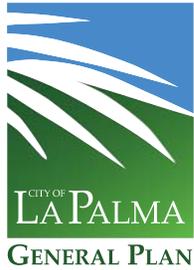
Funding Source: General Fund

Objective: Continue to provide appropriate land use designations to accommodate a range of housing types, particularly at densities that accommodate development of affordable housing. Waive application fees for lot merger and/or rezoning on sites identified to meet the RHNA. Accommodate the RHNA for each income category during the 2014-2021 planning period. Provide technical assistance and information on available parcels for lower-income developments at the request of private or non-profit housing providers. Technical assistance includes land development counseling by City planners; sites identified in the Housing Element will be discussed with interested parties. Maintain the sites inventory and Housing Element on the City's website.



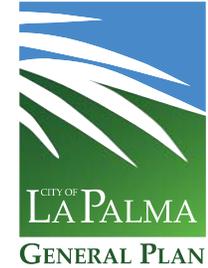
**Table 4-1:
Housing Programs and Action Plan Summary – City of La Palma**

Programs	Action	Responsible Party	Schedule
Goal 1: Provide a Diversity of Housing Opportunities for City Residents			
1. Section 8 Rental Assistance	<ul style="list-style-type: none"> - Support efforts to increase the amount of funding allocated to HUD programs. - Provide referrals to apartment complex owners. - Continue to participate in the County Housing Authority Committee for Municipalities 	Community Development Department; Orange County Housing Authority	Ongoing
2. Funding for Preservation and Rehabilitation of Affordable Housing (Program 2 also implements Goal 2)	<ul style="list-style-type: none"> - Apply for and utilize CDBG and HOME funds to preserve and rehabilitate 5 affordable housing units. - Participate with non-profit housing entities to preserve at-risk affordable multi-family housing and/or convert market-rate housing into covenanted affordable housing. 	Community Development Department, Orange County Community Services	Ongoing
3. Mortgage Assistance Program	<ul style="list-style-type: none"> - Publicize the availability of the Orange County mortgage assistance programs. 	Orange County Community Services	Ongoing
4. Mortgage Credit Certificate Program	<ul style="list-style-type: none"> - Publicize the availability of the Orange County mortgage assistance programs. 	Orange County Community Services	Ongoing
5. Reverse Mortgage Program	<ul style="list-style-type: none"> - Publicize the availability of the reverse mortgage program. - Refer all eligible parties who contact the City with an interest in this program to the Orange County Housing Authority. 	Community Development Department; Orange County Housing Authority	Ongoing
6. Section 202 Elderly or Handicapped Housing (Program 6 also implements Goal 3)	<ul style="list-style-type: none"> - Facilitate development of elderly and handicapped housing by assisting with federal housing applications, providing density bonus incentives, and providing “gap” financing where possible, such 	Community Development Department (oversight)	Ongoing



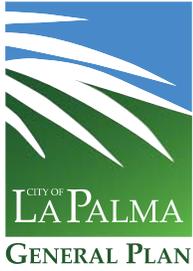
**Table 4-1:
Housing Programs and Action Plan Summary – City of La Palma**

Programs	Action	Responsible Party	Schedule
	as through application for CDBG funds.		
	- Support all viable nonprofit entities seeking Section 202 funding.		
14. Adequate Sites Implementation Program	<ul style="list-style-type: none"> - Continue to provide appropriate land use designations to accommodate a range of housing types, particularly at densities that accommodate development of affordable housing. - Waive application fees for lot merger and/or rezoning on sites identified to meet the RHNA. - Accommodate the RHNA for each income category during the 2008-2014 2014-2021 planning period. - Provide technical assistance to interested developers and maintain the sites inventory. 	Community Development Department	Ongoing
Goal 2: High Quality Residential Development Standards Shall be Maintained			
7. Residential Code Enforcement Relief Program	<ul style="list-style-type: none"> - Identify potential funding sources to continue the Residential Code Enforcement Relief Program. - As funding permits, support lower-income homeowners to comply with the City's minimum standards for property maintenance. 	Code Enforcement Division; Community Development Department	Ongoing
8. Home Spotlight Award Program	- Continue the Home Spotlight Award Program rewarding high standards of property maintenance.	Community Activities & Beautification Committee	Ongoing
Goal 3: Address and Remove Governmental Constraints			
9. Emergency and Transitional	- Complete code amendments to permit emergency	Community	Complete emergency



**Table 4-1:
Housing Programs and Action Plan Summary – City of La Palma**

Programs	Action	Responsible Party	Schedule
Housing Sites (Program 9 also implements Goal 4)	housing by right in the PI zone, and transitional/supportive housing subject to the same regulations as other residential uses of the same type in the same zone. - Work with local faith-based organizations and nonprofits to formally establish appropriate emergency and transitional housing sites, and advertise referral resources.	Development Department	shelter amendments prior to HE adoption; other Code amendments concurrent with General Plan update adoption (2013)
10.Density Bonus Program	- Encourage the development of affordable housing by promoting the Affordable Housing Regulations to interested developers and property owners.	Community Development Department	Ongoing
11.Revise Residential Land Use Designations and Controls	- Ensure consistency between the General Plan and Development Code.	Community Development Department	Ongoing
13.Senate Bill 520 – Persons with Disabilities	- Comply with SB 520 of 2001 - Make reasonable accommodation information readily available to the public.	Community Development Department	Ongoing
Goal 4: Ensure Equal Housing Opportunities			
12.Equal Housing Opportunity	- Support the activities of the Fair Housing Council by publicizing its referral service to local residents.	Community Development Department	Ongoing



Quantified Objectives

The City's quantified objectives for new construction are presented in Table IV-2. No quantified objectives are provided for rehabilitation or conservation since no funds can be identified for the programs as of 2013. However, policies are in place to allow for rehabilitation and construction in the event funding sources become available during the planning period.

Table 4-2
Quantified Objectives – 2014-2021
City of La Palma

	Income Category					
	Ex. Low	Very Low	Low	Mod	Upper	Total
New Construction	1	1	2	2	3	9

* Quantified objective for new construction is for the period 1/1/2014 – 10/1/2021 per the RHNA.



Chapter 5: Growth Management

1. Introduction
2. Pacing Infrastructure Enhancements with Development
3. Goals and Policies

Growth Management

Introduction

This Growth Management Chapter addresses strategies to pace development growth based upon the City's ability to provide and manage a well-functioning transportation system, utilities infrastructure, and public facilities. To ensure that new development does not negatively impact the current and planned levels of services, the Growth Management Chapter provides guidance for land use approvals.

Planning for and managing growth and the potential impacts on the roadway network is required by an Orange County proposition—Measure M—adopted by voters in 1990 and renewed again by vote in 2006 as Renewed Measure M (M2). This program, using proceeds from a half-cent sales tax, allocates funds to provide transportation facilities and congestion relief initiatives throughout Orange County. In addition to funding freeway enhancements, Measure M2 monies are returned to cities to be used for local transportation projects. To qualify for funds, each city must comply with the eligibility requirements set by the Orange County Transportation Authority.



Pacing Infrastructure Enhancements with Development

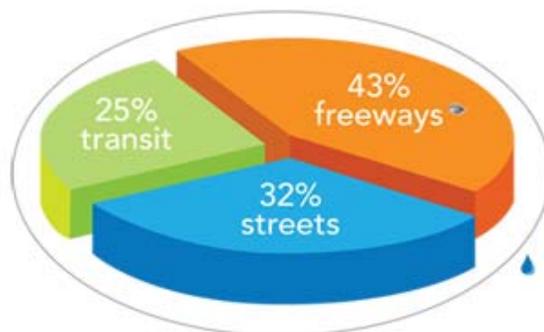
This General Plan does not provide for extensive growth in La Palma. The focus of new development will be along the SR-91 freeway. Nonetheless, the City must ensure that existing infrastructure continues to meet current needs and that any demands for infrastructure enhancements associated with new development do not strain existing systems.

The provision of infrastructure to support new development will be the responsibility of developers and property owners proposing the new development. However, as discussed in the City Structure Chapter, the City is responsible for maintaining established systems, which can be costly. From the upkeep of sewer and water mains to street paving and public facility maintenance, the City recognizes the need to plan well ahead to pace capital investments with funding availability.

With regard to transportation systems and funding, Measure M2 proposes to deliver \$15.5 billion in transportation improvements through 2041, both on the regional freeway/highway systems and cities' local networks. The Orange County Transportation Agency has not identified any immediate regional improvements for freeways directly serving La Palma. However, the City will be able to compete for funding for local road system improvements such as traffic signal synchronization, street repair, and enhancements to busy intersections like La Palma Avenue/Walker Street and Orangethorpe Avenue/Walker Street. The Orange County Transportation Authority has prepared guidelines on how cities can

become eligible to receive their funding share from the Measure M2 program. Funding fair share is based on population, number of existing Master Plan of Arterial Highway miles, and taxable sales. For FY 2013/14, La Palma's fair share amount was \$269,000. Compliance with Measure M2 is required for the City's participation in this competitive grant process.

.....
 This graphic from the Orange County Transportation Agency identifies the planned uses of Measure M2 funds (\$15.5 billion through 2041).



- ☛ A total of 5% of M2 Freeway Program funds is allocated to the Freeway Environmental Mitigation Program
- 💧 A total of 2% of the overall M2 Program funds is allocated to the Environmental Cleanup Program



Goals and Policies

These goals and policies will guide investment strategies in transportation and infrastructure system improvements.

Meeting Transportation and other Infrastructure Needs

GOAL GM-1: Transportation and infrastructure systems should meet the current and future needs of residents and businesses.

Discussion: For a community to thrive and grow, infrastructure services must be in place to meet the current and future needs of residents and businesses. The roadways must accommodate the number of vehicle trips associated with our land use plan.

Transportation and infrastructure improvement projects are costly so it is very important for La Palma to qualify for any available funding when making necessary improvements to our transportation and infrastructure systems.

Policy GM-1.1 Require that development projects fund their fair share of the costs associated with that development.

Discussion: New development should not place a financial burden on existing development to pay for the infrastructure improvements caused by the new development. All new development projects will include strategies to ensure all fair-share costs of infrastructure improvements and other capital facilities are paid.

Policy GM-1.2 Establish and maintain a seven-year capital improvement program that sustains LOS "D" on the City's arterial highway system, with the exception of key intersections, where peak period LOS "E" may be acceptable.

Discussion: Although future improvements are expected to be relatively few because of the built-out condition of our City, the City needs to comply with this requirement specifically included in Measure M2.



Policy GM-1.3 Update traffic mitigation fees as needed over time to ensure they relate to the impact of new development.

Discussion: Maintaining La Palma roadways are expensive, particularly if additional traffic places stresses on them. Updating traffic mitigation fees periodically will allow the City to ensure that sufficient funds are available to pay for maintenance and improvements and that development is paying its fair share towards improvements.

Policy GM-1.4 Promote transportation demand strategies that allow employers to efficiently utilize La Palma's transportation system.

Discussion: La Palma has adopted a Transportation Demand Management (TDM) Ordinance (Ord. 2003-07) and encourages commercial businesses and professional office developments to utilize the strategies contained in the ordinance, including carpool/vanpooling, alternative work schedules, providing bicycling parking facilities, transit shelters, pedestrian and bicycle access, and other TDM mechanisms.

Policy GM-1.5 Fund transportation and utility infrastructure improvements creatively, relying on both public and private resources.

Discussion: While the City will place the burden on new development projects to fund improvements directly associated with such development, broader-based infrastructure improvements—and particularly those important to economic development (like new telecommunication infrastructure) and neighborhood quality—will require public financing.

Policy GM-1.6 Ensure the City meets the requirements to be eligible for funding for local street system improvements from Measure M2 and other sources.

Discussion: Measure M2 funds will be available through competitive grants, with the City required to provide matching funding. La Palma has creatively used grants in the past for fund matching, and will continue to do so to leverage available Measure M2 monies. It is important that the City update the necessary documents and fulfill the eligibility requirements as required by Measure M2. It is also important that the City pursue other funding options to finance transportation and other infrastructure projects and programs.



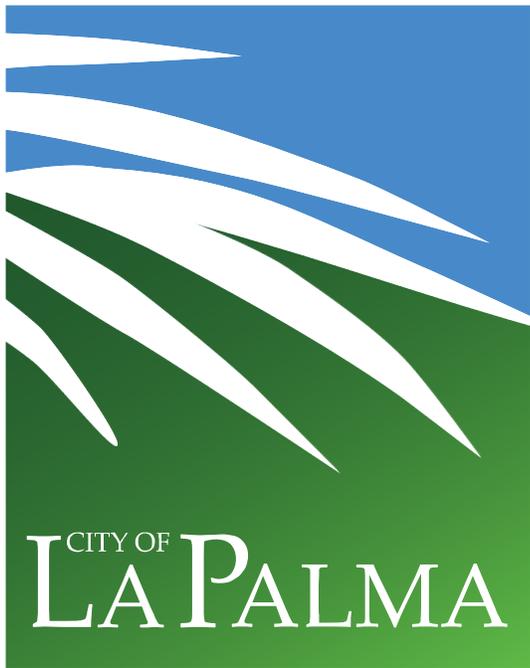
Policy GM-1.7 Consult with other agencies and organizations to address regional issues and opportunities related to growth, transportation, infrastructure, and other planning issues.

Discussion: The purveyance of infrastructure services can involve a regional agency or organization, such as Orange County Sanitation District for wastewater services, Orange County Water District for groundwater basin management, Municipal Water District of Orange County for purchasing imported water, and other agencies that provide infrastructure services. The City will consult with all of the relevant agencies, organizations, and utilities companies to ensure that adequate infrastructure services are provided at reasonable costs to all residents and businesses over the long term.



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GENERAL PLAN

Chapter 6: Technology Element

1. Introduction
2. Relationship of Technology to the General Plan
3. Goals and Policies

Technology

Introduction

This Technology Chapter addresses strategies to enhance La Palma's status as a "city of choice" for residence, employment, and business. At this exciting time in technological advancement throughout numerous fields, the City of La Palma should lead the process of facilitating new opportunities for the community that can be afforded by new technology. This includes application of advances in technology for the enhancement of 1) quality of life, 2) competitive business advantages and economic development opportunities, 3) efficient communications, and 4) efficient City operations.



Relationship of Technology to the General Plan

Advances in technology have frequently resulted in changes to the development patterns, transportation systems, and growth management policies of cities. One of the technological impacts with the most impact on our built environment came with the mass production of automobiles, which led to lower housing densities and suburbanization. Today, suburban sprawl, traffic congestion, and other factors are contributing to a return to more compact, mixed-use development, and increased dependence on modern mass transit systems.

Today's cities are also experiencing new challenges and opportunities presented by technology, particularly advances in the telecommunications field. Adaptations to near- and long-term technological advances, some major and some subtle, will be necessary to maintain La Palma's position as an outstanding place to live, work, and play. The Technology Element sets a basic framework for that to occur.

Key Factors

Quality of Life

"Quality of Life" is often used by cities to define their overall goals or "visions." It is the cornerstone of the "Vision Statement" for the City of La Palma (see Chapter 1: Introduction of this General Plan). Quality of life implies that a community's residents have a variety of services, facilities, and opportunities available to them to enhance the way they live from day to day. Quality of life issues include services relating to basic sanitary facilities and operations, public safety, libraries, parks and recreation, cultural activities, and education. Services provided by the private sector such as retail stores and shops, restaurants and convenient services are also quality of life components. Mobility and accessibility by private vehicles, mass transit, and communications systems also play a major role in one's ability to function successfully in today's society.



.....
La Palma's smart water meters have assisted its residents with their water conservation efforts.

There are also some within the community who cannot currently use technology effectively, particularly in the area of communications. Their access may be impaired by lack of financial resources, limited knowledge and understanding of technological devices, unavailability of certain technologies where they live or work, or a lack of desire to use such services. These challenges must be noted when developing service programs and operations.

A critical component of La Palma's quality of life has been the development and implementation of an effective General Plan. The General Plan has served as the guide to growth development and continues to guide redevelopment in the community. The plan has been effectively implemented through zoning measures, the Capital Improvement Program (CIP), and the Operating Budget. As a maturing



city, La Palma is facing issues such as infill development, redevelopment, and revitalization. Technology may enhance the City's ability to effectively address these issues and maximize the opportunities associated with these challenges.

Technological advances have the potential to enhance quality of life and this Element addresses how technology may contribute to and benefit the lives of La Palma residents as well as the City's role in promoting those benefits.

Business/Economic Development

Much of La Palma's success as a community involves its ability to combine a strong economy with residential opportunities. La Palma's location in the Los Angeles/Orange County metropolitan area, accessibility via major transportation routes, skilled work force, and quality of life position us to be a major economic center. Our strong economy contributes to La Palma's quality of life by providing job opportunities and by strengthening financial resources.

The ability of current and future La Palma businesses to remain competitive in the marketplace will depend on their ability to utilize technology to improve their efficiency, product quality, and marketing programs. Much of La Palma's future success as an economic center will depend on the ability of its business community to effectively incorporate technology into its operations; and to a large extent that depends on the ability of the community to build and maintain a state-of-the-art technology infrastructure.

Communications

Efficient and effective communications are at the forefront of our changing world. In recent years, technological advances in communications and information sharing have changed our abilities as well as how we live and work.

Enhancing La Palma's ability to communicate and share information with various individuals and groups will, in turn improve its effectiveness as a responsive governmental entity. Technology should continue to provide numerous opportunities to inform, engage, and educate citizens about issues that affect their daily lives. Communications technologies provide citizens with opportunities to interact effectively and efficiently with local governments. Citizens can access information 24/7 and provide input on various pending issues and challenges facing decision makers. The inconvenience of certain permitting processes and procedures can be mitigated through the effective use of communications.

As residents, workers, and leaders, we have high expectations regarding the seeking, generation, and receipt of information quickly and comprehensively. Advances in speed and breadth of available information are likely to continue over the next decade and beyond. Cities that embrace communication enhancements via technology are likely to be more successful in meeting the needs of their communities. City rights-



Goals and Policies

The following goals and policies, derived from the “Key Factors” used to define the City’s technology-related objectives and the key approaches for meeting those objectives, will guide the City’s ability to adapt and evolve seamlessly with advances in technology from 2014 to 2030. Regular review and monitoring of their effectiveness, particularly in the fast-paced environment of technology change, will be necessary. The City Council, committees, commissions, and staff will use these objectives and strategies in program development and related decisions. They will also be useful to organizations, businesses, and residents in understanding the City’s philosophies and expectations.

The achievement of the objectives that follow will require careful evaluation to ensure that the City’s resources and capabilities are properly used. While the City intends to be proactive in encouraging the use of technology, it must primarily focus on core competencies and services.

Quality of Life

GOAL T-1: Enhance the design, development, delivery, and access to public services through the cost-effective use of technology.

Policy T-1.1 Include technology considerations when updating or evaluating the General Plan, the Capital Improvement Program, the Operating Budget, the Technology Internal Service Fund Plans and Budgets, and similar documents.

Discussion: Consider adjustments to these documents to ensure that they are consistent with changing technologies and do not unintentionally hamper their use.

Policy T-1.2 Where feasible, extend access to technology, primarily information and communication technologies, by making available City facilities and services to residents that might not otherwise take advantage of these advances.

Discussion: For example, the La Palma Library System currently makes personal computers with Internet access available to patrons. It also offers basic training on the use of related equipment and data. The City provides free wireless internet (“Wi-Fi”) at City Hall and the Community Center. The emphasis should be on creating or facilitating options as opposed to the City providing full service to every home or business in La Palma.



GOAL T-2: Promote communications technology as a means for reducing traffic, improving air quality, and increasing productivity.

Policy T-2.1 Use technology to reduce the need for citizens, customers, and staff to travel to City facilities by enhancing e-business and e-document access capabilities.

Discussion: Consider adjustments to these documents to ensure that they are consistent with changing technologies and do not unintentionally hamper their use.

Competitive Business Advantages Economic Development

GOAL T-3: Ensure that City regulations are not an unreasonable barrier to businesses' ability to apply technological advances to their operations.

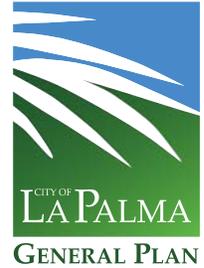
Policy T-3.1 Provide for codes and ordinances that enable businesses to gain efficiencies and economies of scale in the market place.

Discussion: This may involve periodic comparisons of technological advances and resulting changes in business activities to the applicability of current regulations. For example, technological advances could impact the design and layout of certain business facilities and the City may find it appropriate to refine development standards to account for such changes.

GOAL T-4: Promote coordination between the local business community and public entities to share information and assess the impacts of technological advances on both sectors.

Policy T-4.1 Encourage activities that link business leaders with those in local governmental and educational institutions.

Discussion: This can be accomplished through existing venues such as the Lunch with the Mayor events and joint forums with



local business, government, and education leaders. Technology will continue to change and affect the market place, the local economy, and public resources. Therefore, proactive coordination will be critical to the community's overall success in attracting and retaining businesses.

GOAL T-5: Apply technology to supplement business recruitment and retention programs.

Policy T-5.1 Use technologies such as Geographic Information Systems (GIS) to develop interactive programs assisting business prospects with identifying suitable properties and lease spaces.

Discussion: This could include on-line demographic analyses for specified areas. Use business license data to market retention programs to local businesses.

Efficient and Effective Communications

GOAL T-6: Accommodate the reasonable use of public rights-of-way for communications infrastructure while protecting the ability of the City to provide services in said rights-of-way.

Policy T-6.1 Establish balanced and fair rights-of-way policies that preserve the City's ability to provide safe and efficient traffic movement, effective utility operations, and infrastructure maintenance along with opportunities for the placement and maintenance of communications services.

Discussion: Such policies should be monitored in accordance with technological advances and government regulations. Promote fair compensation to the community for such services.



GOAL T-7: Enhance the City's ability to share information and coordinate with various public and private organizations through the cost-effective use of technology.

Policy T-7.1 Explore opportunities to employ technology as a means for sharing services, information, data, and other resources between the City and public and private entities.

Discussion: Such programs should be carefully designed to ensure that "sensitive" data and information is protected and that security and individual rights to privacy are not compromised. Cost effectiveness and operational efficiencies and quality for all participants should also be a part of any determination to implement technology.

GOAL T-8: Enhance public participation in and contribution to the decision-making process through the cost-effective use of technology.

Policy T-8.1 Explore techniques to improve participation and information sharing between the community and the City organization.

Discussion: Potential techniques could include visualization of development plans, on-line surveys, and enhanced access to e-documents. The City should provide information, via the Internet and/or other communications systems, about upcoming meetings, pending projects and activities, and opportunities for citizens to request service and express their views on certain matters on the. This would increase the public's understanding of how the City functions in day-to-day life and strengthen the sense of community.



Appendix A Implementation Plan

1. Chapter 2 (City Structure) Implementation
2. Chapter 3 (Community Safety) Implementation
4. Chapter 4 (Housing) Implementation
5. Chapter 5 (Growth Management) Implementation
6. Chapter 6 (Technology) Implementation

Implementation Plan

This Appendix establishes the necessary implementation actions for the General Plan. The City will perform an annual review of this Appendix in conjunction with the annual budget cycle so that fiscal resources can be focused on evolving priorities for responding to General Plan direction. The implementation actions are intended to be updated more frequently than the rest of the General Plan. The City will add or modify actions due to changing social, economic, and environmental conditions, as well as changes in funding and City priorities.

As discussed in Appendix B, General Plan Consistency Requirement, a number of City decisions and actions are required to be consistent with the General Plan. This requirement applies to both public decisions (e.g., capital improvements such as major street improvements) and private development projects subject to City discretionary review (e.g., rezoning or subdivision approval). The actions contained in this Implementation Plan seek to put the City in a position to achieve legally mandated



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consistency wherever required, as well as to generally assist in achieving the City’s vision embodied in the General Plan.

Some actions are not new; they may consist ongoing programs or projects that exemplify the multi-year nature of implementing the General Plan. Continuing actions also demonstrate the interaction between planning and implementation that characterizes the real world in which feedback from actions serves to improve plans.

Implementation actions are listed by Chapter in the General Plan. Each implementation action lists the City departments or divisions that will be involved in implementation (or other outside agency as applicable), anticipated funding sources, a suggested time frame, and the policies that correspond to the action.

Timeframe	
Short	1-2 years
Medium	3-5 years
Long	5+ years
Ongoing	Recurring or continuous action

Chapter 2. The City Structure

Land Use Element

LU-1. Update the Development Code

The General Plan includes land use designations not reflected in the Development Code as of 2014; thus, the Code must be updated to achieve consistency. The City will review and modify the Development Code to ensure that the purpose and intent of zoning classifications clearly implement the description of relevant General Plan land use designations. The City will pay particular attention to ensure zoning standards for new developments are sensitive to adjacent residential uses. Additionally, a new Zoning Map will be prepared to graphically communicate the pattern of zoning regulations.

Responsible Department: Community Development

Funding Sources: Departmental Budget

Timeframe: Short

Related Policies: LU-1.1, LU-1.2, LU-1.3, LU-4.1, LU-4.2, LU-4.3, LU-4.4, LU-4.7, LU-4.8, LU-5.1, LU-5.3, LU-5.4, LU-5.5, LU-6.3, CI-1.4, CB-1.2

LU-2. General Plan Annual Report

Annually review implementation of the General Plan to identify development priorities, evaluate accomplishments, and determine potential modifications pursuant to Government Code Section 65400 et seq. Ensure that all departments within the



City submit a list of proposed projects to the City, and that the City review and report on the consistency of these projects to the City Council as part of the General Plan Annual Review and Update Report.

Responsible Department: All City Departments

Funding Sources: General Fund

Timeframe: Ongoing on an annual basis

Related Policies: LU-1.1, LU-1.2, CB-3.2

LU-3. Review and Adjust Fees

Periodically review and adjust the fees charged for City services, use of public facilities, development review, and impacts from new development to capture assumptions and costs which change over time.

Responsible Department: All City Departments

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: LU-4.7, CI-2.1

LU-4. Precise Plan Process

Continue to provide a development review process that ensures new development is consistent with the character and scale of the surrounding neighborhood.

Responsible Department: Community Development

Funding Sources: Departmental Budget, Application Fees

Timeframe: Ongoing

Related Policies: LU-1.3

LU-5. Transfer of Development Rights

To best incentivize new development in our new strategic growth area (Mixed Use Business 1), the City will consider establishing a process that allows for transfer of development rights. Ensure that, through this process, maximum new dwelling units and nonresidential square footage are limited to the amounts planned for in this General Plan. Require more intense projects to make every effort to provide graceful transitions to surrounding uses. Approve transfers of development rights only when a community benefit can be realized.

Responsible Department: Community Development

Funding Sources: Departmental Budget

Timeframe: Medium, Ongoing

Related Policies: LU-4.2

LU-6. Update Capital Improvement Program

The City annually reviews its Capital Improvement Program to ensure that public improvements are achieved in the most cost effective manner. This is one of the major ways in which General Plan policy is carried out: the expenditure of public funds for physical improvement of City facilities. Subsequent versions of



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the Capital Improvement Program will need to be consistent with the General Plan.

Responsible Department: Community Services
Funding Sources: Departmental Budget
Timeframe: Medium, Ongoing
Related Policies: LU-4.2

LU-7. **Revise and Update the Code Enforcement Program**

La Palma's Code Enforcement Program is the major way in which erosion of the quality of private development can be prevented. Code enforcement has become increasingly important as residences and business buildings have aged. Prevention and small-scale intervention are manageable activities. Adhere to the General Plan policy direction of a middle ground between a "laissez-faire" approach, in which little is done, and an aggressive approach, in which intrusive procedures are widely used. Revise and update and support the Code Enforcement Program as needed to respond to issues.

Responsible Department: Community Development
Funding Sources: Departmental Budget
Timeframe: Ongoing
Related Policies: LU-3.1, LU-3.2

LU-8. **Continue the Home Spotlight Award Program**

Use this program to recognize residents who maintain, renovate, and take enough pride in their homes. Seek ways to provide better visibility and marketing of the program.

Responsible Department: Community Services
Funding Sources: Departmental Budget
Timeframe: Ongoing
Related Policies: LU-3.5

LU-9. **Cultural Resource Protection**

The following shall be included as a condition of approval of all new development projects, including intensification of existing development: "If unknown cultural resources are discovered during project construction, all work in the area of the find shall cease, and a qualified archaeologist or paleontologist shall be retained by the project sponsor to assess the significance of the find, make recommendations on its disposition, and prepare appropriate field documentation, including verification of the completion of required mitigation. If human remains are encountered during construction, all work shall cease and the Los Angeles County Coroner's Office shall be contacted pursuant to procedures set forth in Section 7050.5 of the Health and Safety Code. If the remains are identified as prehistoric, a Native American representative shall be consulted to participate in the recovery and disposition of the remains."



Responsible Department: Community Development
Funding Sources: Departmental Budget
Timeframe: Ongoing
Related Policies: LU-4.9

LU-10. Develop an Infrastructure Improvement Plan for the Mixed Use Business 1 Area

As part of the marketing effort for the Mixed Use Business 1 area, it will be necessary to show that adequate infrastructure is in place to facilitate desired developments. The City will prepare a focused infrastructure improvement plan for the Mixed Use Business 1 area, and will make this information available to interested developers. If the analysis indicates that infrastructure improvements are warranted, the City will prioritize the improvements in this area.

Responsible Department: Community Services
Funding Sources: Departmental Budget
Timeframe: Ongoing
Related Policies: LU-5.6, 7.4, CB-4.1, CB-4.3

LU-11. Actively Attract Business and Promote Existing Businesses

Actively work to attract businesses to fill vacant and underutilized spaces in the City. Develop a proactive strategy to best identify and secure businesses. Regularly update economic analyses to provide for informed decision-making and ongoing evaluation of the City's financial health and future. Promote existing businesses, which are assets and part of the La Palma family.

Responsible Department: Community Development
Funding Sources: Departmental Budget
Timeframe: Ongoing
Related Policies: LU-2.4, LU-4.5, LU-4.6, LU-6.2, CB-4.1, CB-4.2, CB-4.3, CB-4.4, CB-4.5, CB-4.6, CB-4.7, CB-4.8



Circulation and Infrastructure Element

CI-1. Enhance Streetscapes and Implement Complete Streets

Prioritize streetscapes for enhancement, with special attention paid to the quality of the pedestrian experience. Maintain a comprehensive inventory of the pedestrian and bicycling facility infrastructure to prioritize projects that link networks. Evaluate all Capital Improvement Projects and look for opportunities to implement pedestrian, bicycle, and transit improvements.

Where applicable, the City will incorporate Complete Streets principles into plans, manuals, and programs, such as, but not limited to Specific Plans, Parks Plans, Safe Routes to School Plans, landscaping plans, stormwater/urban runoff plans and the Capital Improvement Project list. The City will utilize inter-departmental project coordination to promote the most responsible and efficient use of fiscal resources for activities that occur within the public rights of way and will actively seek sources of appropriate funding to implement Complete Streets.

Responsible Department: Community Services

Funding Sources: CIP

Timeframe: Ongoing, Long

Related Policies: LU-3.4, CI-1.3, CI-1.4, CI-3.1, CI-3.2, CI-3.3, CI-3.6

CI-2. Transportation Mitigation Impact Fee

Institute a transportation mitigation impact fee program applicable to new development to finance street improvements needed to maintain levels of service identified in the General Plan. Update the fee as necessary to ensure adequate funding and equitable distribution of costs for roadway improvements.

Responsible Department: Community Development

Funding Sources: General Fund

Timeframe: Short

Related Policies: CI-2.1, GM-1.3

CI-3. Improve Impacted Intersections

Five intersections in the arterial highway system may have level of service operations decline or become deficient over time due to new regional and local trips. These five intersections are expected to operate below the desired minimum Level of Service "D" at some point in the future. The following improvements—in addition to improvements planned by the City of Cerritos and the Los Angeles County Metropolitan Transportation Agency (Metro)—will be implemented to achieve desired operating conditions:

- **Moody Street/Carmenita Road and South Street/Orangethorpe Avenue**
Add an additional eastbound through lane
- **Walker Street and La Palma Avenue**
Add turn lane for the eastbound right-turn movement



- **Valley View Street and Orangethorpe Avenue**
Add turn lane for the westbound right-turn movement
- **Walker Street and Orangethorpe Avenue**
Add turn lanes for the southbound left-turn and eastbound right-turn movements

The City of Cerritos General Plan Circulation Element also recommends improvements at the Moody Street/Carmenita Road and South Street/Orangethorpe Avenue intersection. In a study prepared jointly by the Los Angeles County Metropolitan Transportation Authority and the Gateway Cities Council of Governments a concept plan for this intersection was developed, identifying needed improvements including an additional southbound left-turn lane, an additional northbound left-turn lane, and southbound right-turn overlap phasing. The proposed additional eastbound lane identified in this Implementation Action would supplement the improvements proposed by this study. The City will coordinate with the City of Cerritos and Metro regarding any planned improvements for the intersection outside of La Palma boundaries.

The City of Buena Park General Plan Circulation Element also recommends intersection improvements at Valley View Street/Orangethorpe Avenue and Valley View Street/La Palma Avenue. La Palma will work with Buena Park to coordinate these improvements.

Monitoring conditions at these intersections, ensuring timely inclusion of their improvement in the Capital Improvement Program, and adequate funding available in part through traffic impact mitigation fees collected, will be a critical aspect of maintaining overall traffic conditions at acceptable levels within the City.

Responsible Department: Community Development and Community Services
Funding Sources: Traffic Impact Fee, CIP, Grants as available through Measure M2 and other sources
Timeframe: Ongoing
Related Policies: CI-1.1, GM-1.2

- CI-4. Promote Safe Routes to School**
 The City will promote Safe Routes to School programs and policies, and will proactively seek federal grants to improve La Palma’s Safe Routes to School. The City will also work with the school districts to implement innovative strategies that increase the number of children walking and riding bikes to school, including “walking school buses.”

Responsible Department: Community Development and Community Services
Funding Sources: Departmental Budget, Grants
Timeframe: Ongoing
Related Policies: CI-1.5



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CI-5. Promote Pedestrian and Bicycle Safety

Increase driver awareness of pedestrian safety and educate drivers about the legal obligation to yield to pedestrians at marked and unmarked crosswalks. Offer bicycle safety education at all public and private schools, parks, and community centers. Disseminate information through libraries, mailings, and electronic media. Continue to enforce the California Vehicle Code and other applicable laws that promote safe bicycle and automobile operation. In addition, enforce pedestrian right-of-way at crosswalks through rigorous targeted police operations.

Responsible Department: Police and City Manager

Funding Sources: Departmental Budget, Grants

Timeframe: Ongoing

Related Policies: CI-1.3, CI-1.5, CI-3.1

CI-6. Partner with OCTA to Provide Bike Paths

The City will partner with OCTA to maintain existing bike paths, increase amenities along bike paths, and contribute toward future bike paths. The City will work with OCTA to identify funding sources, especially as related to amenities for the bike path within the Southern California Edison Easement.

Responsible Department: Community Services

Funding Sources: Departmental Budget, Grants as available through Measure M2 and other sources

Timeframe: Ongoing

Related Policies: CI-3.6

CI-7. "Road Diet" for Houston Avenue

Develop a plan to implement a "road diet" for Houston Avenue, with the goals of reducing automobile travel lanes and enhancing pedestrian and bicycling facilities. Seek funding to implement the plan.

Responsible Department: Community Services

Funding Sources: Grants as available from Measure M2 and other sources

Timeframe: Medium

Related Policies: CI-3.2

CI-8. Pedestrian Connections

Require that pedestrian connections be provided as part of all new development projects. Initiate conversations with neighborhood groups about providing pedestrian accessways at strategic points from existing residential neighborhoods onto Primary and Secondary arterials. As interest dictates for the neighborhoods, seek grant funding to assist in funding for identified pedestrian improvements.

Responsible Department: Community Development and Community Services

Funding Sources: General Fund, Grants



Timeframe: Ongoing
Related Policies: LU-3.4, LU-5.3, LU-6.6, CI-2.2, CI-3.3

CI-9. Bicycle Facilities

Amend the Zoning Code to require bicycle parking in new commercial and multi-family development projects.

As feasible, implement traffic signalization at the crossing of bike paths with arterial roadways to facilitate the safe crossing of those arterials by bicyclists and pedestrians. Signals should be convenient to bicyclists with accessible push-buttons or pavement activated signals.

Responsible Department: Community Development and Community Services
Funding Sources: Departmental Budget, Grants, CIP
Timeframe: Ongoing, Medium
Related Policies: CI-3.2

CI-10. Coyote Creek Bridge Widening

Coordinate with the City of Cerritos to seek funding for the widening of the La Palma Avenue bridge over Coyote Creek.

Responsible Department: Community Services
Funding Sources: Grants
Timeframe: Short
Related Policies: CI-3.5

CI-11. Maintain Roadways, Paths, and Sidewalks

The City will continue to monitor all travelways throughout the city for needed repair. The City will allocate appropriate funds to maintain these travelways in a good state of repair, providing access to pedestrians, automobiles, and bicyclists.

Responsible Department: Community Services
Funding Sources: Departmental Budget, CIP
Timeframe: Ongoing
Related Policies: CI-3.1

CI-12. Maintain Adequate Sewer Capacity

The City will continue to perform tests on sewer capacity, especially during the rainy season, to determine rainfall-dependent Inflow and Infiltration into sewer pipes. Such studies can be a very effective way of identifying, with relative certainty the overall effects of storm events on focused trunk systems and can provide clues to locate and remedy areas of excessive infiltration.

City Utilities staff maintains the sewer system per adopted procedures. The City will adhere to its inspection and cleaning schedule for known problem areas (enhanced maintenance locations) as described in the City's Sewer Master Plan.

Responsible Department: Community Services
Funding Sources: Departmental Budget, CIP



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Timeframe: Ongoing
Related Policies: CI-4.1

CI-13. Water System Enhancements

Regularly inspect and maintain groundwater wells. Make every practical effort to minimize leaks in the water distribution system through regular monitoring and maintenance. Monitor water demand to identify any new well capacity and/or storage needs. If it is determined that new additional well capacity or storage is required, prioritize funding through the CIP.

Responsible Department: Community Services
Funding Sources: Departmental Budget, CIP
Timeframe: Ongoing
Related Policies: CI-4.2

CI-14. Storm Drain System Improvements

As part of the Capital Improvement Plan, the City will provide for the construction of storm drains as necessary to ensure that localized flooding hazards are mitigated. Efforts will include the installation or improvement of facilities to eliminate ponding at high-maintenance nuisance areas. Seek out water quality or flood control grant funding where applicable and available.

Responsible Department: Community Services
Funding Sources: Departmental Budget, Grants
Timeframe: Ongoing
Related Policies: CI-4.3

CI-15. Communications Technology Policies

The City will continue to monitor communications technology improvements and determine whether system upgrades are needed to attract and support desired businesses, and to best serve residents. Franchise contracts will be reviewed with an eye toward keeping La Palma current on state-of-the-art technologies to meet City needs and to attract businesses reliant on high-speed communications infrastructure. City operations and technology investment will be guided by a Technology Strategic Plan.

Responsible Department: City Manager and Community Services
Funding Sources: Departmental Budget
Timeframe: Ongoing
Related Policies: CI-4.4, T-1.1 through T-9.1



Open Space and Conservation

OC-1. Continue Park Improvement Prioritization

The City's parks and recreation facilities are critical features of the City structure. Sufficient land is not available in La Palma to meet contemporary open space and recreation standards for current or anticipated population levels. Thus, careful stewardship of existing park facilities is critical. This involves reviewing priorities for park improvements established in the Parks and Recreation System Comprehensive Master Plan and ensuring that the commitment to maintenance and facility development is sustained. In addition, the City should seek to acquire additional lease rights in the remaining section of the power line easement (the Promenade).

Responsible Department: Community Services

Funding Sources: Departmental Budget

Timeframe: Ongoing, Medium

Related Policies: OS-1.1, OS-1.4

OC-2. Joint Use of School Facilities

The dual use of public school playgrounds and athletic fields for school purposes during the daytime and community recreation use in the evenings and on weekends allows for these resources to better serve the community. Use of school grounds is ultimately a policy decision made by each school district. While multiple school districts serve La Palma residents, the City will continue to coordinate with all districts with schools in La Palma to sustain beneficial joint-use agreements. The initial action would involve identifying existing barriers to joint use and strategies for removing them.

Responsible Department: Community Services

Funding Sources: Departmental Budget

Timeframe: Ongoing, Medium

Related Policies: OS-1.1, OS-1.4

OC-3. Implement Recommendations of Parks Master Plan

Implement the provisions of the La Parks and Recreation System Comprehensive Master Plan, as it may be amended from time to time. Specifically:

- Pursue funding sources for implementation of the Concept Site Plan for Central Park, as illustrated in the 2010 City of La Palma Parks and Recreation System Comprehensive Master Plan, including refurbishment and additional recreational amenities.
- Continue negotiations with Southern California Edison to implement additional amenities within the SCE greenbelt.
- Pursue development of new revenue sources to fund the park and recreation system, programs, and events in La Palma by using park and facility resources as assets to generate income, partnering with other public agencies, and



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pursuing cost recovery of fee-based recreation programs whenever possible.

- Pursue improvements on the SCE greenbelt at Moody Street that would provide additional parking and a restroom, and that would address the need for an on-demand signalized crosswalk on Moody Street.
- Revise the City of La Palma Landscape Standards to include sustainable design elements into new park design and park rehabilitation projects to enable the City to integrate new energy-efficient technologies and water conservation into all park and facility development projects.
- Require developers to dedicate land or pay sufficient in-lieu fees to meet established public recreational open space standards associated with their development impact.
- Continue to make community facilities and park amenities available for rental by community residents, non-profit groups, and businesses to meet their recreational and business needs.

Responsible Department: Community Services and Community Development

Funding Sources: Departmental Budget

Timeframe: Ongoing, Medium

Related Policies: OS-1.1, OS-1.2, OS-1.3, OS-1.4, OS-1.6

OC-4. Participate in Regional Working Groups Regarding Future Use of the Pacific Electric Right-of-Way

The City supports conversion of the Pacific Electric right-of-way as a “rails-to-trails” multi-purpose path and other open space/non-transit uses. The City will actively engage in discussions with regional planning agencies to further this goal.

Responsible Department: Community Development and Community Services

Funding Sources: Departmental Budget, Grants

Timeframe: Medium

Related Policies: CI-3.4, OS-1.5

OC-5. Recreation Services

The City will continue to provide City-sponsored recreational programs and classes, and will plan for community events through the annual budgeting process. The City’s website, social media, and the *La Palma Mosaic* will continue to be the primary means of keeping resident aware of upcoming events, services, and classes with local media used as appropriate.

Responsible Department: Community Services

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: OS-2.1

OC-6. Recreation Services Outreach.

The City will develop and implement a comprehensive outreach plan—in languages that reach all residents—to help identify and



inform targeted groups about recreational services and programs in La Palma.

Responsible Department: Community Services and Administrative Services

Funding Sources: Departmental Budget

Timeframe: Short

Related Policies: OS-2.3

OC-7. Tree Planting

The City will continue to plant trees in open spaces, facilities, and along streets. In community or neighborhood beautification projects, the City will encourage neighborhood associations and individual property owners to plant and maintain trees. The planting of coast live oaks and valley oaks will be maximized to maintain a canopy of these prominent indigenous species. The planting of palms in strategic locations will be encouraged to enhance city identity.

Responsible Department: Community Services

Funding Sources: Departmental Budget, Grants

Timeframe: Ongoing

Related Policies: OS-4.5

OC-8. Solar Energy Systems

The City will educate residents about the importance and availability of solar energy as an alternative fuel source for space heating and cooling, water heating and generating electricity. In addition, the City will support California solar laws and the protections the laws provide to owners of solar energy systems, including the right of an owner of a solar energy system to sunlight.

Responsible Department: Community Services and Community Development

Funding Sources: Departmental Budget

Timeframe: Ongoing

Related Policies: OS-4.1

OC-9. Sustainable Development Practices

To ensure that targeted energy performance standards or guidelines for new development are being achieved, the City will review projects against the following and/or guidelines:

- Where feasible, locate reflective surfaces (i.e., parking lots) on the north and east sides of buildings to decrease potential heat gain and reflection to adjacent buildings; alternatively, where parking areas must be located to the south or west of buildings, provide landscaping to reduce potential heat gain.
- Where possible, orient glass toward the south, the side with the greatest amount of solar access (heat gain potential).
- Use appropriate building shapes and locations to promote maximum feasible solar access.



L a P a l m a G e n e r a l P l a n

- Design individual buildings to maximize natural internal lighting through the use of court wells, interior patio areas, and building architecture. Site plan elements (e.g., buildings, landscaping) should protect access to sunshine for planned solar energy systems and/or for solar oriented rooftop surfaces that can support a solar collector or collectors capable of providing anticipated hot water needs of the building.
- Use canopies and overhangs to shade windows during summer months while allowing for reflection of direct sunlight during winter months.
- Install windows and vents in commercial and industrial buildings to provide the opportunity for thorough ventilation.
- Use reflective roof materials to reduce solar gain, unless a passive heat system is provided.
- Incorporate the use of deciduous trees in landscaping plans, especially near buildings and around large expanses of parking lots or other paved areas.
- Incorporate deciduous vines on walls, trellises, and canopies to shade south and west facing walls to cool them in summer months.

The City will develop guidelines for development projects that incorporate the above and other appropriate standards that can achieve more sustainable development approaches.

Responsible Department: Community Development

Funding Sources: Application Fees

Timeframe: Ongoing

Related Policies: OS-4.1, OS-4.3, OS-4.5, CB-1.2

OC-10. Role Model in Sustainable Practices

Collaborate and educate City departments on sustainable strategies that can be employed in new and existing public buildings and facilities, as well as everyday practices that reduce our energy use.

Responsible Department: All Departments

Funding Sources: Departmental Budget, Energy Partnerships

Timeframe: Ongoing

Related Policies: OS-4.2

OC-11. Conservation Education and Promotion

Working in concert with energy service providers and contract refuse collectors, the City will promote the benefits of water and energy conservation and waste reduction. Avenues for public education will include—but will not be limited to—the City website, social media sites, the *La Palma Mosaic*, displays at City Hall, Central Park, and at City events, and partnership programs with the school districts. Collaborate with non-profit groups' educational programs within the City.

Responsible Department: All Departments

Funding Sources: Departmental Budget



Timeframe: Ongoing
Related Policies: OS-4.2

OC-12. Water Supply Planning

The City will update its Urban Water Management Plan every five years (or other time frame established in State law), and will establish water conservation measures in accordance with the Urban Water Management Plan. In addition, the City will investigate and implement programs to reduce water usage at parks, City facilities, and easements.

The City will pursue the optimal use of recycled water for landscaping and will seek grants to extend recycled water infrastructure from the treatment plant in Cerritos across Coyote Creek and into our City—with a primary goal of using this water to irrigate the Edison easement.

Responsible Department: Community Services
Funding Sources: Departmental Budget, Grants
Timeframe: Ongoing
Related Policies: OS-3.1, OS-3.2, OS-3.3, OS-3.4

OC-13. Water System Fee Requirements

Review and update ordinances, policies, and other requirements establishing the payment of fees and charges to ensure new development pays its fair share of operating and maintaining the City’s water systems. Update water rates to ensure they remain consistent with long term needs and to avoid unduly large periodic increases.

Responsible Department: Community Services and Community Development
Funding Sources: Departmental Budget
Timeframe: Short
Related Policies: OS-3.1

OC-14. Stormwater Treatment

Continue to comply with all provisions of the National Pollutant Discharge and Elimination System (NPDES) permit. Establish standards that require new developments and substantial rehabilitation projects to incorporate stormwater treatment practices that allow percolation to the underlying aquifer and minimize off-site surface runoff. Acceptable on-site retention methods include—but are not limited to—use of pervious paving materials in hardscape areas is to be maximized, along with the provision of swale designs in landscape or grassy areas that slow runoff and maximize infiltration. Where feasible, require the discharge of roof drainage to be directed into pervious areas to reduce increases in downstream runoff. Investigate the efficacy and long-term benefits—both environmentally and fiscally—of using pervious pavement systems.

Responsible Department: Community Services and Community Development
Funding Sources: Departmental Budget



La Palma General Plan

Timeframe: Ongoing
Related Policies: OS-3.5

OC-15. Reevaluate Solid Waste Contracts

Periodically review the City's waste collection programs and contracts to ensure that service is provided in a manner that maintains high service levels, maximizes recycling for all users, and minimizes impact on regional disposal facilities. Encourage waste contractors to offer composting, recycling, and household hazardous waste disposal options.

Responsible Department: Administrative Services
Funding Sources: Departmental Budget
Timeframe: Ongoing
Related Policies: OS-4.4

Community Building

CB-1. Continue the City Monumentation and Streetscape Project

The City has developed an entrance monumentation design to highlight major entrances to La Palma. Coupled with this is the improvement of certain streetscapes, such as along La Palma Avenue, to enhance the appearance of the important network of arterial highways serving La Palma. This two-pronged approach to physical improvement is a tangible commitment to communicating the quality features of the City.

Responsible Department: Community Services
Funding Sources: General Fund
Timeframe: Ongoing
Related Policies: LU-2.1, LU-3.4

CB-2. Continue Youth Programs

An important aspect of "community" is the extent to which time and resources are invested in our youth. In La Palma, this extends beyond the normal educational realm to involve youth in community service and character building through a variety of activities and events. The City has received wide recognition for the nature and level of its commitment to the youth of the community. The City will continue to support and nurture these efforts.

Responsible Department: Community Services
Funding Sources: General Fund
Timeframe: Ongoing
Related Policies: OS-2.1, OS-2.3

CB-3. Continue City Celebrations

La Palma residents have come to cherish the celebrations that help to knit us together as a community. Examples include the Fourth of July Fitness Run For Fun, Summer Concert Series, and the La Palma Days event in the Fall. As annual funding permits,



the City will continue these celebrations and seek ways to make them more self-sufficient and inclusive.

Responsible Department: Community Services
Funding Sources: General Fund
Timeframe: Ongoing
Related Policies: LU-2.2, LU-2.3, OS-2.2

CB-4. Urban Agriculture

Amend the Zoning Code to permit the small-scale harvesting of fruits and vegetables grown on residential properties, including within parkways.

Responsible Department: Community Development and Community Services
Funding Sources: Departmental Budget
Timeframe: Ongoing
Related Policies: CB-1.1, CB-1.2, CB-1.3

CB-5. Coordinate with School Districts

The City will continue to coordinate with the school districts in the review of residential development applications. The City will request that the districts indicate the level of facilities available to house new students that would be generated from development projects. Pursuant to State law and as implemented by the districts, residential development shall be responsible for providing the necessary funding/resources to establish or expand facilities commensurate with impact.

The City will coordinate with the districts to establish a clear methodology for determining the impacts of development within the City upon school facilities, including student generation ratios for residential development and calculation of school impact fees.

Responsible Department: Community Development
Funding Source: Departmental Budget
Time Frame: Ongoing
Related Policies: CB-2.2

CB-6. Monitor Development in Neighboring Jurisdictions

The City will actively review the land use planning efforts of neighboring jurisdictions. When appropriate, it will provide constructive comments on the decisions that will impact La Palma and when appropriate, present issues to City Council.

Responsible Department: Community Development
Funding Sources: Departmental Budget
Timeframe: Ongoing
Related Policies: CB-2.4

CB-7. Participate in Regional Planning Efforts

The City will actively participate in regional planning efforts to advocate for La Palma's interests. When appropriate, it will present issues to City Council.



Responsible Department: Community Development
Funding Sources: Departmental Budget
Timeframe: Ongoing
Related Policies: OS-4.6, CB-2.1, CB-2.4

CB-8. Public Involvement in Planning Decisions

The City will provide a forum for public debate of local issues through the continued use of print media, the City's website, social media sites, the *La Palma Mosaic*, water billing inserts, and other forms of media and outreach. Facilitate interaction between neighborhood interest groups and potential developers of large project sites. Reach out to the Korean language community to actively involve this group in planning conversations.

Responsible Department: Community Development
Funding Sources: Departmental Budget
Timeframe: Ongoing
Related Policies: CB-3.1

Chapter 3. Community Safety

Public Health and Safety

S-1. Adequate Law Enforcement and Fire Department Service Requirements

Provide funding at levels that maintain sufficient personnel and an adequate level of technology and equipment to meet service requirements of the existing population, new growth, and other specific needs in the most efficient and effective manner possible given funding constraints.

Responsible Department: Police
Funding Sources: General Fund
Timeframe: Ongoing
Related Policies: S-1.1, S-2.1

S-2. Require New Development to Meet Fire Flow Requirements

Continue to include fire services personnel in the development review process to ensure that water pressure and supply requirements for fire suppression can be provided.

Responsible Department: Community Development and Community Services
Funding Sources: Departmental Budget
Timeframe: Ongoing
Related Policies: S-1.2



- S-3. Stormwater System Maintenance and Upgrade Funding**
 As appropriate, allocate funding in La Palma’s Capital Improvement Program to upgrade and/or maintain stormwater drainage facilities. Pursue grants to help fund improvements to increase safety and improve the environment.

Responsible Department: Community Services
Funding Sources: General Fund and Grants
Timeframe: Ongoing
Related Policies: S-3.1, S-3.2

- S-4. Seismic Building Laws**
 Continue to review all new development to ensure that it complies with the most recent State of California seismic building laws. Require liquefaction studies when warranted, and require mitigation of potential adverse impacts of geologic and seismic hazards.

Responsible Department: Community Development
Funding Sources: Application Fees
Timeframe: Ongoing
Related Policies: S-4.1

- S-5. Earthquake Preparedness Outreach**
 Assist schools, other public agencies, local media outlets, residents, and businesses to inform the public about seismic event risk, planning, and preparedness.

Responsible Department: Police
Funding Sources: General Fund
Timeframe: Ongoing
Related Policies: S-4.2

- S-6. Hazardous Waste Programs**
 Continue to sponsor household hazardous waste disposal programs for residents to bring pesticides, cleaning fluids, paint cans, pharmaceutical waste, and other common household toxics to a centralized location for proper disposal. Continue to advertise on the City’s website and publications the available City programs and Orange County sponsored disposal locations to properly dispose of sharps, pharmaceutical waste, household hazardous waste, used oil recycling, e-waste, and universal waste. Educate users about less toxic materials that can be used in place of hazardous materials. Additionally, support education programs designed to alert residents and businesses of their roles and responsibilities in reducing nonpoint sources of water pollution as an important means of reducing the discharge of hazardous and potentially hazardous wastes.

Responsible Department: Community Services
Funding Sources: Department Budget
Timeframe: Ongoing
Related Policies: S-5.1, S-5.2



La Palma General Plan

S-7. Emergency Response Preparedness Programs

Maintain and update, as appropriate, the City's emergency response preparedness programs, plans, and procedures to protect the health and safety of the community, and to provide effective and quick recovery of affected areas in the event of a major disaster. Continue to manage the Emergency Operations Center to ensure compliance with the National Incident Management System and the Standardized Emergency Management System. Continue to participate in the AlertOC program, the County of Orange's emergency mass notification system, and our Community Emergency Response Team (CERT).

Responsible Department: Police

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: S-4.2, S-6.1

S-8. Emergency Aid Standing Agreements

Maintain standing agreements with other public and private agencies to furnish specified aid upon demand in the event of a major emergency, as appropriate.

Responsible Department: Police

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: S-6.2

S-9. Community Emergency Response Team

Maintain funding for programs such as CERT (Community Emergency Response Team) to conduct public education of emergency preparedness for all types of emergencies. Continue to participate and help develop the regional CERT training program.

Responsible Department: City Manager

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: S-6.1, S-4.2

Noise

N-1. Noise Assessment

Incorporate noise reduction features during site planning to mitigate anticipated noise impacts on affected noise sensitive land uses. The noise contours figure illustrated in the Noise Element identifies areas exposed to noise levels greater than 60dB CNEL, which is the standard to be used to identify locations of potential conflict. New developments will be permitted only if appropriate mitigation measures are included. Educate developers and applicants on the City's noise standards.



Responsible Department: Community Development
Funding Sources: Application Fees
Timeframe: Ongoing
Related Policies: N-1.1, N-1.2, N-1.3

N-2. Noise Standards and Enforcement

Continue to review all development proposals during the entitlement and environmental review process where projects may impose noise impacts, subject to State Noise Standards compliance. Continue to implement established noise standards to require property owner, business operators, and tenants responsible for the attenuation and mitigation of noise.

Responsible Department: Community Development
Funding Sources: Application Fees, Department Budget
Timeframe: Ongoing
Related Policies: N-1.1, N-1.2, N-1.3, N-1.4

N-3. Revise the Municipal Code

Revise the Municipal Code to:

- Require the provision of localized noise barriers or rooftop parapets around HVAC, cooling towers, and mechanical equipment located on new development that is in close proximity to noise sensitive uses, including residential properties. Line of sight to the noise source from the property line of the noise-sensitive receptor shall be blocked.
- Limit the hours of deliveries to commercial and mixed-use developments that are adjacent to residential and other noise-sensitive land uses.

Responsible Department: Community Development
Funding Sources: Departmental Budget
Timeframe: Ongoing
Related Policies: N-1.4

N-4. Noise Suppression Devices

Outside of transportation-related noise, our City is relatively quiet. As is the case in many other communities, some of the most common sources of noise in La Palma are a result of landscaping tools and other similar equipment. Even short durations of noise from such sources as leaf blowers can disturb the peace and interrupt daily activities. The City will explore requiring the use of noise suppression devices and techniques on all exterior noise sources (such as construction operations, pumps, fans, and leaf blowers) to lower exterior noise to levels that are compatible with adjacent land uses. The City can incentivize or potentially require the use of sound-limiting techniques on such external sources to further enhance the already high standard of living in La Palma. The City will also continue to use time of day regulations relative to such operations.



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Responsible Department: Community Development
Funding Sources: Departmental Budget
Timeframe: Ongoing
Related Policies: N-1.2

N-5. Collaboration with Agencies

Work with responsible federal, State, and regional agencies to minimize the impact of transportation-related noise, including noise associated with freeways and major arterials.

Responsible Department: Community Development and Community Services
Funding Sources: Departmental Budget
Timeframe: Ongoing
Related Policies: N-1.1, N-1.5

Chapter 4. Housing

Because of the unique requirements of State law regarding the content and review requirements for Housing Element, the implementation programs for the Housing Element are included separately in the Housing Element chapter (Chapter IV).

Chapter 5. Growth Management Element

GM-1. Measure M2 Fair Share and Competitive Program Funds

Continue to apply for Measure M2 funding for transportation improvement projects. Funding is available for street and freeway improvements, transit, and water quality cleanup associated transportation-generated pollution. Set aside required matching funding to best qualify for the grants. The following are some of the criteria to be eligible for Measure M2 funding:

- Comply with the conditions and requirements of the Orange County Congestion Management Program.
- Establish a policy which requires new development to pay its fair share of transportation-related improvements associated with their new development.
- Maintain a Circulation Element consistent with the Master Plan of Arterial Highways.
- Update the Capital Improvement Program.
- Participate in traffic forums.
- Adopt and maintain a Local Signal Synchronization Plan.
- Maintain a Pavement Management Plan.



- Adopt and provide an annual Expenditure Report to the Orange County Transportation Authority (OCTA).
- Provide the OCTA with a Project Final Report following completion of a project funded with Net Revenues.
- Agree to expend all Local Fair Share revenues received through Renewed Measure M within three years of receipt.
- Satisfy Maintenance of Effort (MOE) requirements.

Responsible Department: Community Services

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: GM-1.1, GM-2.1, S-5.2

GM-2. Development Mitigation Program

Continue to update the Traffic Mitigation Fee and other mitigation fees to ensure that all new development pays its share of the costs associated with that development. Participation is determined on a pro-rata basis and is required of all development projects except where an increased level of participation exceeding these requirements is established through negotiated legal mechanisms.

Responsible Department: Community Services

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: GM-1.3, CI-2.1

GM-3. Development Phasing Program

Continue the Development Phasing Program to ensure that infrastructure is added as development proceeds, thereby guaranteeing that a development project's impact is mitigated prior to reaching established development benchmarks. The Program shall provide reasonable lead-time to design and construct specific transportation improvements. Where appropriate, prepare traffic improvement and public facilities development agreements that will ensure development phasing program is executed. Such agreements must be consistent with the General Plan and implementing ordinances, plans, and programs.

Responsible Department: Community Services and Community Development

Funding Sources: General Fund

Timeframe: Ongoing

Related Policies: GM-1.1, GM-1.4

GM-4. Traffic Demand Management

Continue to implement Chapter 44, Article III, Division 6 (Transportation Demand Management) of the La Palma Municipal Code—or as it may otherwise be located within the Code—that promotes transportation demand management strategies that encourage employers to more efficiently utilize the existing and planned transportation system.



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Responsible Department: Community Services and Community Development
Funding Sources: Development Fees
Timeframe: Ongoing
Related Policies: GM-1.5

GM-5. Regional Planning Consultation and Forums

Consult with local, regional, State, and federal agencies and other organizations in the long-term planning of roadway improvements, infrastructure upgrades, and utility services, including but not limited to:

- Caltrans
- Orange County Transportation Authority
- Orange County Sanitation District
- Municipal Water District of Orange County
- Orange County Water District
- Orange County and Los Angeles County Flood Control Districts
- Utility agencies and companies

Participate in regional transportation and infrastructure forums that address cumulative traffic impact and coordinate improvements in regional transportation systems and infrastructure facilities.

Responsible Department: Community Services and Community Development
Funding Sources: General Fund
Timeframe: Ongoing
Related Policies: GM-2.2, S-3.1

Chapter 6. Technology Element

T-1. Public user Interface and Interactions

Tablets and smart phone devices are overtaking desktops/laptops as primary interface devices for its residents and the business community. The ability for the City to ensure that people and businesses know about its services and activities will rely heavily of pivoting from traditional mail and postings to digital and cloud based interfaces. The City will work department by department on applying new technology tools that support each other and provide current and future technology tools to the public they serve.

Responsible Department: All City Departments
Funding Sources: Future combination of federal, state and local grants or other revenues.
Timeframe: Ongoing and as defined in Tech Plans
Related Policies: T-1.2, T-2.1, T-5.1, T-7.1



T-2. Training Courses and Public Outreach

When new software and hardware technologies are acquired and implemented by the City, provide access to print and digital training resources, as appropriate, for staff and the public on the new software, hardware, and user interfaces.

Responsible Agency: Administration

Funding Sources: Future combination of federal, state and local grants or other revenues to provide training, bandwidth, print and digital outreach efforts.

Timeframe: Ongoing and as defined in Tech Plans

Related Policies: T-5.1, T-7.1, T-8.1

T-3. Public Facility Technologic Amenities

With our local schools reinvesting in the next generation's future with 21st Century classrooms, it is paramount for the City to reinvest in its own classrooms (the Council Chambers, conference rooms, and lobbies) to stay relevant, accessible, and transparent to the public. When appropriate, the City will provide study work sessions with the City Council to ensure they are briefed on the trends, needs, and best management practices of the ever evolving technology programs throughout the community.

Responsible Agency: Administration

Funding Sources: Future combination of federal, state and local grants or other revenues to provide training, bandwidth, software and technology equipment.

Timeframe: Ongoing as defined in Tech Plans

Related Policies: T-1.2, T-5.1, T-7.1, T-8.1

T-4. Community Technologic Amenities

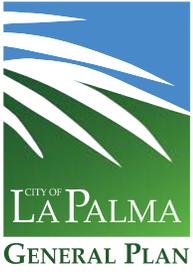
The City will look for partnership opportunities with local businesses and data/internet providers to address technology upgrades such as fiber optic cables to increase speed and save companies money and deliver the digital content residents need.

Responsible Department: Administration

Funding Sources: Future combination of federal, state and local grants or other revenues to provide training, bandwidth, software and technology equipment.

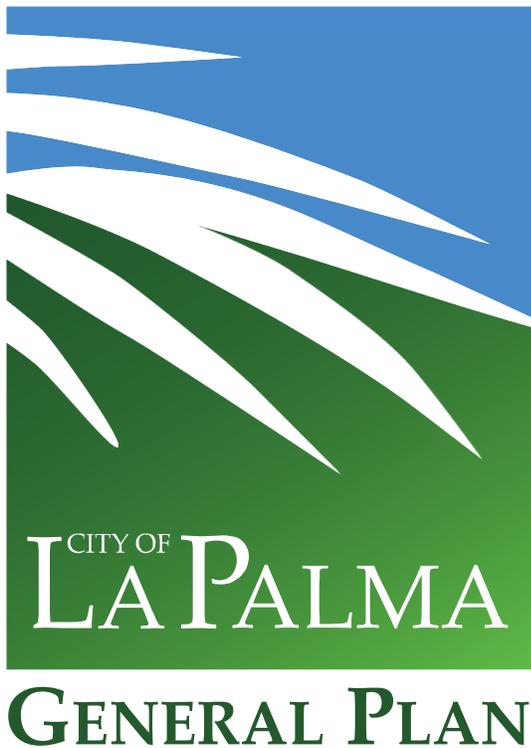
Timeframe: Ongoing as defined in Tech Plans

Related Policies: T-2.1, T-4.1, T-7.1



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Appendix B Glossary

Appendix B

Glossary

AB 32 (Global Warming Solutions Act of 2006) established a comprehensive program of regulatory and market mechanisms to achieve real, quantifiable, cost-effective reductions of greenhouse gas emissions. The law aims to reduce carbon emissions in California to 1990 levels by 2020.

Access is a way of approaching or entering a property, including ingress (the right to enter) and egress (the right to leave).

Acreage, Gross is the total area within the lot lines of a lot of land before public streets, easements, or other areas to be dedicated for public use, and not including adjacent lands already dedicated for such purposes. An acre is 43,560 square feet.

Acreage, Net is the portion of gross acreage exclusive of public streets, right-of-ways, and dedications of land for public uses.



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Affordable Housing usually refers to housing that is affordable to people/families at low-or moderate-income levels. Those levels are based on the median income in Los Angeles County. Extremely low income is 30%, very low is 50% of median, low is 80% of median, and moderate is 120% of median.

Ambient Noise Level is the overall noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at any given time.

Aquifer (see also groundwater) is an underground, water-bearing layer of earth, porous rock, sand, or gravel through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Arterial is a major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to nonresidential properties.

Assisted Housing is housing that has been subsidized by federal, State, or local housing programs.

Assisted Living Facility is a special combination of housing, supportive services, personalized assistance, and health care designed to assist individuals who need help with activities of daily living. A facility with a central or private kitchen, dining, recreational, and other facilities with separate bedrooms or living quarters, where the emphasis of the facility remains residential.

At-Risk Housing is multifamily rental housing that is at risk of losing its status as affordable housing for low- and moderate-income tenants due to the expiration of federal, State, or local arrangements.

Automatic Aid Agreement (see also Mutual Aid Agreement) is assistance from neighboring jurisdictions for general fire and emergency services that is dispatched automatically through contractual agreement.

A-Weighted Decibel (dBA) is a numerical method of rating human judgment of loudness. The A-weighted scale reduces the effects of low and high frequencies in order to simulate human hearing.

Base Flood in a 100-year flood that has a one percent likelihood of occurring, and is recognized as a standard for acceptable risk.

Best Management Practices (BMP) are practical, structural or nonstructural methods which prevent or reduce the movement of sediment, nutrients, pesticides and other pollutants from the land to surface or ground water, or which otherwise protect water quality from potential adverse effects of cultural activities. These practices are developed to achieve a balance between water quality protection and the production of wood crops within natural and economic limitations.

Bikeways is a term that encompasses bicycle lanes, bicycle paths, and bicycle routes.



Bike Lane (also referred to as Class II Bikeway) is a corridor expressly reserved by markings for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bike Path (also referred to as Class I Bikeway) is a paved route not on a street or roadway and expressly reserved for bicycles. Bike paths may parallel roads but typically are separated from them.

Bike Route (also referred to as Class III Bikeway) is a facility shared with motorists and identified only by signs. A bike route has no pavement markings or lane stripes.

Blight is a condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility.

Buffer is a portion of land designated to protect one type of land use from another with which it is incompatible. Where a commercial district abuts a residential district, for example, additional use, yard, or height restrictions may be imposed to protect residential properties. The term may be used to describe any zone that separates two unlike zones such as a multifamily zone between single-family zone.

Build-out Scenario is the calculation to determine the potential development capacity that is available based on a land use plan.

California Air Resources Board (CARB) is a State agency tasked with promoting and protecting public health, welfare, and ecological resources through the effective and efficient reduction of air pollutants while recognizing and considering the effects on the economy of the State.

California Building Code is a standard building code that sets for minimum standards for construction. The California Building Code is outlined in Title 24 of the California Code of Regulations and includes the Uniform Plumbing Code, Uniform Mechanical Code, National Electric Code, California Fire Code, and the California Energy Code.

Caltrans (California Department of Transportation) is responsible for the design, construction, maintenance, and operation of the California State Highway System, as well as that portion of the Interstate Highway System within the State's boundaries. Alone and in partnership with Amtrak, Caltrans is also involved in the support of intercity passenger rail service in California, and promotes the use of alternative modes of transportation.

California Environmental Quality Act (CEQA) is a State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) may be required to be prepared and certified as to its adequacy before taking action on the proposed project.

Capital Improvements Program (CIP) a program established by a city or county government which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal



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capability of the local jurisdiction. The program generally is reviewed annually for conformance to and consistency with the general plan.

Census is the official decennial enumeration of the population conducted by the federal government.

Climate Change is an effect of global warming, and can include changes in rainfall patterns and increased intensity and frequency of extreme weather events.

Code Enforcement Program is a City program designed to enforce the City's municipal codes and property maintenance standards through proactive code enforcement efforts and through complaints received from the community.

Collector is a relatively low-speed and low-volume street for moving traffic between arterial and local streets, and generally providing direct access to properties.

Community Development Block Grant (CDBG) is a grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Community Noise Equivalent Level (CNEL) is the average equivalent sound level during a 24 hour day, obtained after addition of five decibels to sound levels in the evening from 7 P.M. to 10 P.M. and after addition of 10 decibels to sound levels in the night after 10 P.M. and before 7 A.M.

Community Parks are typically a 10 to 40 acre site (though smaller sized parks can also serve a community park function, as in La Palma Central Park) designed to meet the active recreational needs of multiple neighborhoods within a two-mile radius. A community park typically contains some of the following features: ball fields, basketball courts, tennis courts, play equipment, picnic tables/barbecues, open grass areas, a trail system, volleyball court, recreation buildings or community center, and possibly a gymnasium and community swimming pool.

Complete Streets is the comprehensive approach to the practice and related policies of mobility planning. The complete street concept recognizes that transportation corridors have multiple users with different abilities and mode preferences (e.g., pedestrians, bicyclists, transit riders, and drivers) that need to be accounted for.

Comprehensive Parks and Recreation Master Plan is the planning tool for future park and recreation facility improvements and for delivering parks and recreation services to the community.

Conservation is the management of natural resources to prevent waste, destruction or neglect.

Coyote Creek is a principal tributary of the San Gabriel River in northwest Orange County and southeast Los Angeles County.



Decibel (dB) is a unit for describing the amplitude of sound, as it is heard by the human ear.

Density Bonus is the allocation of development rights as required by state law that allow a parcel to be developed at a higher residential density than the maximum for which the parcel is designated in exchange for the provision of a certain percentage of those units as affordable.

Density, Residential refers to the population and development capacity of residential land. Density is described in terms of the dwelling units that can be accommodated on one acre of land (dwelling units per acre or du/acre) and the population associated with that density (population per acre or pop/ac).

Development is the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill or land disturbance; or any change in use, or alteration or extension of the use, of land.

Development Impact Fees is a fee or charge imposed on developers to pay for jurisdiction's costs of providing services to new development.

Dwelling is a structure or portion of a structure used exclusively for human habitation.

Dwelling, Multifamily is a building containing two or more dwelling units for the use of individual families maintaining households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-Family Attached is a dwelling attached to one or more other dwellings by a common vertical wall; duplexes and townhomes are examples of this dwelling unit type.

Dwelling, Single-Family Detached is a dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one household and is surrounded by open space or yards.

Dwelling Unit is one or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a single family maintaining a household.

Elderly Household, as defined by the federal Department of Housing and Urban Development, are households within which one to two members (family or non-family) is age 62 or older.

Emergency Shelter is a facility that provides immediate and short-term housing and supplemental services for the homeless. Supplemental services may include food, counseling, and access to other social programs.

Emission Standards are the maximum amount of pollutant legally permitted to discharge from a single source, either mobile or stationary.



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Environment is the sum of all external conditions and influences affecting the life, development and, ultimately, the survival of an organism.

Family is one or more persons occupying one dwelling unit and living together as a single housekeeping unit.

Fault is a fracture in the earth's crust forming a boundary between rock masses that have shifted.

Fault, Active is a fault that has moved within the last 11,000 years and which is likely to move again within the next 100 years.

FEMA is the Federal Emergency Management Agency.

Fire Flow is a rate of water flow that should be maintained to halt and reverse the spread of fire.

Fiscal Sustainability is the ability of a government to sustain its current spending, tax and other policies in the long run without threatening government solvency or defaulting on some of its liabilities or promised expenditures.

Flood Insurance Rate Map (FIRM) is, for each community, the official map which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

Floodplain is a lowland or relatively flat area adjoining the banks of a river or stream which is subject to a one percent or greater chance or flooding in any given year (i.e. 100-year flood).

Floor-Area Ratio (FAR) is the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot; usually expressed as a numerical value (for example, a building having 5,000 square feet of gross floor area located on a lot of 10,000 square feet in area has a floor area ratio of 0.5).

Gateway is a point along a roadway entering a city or county at which a motorist gains a sense of having left the environs and of having entered a particular city or county.

General Plan is a legal document which takes the form of a map and accompanying text adopted by the local legislative body. The plan is a compendium of policies regarding the long term development of a jurisdiction. The State requires the preparation of seven elements or divisions as part of the plan: land use, housing, circulation, conservation, open space, noise, and safety. Additional elements pertaining to the unique needs of an agency are permitted.

Global Warming relates directly to the greenhouse effect, which is an increase in temperature around the world as a result of carbon dioxide and other greenhouse gases trapping the sun's warmth below our atmosphere. This process then causes rising sea levels, as water stored



in the form of icecaps, icebergs, and glaciers begins to melt at accelerated rates.

Goal is the ultimate purpose of an effort stated in a way that is general in nature and immeasurable; a broad statement of intended direction and purpose.

Gold Line Light Rail, of the Los Angeles County Metro Rail, is a light rail line in Los Angeles County that serves users from East Los Angeles to the San Gabriel Valley.

Government Transparency (or Open Government) is the governing doctrine which holds that resident have the right to access the documents and proceedings of the government to allow for effective public oversight.[]

Green Building is the practice of increasing the efficiency of buildings and their use of energy, water, materials, and reducing building impacts on human health and the environment, through better design, construction, operation, maintenance, etc.

Greenhouse Gases are one of a variety of different gases, the most prevalent of which include carbon dioxide, methane, and nitrous oxide. An increase in the amount of greenhouse gases in the atmosphere has been linked with global warming.

Ground Shaking is ground movement resulting from the transmission of seismic waves during an earthquake.

Groundwater (see also Aquifer) is the supply of fresh water under the ground surface in an aquifer or soil that forms a natural reservoir.

Hazardous Materials are injurious substances, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals and nuclear fuels.

HCD is the State Department of Housing and Community Development.

Healthy Communities are cities aimed at improving their physical and social environments and expanding and/or improving those community resources which enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential.

Household, according to the Census, is all persons living in a dwelling unit whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

Homeless is defined as unsheltered homes are families and individuals whose primary nighttime residence is a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g. the street, sidewalks, cars, vacant, and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter



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(e.g. emergency, transitional, battered women, and homeless youth shelters, and commercial hotels or motels used to house the homeless).

Household Income is the total income of all the people living in a household. Households are usually described as very low income, low income, moderate income, and upper income for that household size, based on their position relative to the county median income.

Housing Affordability is based on State and federal standards, and is the cost of housing as compared to a household's income. Housing is affordable when the housing costs are no more than 30 percent of household income.

Housing and Urban Development (HUD) is the federal agency that oversees the Federal Housing Administration and a variety of housing and community development programs.

Housing Unit is a single-family, a multifamily, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Impact Fee is a fee, also referred to as a development fee, levied upon the developer of a project by a jurisdiction as compensation for otherwise unmitigated impacts the project will produce. Development fees must correspond to the estimated reasonable cost of providing the service for which the fee is charged.

Implementation Action is a procedure, program, or technique that carries out general plan policy.

Infill Development is development of vacant land (usually individual lots or leftover properties) within areas that are already largely developed.

Infrastructure is the physical systems and services which support development and population, such as roadways, railroads, water, sewer, natural gas, electrical generation and transmission, telephone, cable television, storm drainage, and others.

Institutional Uses are (1) publicly or privately owned and operated activities such as hospitals, convalescent hospitals, intermediate care facilities, nursing homes, and schools; (2) churches and other religious organizations; and (3) other non-profit activities of a welfare, educational, or philanthropic nature that cannot be considered residential, commercial, or industrial.

Intensity is a measure of the amount or level of development often expressed as the ratio of building floor area to lot area (floor-area ratio) for commercial and industrial development, or dwelling units per acre of land for residential development (also called "density"). For the purposes of this General Plan, the intensity of non-residential development is described through the use of floor area ratio and building floor area square footage.

Intersection is where two or more roads cross at grade.



Inundation is the rising of a body of water and its overflowing onto normally dry land.

Issue is a problem, constraint, or opportunity which becomes the basis for community action.

Land Use is a description of how land is occupied or used.

Land Use Plan is a plan showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational and other public and private purposes or combination of purposes.

Level of Service (LOS) is a measure of congestion on a road, or at an intersection, that express the percentage of capacity of a road or intersection from being used during a peak period. The LOS levels are designated "A" through "F", from the best to the worst, and cover the entire range of traffic operations that may occur.

Liquefaction is a process by which water saturated granular soils transform from a solid to liquid state due to ground shaking. This phenomenon usually results from shaking from energy waves released in an earthquake.

Median Income is the annual income for each household size which is defined annually by the Federal Department of Housing and Urban Development.

Metropolitan Transportation Authority (METRO) is the transportation planner and coordinator, designer, builder, and operator of transportation services in Los Angeles County.

Metropolitan Water District of Southern California (MWD) is a consortium of 26 cities and water districts that provide drinking water to consumers in parts of Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties.

Mini-Park are small park site ranging from 2,500 square feet to 2 acres in size. These parks may serve any age group, depending upon the characteristics of the neighborhood. They typically include open grass areas, play apparatus, benches, and landscaping.

Mixed-Use Development refers to the mixing of compatible land uses such as residential, commercial, and office. While existing in different varieties, in most mixed-use structures or developments, commercial retail is encouraged as a focal point, particularly on ground-floor levels, as it can encourage increased activity at neighboring uses.

Moderate-Income Household is a household with an annual income between the lower income eligibility limits and 120% of the area median family income adjusted by household size, usually as established by the U.S. Department of Housing and Urban Development for the Section 8 housing program.



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Mutual Aid Agreements (see also Automatic Aid Agreement) with neighboring jurisdictions for general fire and emergency services provide additional response capabilities throughout the rest of the City.

Natural Hazard Mitigation Plan (NHMP) is a plan that includes resources and information to assist City residents, public and private sector organizations, and others interested in participating in planning for natural hazards. The NHMP provides a list of activities that may assist the City of Arcadia in reducing risk and preventing loss from future natural hazard events.

National Pollutant Discharge Elimination System (NPDES) is the federal permitting program and requirement, implemented through the State Regional Water Quality Control Board, that mandates control of urban runoff to eliminate the percolation of pollutants from surface runoff into underground water supplies.

Neighborhood is a planning area commonly identified as such in a community's planning documents, and by the individual's residing and working within the neighborhood. Documentation may include a map prepared for planning purposes, on which the names and boundaries of the neighborhood are shown.

Neighborhood Parks provides for the daily recreation needs of residents in the immediate area of the park (or within a half-mile radius). The optimum size of a neighborhood park is from three to 10 acres. The facilities should include open play areas, picnic tables, tot lots, paved walkways, and ball fields.

Noise is an undesired audible sound.

Noise Contours are continuous lines of equal noise level usually drawn around a noise source, such as an airport or highway. The lines are generally drawn in five-decibel increments so that they resemble elevation contours in topographic maps.

Objectives are policies, results, or program improvements that decisions maker wish to attain. Objectives should be independent of the solution and stated in a manner that does not preclude alternative approaches.

Open Space is any parcel or area of land or water essentially unimproved and set aside, designated, dedicated, or reserved for public or private use or enjoyment.

Orange County Fire Authority (OCFA) is the Orange County agency that provide regional fire, emergency medical, and rescue services to La Palma.

Orange County Flood Control District (OCFCD) is the Orange County agency responsible for managing and maintaining the regional drainage and flood control facilities throughout Orange County.

Orange County Sanitation District (OCSA) is the Orange County agency that provides wastewater treatment management for most of Orange County.



Orange County Water District (OCWD) is the Orange County agency that is responsible for managing the groundwater basin under northern and central Orange County that supplies water to more than 20 cities and water agencies.

Ordinance is a law or regulation set forth and adopted by a governmental authority.

Outreach is an effort by individuals in an organization or group to connect its ideas or practices to the efforts of other organizations, groups, specific audiences, or the general public.

Overcrowding, as defined by the federal government, is found in households with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with greater than 1.5 persons per room.

Overlay is a land use designation or a zoning designation that modifies the basic underlying designation in some specific manner.

Ozone is a pollutant formed by photochemical reactions between nitrogen oxides and reactive organic gases, levels of which are related to the formation of smog.

Parcel is a lot or tract of land.

Parks are open space lands whose primary purpose is recreation.

Particulate is a minute, separate airborne particle of such materials as dust, smoke and pollen.

Peak hour(s) is the time in which traffic volume is the highest for the day, and is commonly the period of greatest congestion.

Pedestrian Friendly is the extent to which the built environment is friendly to the presence of people living, shopping, visiting, enjoying or spending time in the area.

Performance Standards are zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.

Planning Area is the area directly addressed by the General Plan. The planning area encompasses the corporate City limits and potentially annexable land within its sphere of influence.

Planning Commission is a body, usually having five or seven members, created by a city or county in compliance with California law (Section 65100) which requires the assignment of the planning functions of the city or county to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body.



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Policy is a specific statement that guides decision-making as the City works to achieve a goal. Such policies, once adopted, represent statements of the City's intent. The General Plan policies set standards that will be used by City staff, the Planning Commission, and City Council in their review of land development projects and in decision-making about the City's actions.

Program is a coordinate set of specific measures and actions (e.g. zoning, subdivision procedures, and capital expenditures) the local government intends to use in carrying out the policies of the General Plan.

Recreation, Active is a type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football, soccer fields, tennis and basketball courts, and various forms of children's play equipment.

Recreation, Passive is a type of recreation or activity that does not require the use of organized play areas.

Regional Housing Needs Plan (RHNA) is based on the State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the SCAG (Southern California Association of Government) region. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Right-of-Way is a strip of land acquired by reservation, dedication, prescription or condemnation and intended to be occupied or currently occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary or storm sewer, or other similar uses.

Roadway Functional Classifications are used to categorize roadways according to their predominant role in the highway network and also on the basis of their physical setting.

SB 375 – Redesigning Communities to Reduce Greenhouse Gases passed into law in 2008, has the goal of fostering development patterns—and more compact patterns in particular—that reduce the need to drive, thereby reducing air pollution from car exhaust, conserving water, and protecting habitat, among other benefits.

Southern California Association of Governments (SCAG) is a Metropolitan Planning Organization that is mandated by the federal government to research and draw up plans for transportation, growth management, hazardous waste management, and air quality. Additional mandates exist at state level.

Second Dwelling Unit is an accessory dwelling unit that is subordinate to and on the same lot or parcel of property as another single-family dwelling unit in a residential district. It includes a kitchen and sanitary facilities for the exclusive use of one household.

Seismic is caused by or subject to earthquakes or earth vibrations.



Sewer is any pipe or conduit used to collect and carry away wastewater from the generating source to a treatment plant or discharge outfall.

Smart Growth is an urban planning and transportation practice that concentrates growth in the center of a city to avoid urban sprawl, and that advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed-use development with a range of housing choices.

Solid Waste is unwanted or discarded material, including garbage with insufficient liquid content to be free flowing, generally disposed of in landfills or incinerated.

Special Needs Groups are those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under State planning law, these special needs groups consist of the elderly, handicapped, large families, single-parent households, farmworkers and the homeless.

Standard is a rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The California Government Code requires that General Plan describe "standards". Examples of standards might include the number of acres of parkland per 1,000 populations that the community will attempt to acquire and improve. A standards is also a requirement in a zoning ordinance that govern building and development as distinguished from use restrictions; for example, site design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Structure is anything, including a building, located on the ground in a permanent location or attached to something having a permanent location on the ground.

Subdivision is the division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in the California Civil Code and a community apartment project, as defined in the Business and Professions Code.

Subsidize is to assist by payment of sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Supportive Services are services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Sustainability is a community use of natural resources in a way that does not jeopardize the ability of future generations to live and prosper.



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Traffic Model is an aid used to forecast the future actions and interactions of a transportation system under a given set of conditions such as land use, population and socioeconomic characteristics, and travel characteristics.

Transit is the conveyance of persons or goods from one place to another by means of a local, public transportation system.

Transitional Housing is residential accommodations for two or more persons unrelated by blood, marriage, or legal adoption, including support/counseling services for homeless individuals and/or families. The intent of this type of facility is to provide a stable environment for the homeless and to facilitate self-sufficiency. This type of facility typically involves a situation wherein the resident is accountable to the owner/operator for his location and conduct among other factors. The use of the U.S. Department of Housing and Urban Development repossessed single-family residences for shelter purposes shall not be defined as "transitional shelter".

Urban Water Management Plan help with projections for future water demand, identify conservation strategies and reliable water sources, and create a contingency plan for water shortages.

Use is the purpose for which land or building is designed, arranged, or intended, or for which the land or building may be occupied or maintained.

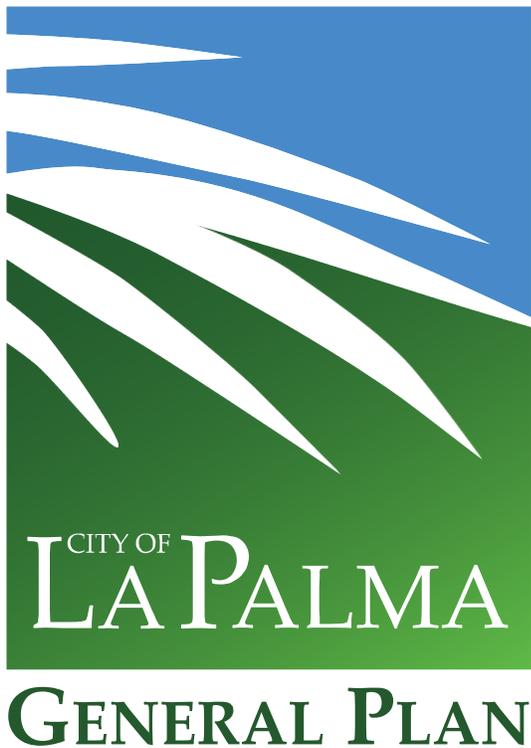
Vacant is lands or buildings that are not actively used for any purpose.

Very-Low Income Household is a household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development for the Section 8 housing program.

Watershed is the total area above a given point on a watercourse that contributes water to its flow, the entire region drained by a waterway or watercourse that drains into a lake or reservoir.

Zoning is a police power measure, enacted primarily by units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards. Requirements vary from district to district, but they must be uniform within the same district. The zoning ordinance consists of a map and text.

Zoning District is a geographical area of a city zoned with uniform regulations and requirements.



Appendix C – Expanded Housing Element Contents

1. Introduction
2. Needs Assessment
3. Housing Constraints
4. Housing Resources
5. Progress Report

Expanded Housing Element

1. Introduction

This Appendix C focuses on the data and analysis from which housing policy commitments in the Housing Element are derived. Chapter IV of the General Plan contains the goals, objectives, policies and programs based on this Appendix. Combined, they cover the scope required by the Government Code for Housing Elements in local General Plans.

The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in §65580 to §65589.8 of the Government Code. State law requires that the Element consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development



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of housing.” The residential nature of the City is, to a large extent, determined by the variety and location of its housing and particularly, the maintenance of that housing.

The Housing Element is an official municipal response to the need to provide housing for all economic segments of the population within La Palma. It establishes policies that will guide City decision-making and sets forth an action program to implement housing goals.

1.1 Housing Element Organization

The La Palma Housing Element is comprised of the following components:

- A Housing Needs Assessment (Section 2 of this Appendix C), which includes population trends and characteristics, employment trends, household characteristics, housing stock characteristics, and the housing needs summary.
- A summary of Housing Constraints (Section 3 of this Appendix C), which includes market constraints and governmental constraints.
- A Housing Resources Section (Section 4 of this Appendix C), which reviews availability of sites for housing and available administrative and financial resources.
- A Progress Report (Section 5 of this Appendix C) reviewing performance to date for the 2008-2014 Housing Element.
- A Housing Plan (Chapter IV of the General Plan), which includes the goals and policies for the implementation of the element and our housing programs. The plan also includes quantified objectives and a detailed action plan.

The state-mandated Housing Element components are identified in **Table C-1**, together with a reference to the sections of this document in which they are addressed.

1.2 General Plan Consistency

The Housing Element of the General Plan is only one facet of a city's planning program. The California Government Code requires that General Plans contain an integrated, consistent set of goals and policies. The Housing Element is therefore affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City. The Circulation Element establishes policies for providing essential streets and roadways to all housing that is developed. The policies in other elements of the General Plan affect the quality of life that citizens expect. As portions of the General Plan are amended in the future, all elements of the General Plan, including the Housing Element, will be reviewed to ensure internal consistency is maintained.



Table C-1: Housing Element Components

Required Component	Reference
A. HOUSING NEEDS ASSESSMENT	
Analysis of population trends in La Palma in relation to regional trends.	Section 2
Analysis of employment trends in La Palma in relation to regional trends.	Section 2
Projection and quantification of La Palma’s existing and projected housing needs for all income groups.	Section 2
Analysis and documentation of La Palma’s housing characteristics including the following: a. Level of housing cost compared to ability to pay b. Overcrowding c. Housing Stock Condition d. Assisted Housing Developments	Section 2 Section 2 Section 2 Section 2
Analysis of special housing needs: handicapped, elderly, large families, female-headed households, farm workers	Section 2
Analysis concerning the needs of homeless individuals and families in La Palma.	Section 2
Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Section 3
Analysis of existing and potential non-governmental and market constraints upon maintenance, improvement, or development of housing for all income levels.	Section 3
An inventory of land suitable for residential development, including vacant sites and land having redevelopment potential, and an analysis of the relationship of zoning, public facilities, and services to these sites.	Section 4
Analysis of opportunities for energy conservation with respect to residential development.	Section 4
Review of appropriateness, effectiveness, and progress of the City in implementation of the previous Housing Element	Section 5
B. GOALS AND POLICIES	
Identification of La Palma’s goals, policies and quantified objectives relative to maintenance, improvement and development of housing.	Chapter IV, Housing Element
C. IMPLEMENTATION PROGRAM	
An implementation program should do the following:	
Identify adequate sites, which will be made available through appropriate action with required public	Section 4 and Chapter IV,

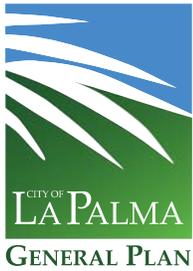


Table C-1: Housing Element Components

Required Component	Reference
services and facilities for a variety of housing types for all income levels.	Housing Element
Outline a program to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Chapter IV, Housing Element
Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement and development of housing in La Palma.	Chapter IV, Housing Element
Conserve and improve the condition of the existing and affordable housing stock in La Palma.	Chapter IV, Housing Element
Promote housing opportunities for all persons.	Chapter IV, Housing Element
Preserve lower income household assisted housing developments.	Chapter IV, Housing Element

1.3 Public Participation

In 2011, La Palma began pursuing a comprehensive update of its General Plan, which was last updated in 1999 (with the Housing Element updated in 2010). The public outreach phase was initiated in late 2011 with numerous one-on-one interviews with residents, business owners, and other community stakeholders. The City also met with the Kiwanis Club, Neighborhood Watch, Anaheim Union High School District, Traffic Safety Committee, Cypress School District, Centralia School District, Development Committee, La Palma Intercommunity Hospital, BP/ARCO, Centerpointe, Kennedy High School and Walker Jr. High School students, and the Community Activities and Beautification Committee to discuss potential land use changes, housing, economic development, and other issues relevant to the General Plan.

A summary of preliminary community outreach was presented to the City Council at a workshop on January 17, 2012. Two additional workshops were held on April 17, 2012 and June 5, 2012 to discuss potential land use changes and related issues.

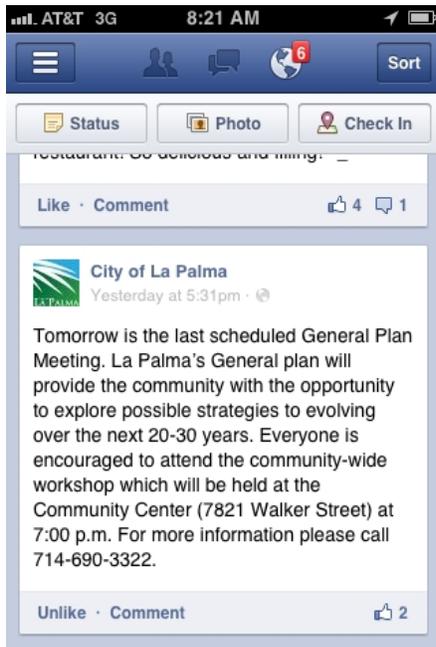
Public outreach continued through the summer of 2012 via a three-point approach using personal contact, electronic media, and printed media.

Personal contact was made through a series of committee and community organization meetings, all of which were previously engaged in the outreach conducted for the General Plan Update process and stakeholders' identification process. City staff offered to conduct meetings in people's homes to further engage neighborhood groups. Staff advertised this option at City Committee meetings, community organization meetings include Neighborhood Watch and Kiwanis, and at



public events including the Civic Expo & National Night Out, coffee chats, and city-wide community workshop held in August, 2012.

At the August, 2012 community-wide workshop, participants were engaged in group exercises that included defining what they would want to see in a Town Center, using a series of icons that illustrated a range of uses. Participants were also asked to review exhibits illustrating various types of multi-family housing development and to indicate whether particular housing types were considered appropriate for La Palma.



The City maintained a section of the website dedicated to the General Plan Update process. Information available included technical reports and documents, project status, and dates of upcoming public meetings and workshops for participation. A regular Facebook post, including the hyperlink to the City's website, encourage the public to visit the website. Reminders were also posted on the electronic message board at the Community Center, inviting people to visit the General Plan link on the website.

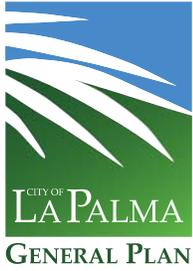
Lastly, the printed material campaign included a direct mail postcard sent to every address in La Palma. The postcard mailer directed recipients to the City's enhanced webpage for

more information about the General Plan Update process, and identified upcoming opportunities to participate and provide input at public meetings and workshops.

The expanded outreach campaign included using comment cards to solicit input on land use matters at the core of the General Plan Update. Comment cards were passed out at all outreach events and made available at City Hall. A total of 46 comment cards were received. The results of the outreach were summarized for the City Council in October, 2012.

The City Council conducted a workshop on the draft Housing Element on February 19, 2013. Notices of the workshop were sent to all 5,000+ households in the City.

In the future, the City will continue to actively seek public participation in the Housing Element process and will endeavor to continue to include persons and groups from a diverse base. The City acknowledges that those requiring affordable housing, and especially those utilizing very low- and extremely low-income housing opportunities, are likely to be among the toughest population segments to reach through traditional advertising means (e.g., recent immigrants, transients, special needs groups). As such, the City will work with the network of established local housing advocates to include members of the populations in the future



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planning and implementation of this Housing Element. At a minimum, efforts will be made to provide housing information in several languages that are spoken locally—with special focus on Asian languages—and to provide meeting notices and program brochures to local churches, community organizations, legal activists, non-profit organizations, and Section 8 housing cooperatives. Special efforts will be made to tailor affordable housing programs and projects to meet the needs of the very low- and extremely-low income populations in the community.



2. Housing Needs Assessment

Ensuring the availability of adequate housing for all social and economic sectors of the City’s present and future population is an important goal for La Palma. This section of the Housing Element discusses the characteristics of the City’s present and future population and housing stock, in order to better define the nature and extent of the unmet housing needs in the City. Specifically, it examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City’s projected housing growth needs based on the 2014-2021 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent data from the 2010 U.S. Census and American Community Survey estimates on population and demographic characteristics, California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources.

2.1 Population Trends and Characteristics

2.1.1 Population Trends

According to the U.S. Census, the population of the City of La Palma stayed nearly constant between 2000 and 2010, growing from 15,408 to 15,568 (1.0%) in this 10-year period, much less than the 6.4% growth reported for Orange County as a whole for the same period (see **Table C-2**). However, this growth is much greater than that experienced between 1990 and 2000, when the population increased by only 10 people. Based on estimates provided by the California Department of Finance, in 2012 La Palma had a population of 15,700, indicating the City continues to have capacity for very modest growth. The City’s 2012 population represents approximately 0.5% of the Orange County total population of over three million persons.

Table C-2: Population Trends 1990-2010

	1990	2000	2010	Growth 1990-2000	Growth 2000-2010
La Palma	15,392	15,408	15,568	0.1%	1.0%
Orange County	2,326,500	2,828,351	3,010,232	21.6%	6.4%

Sources: 1990, 2000, and 2010 Census.



2.1.2 Population by Age

The age breakdown of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. **Table C-3** illustrates the age distribution of La Palma residents in 2010, compared to the age distribution of County of Orange residents. This table shows that 22% of the City’s population is under the age of 18, 63% is between the ages of 18 and 65, and 15% is over the age of 65. In comparison to the county, La Palma’s population is slightly older, with the median age of City’s population exceeding the county median age by almost five years.

Table C-3: Age Distribution

Age Group	La Palma		Orange County	
	Persons	Percent	Persons	Percent
Under 18 years	3,423	22.0%	736,659	24.5%
18 to 24 years	1,418	9.1%	305,286	10.1%
25 to 44 years	3,805	24.4%	852,571	28.3%
45 to 64 years	4,445	28.6%	766,039	25.4%
65 to 74 years	1,538	9.9%	349,677	6.2%
75 to 84	737	4.7%	112,703	3.7%
85 years and over	202	1.3%	49,520	1.8%
Total	15,568	100%	3,010,232	100%
Median Age	41.2 years		36.2 years	

Source: 2010 Census.

2.1.3 Race and Ethnicity

Table C-4 illustrates that the population of the City of La Palma is 37% non-Hispanic White and almost 50% Asian (one race only). This table also shows that 16% of La Palma’s population is Hispanic or Latino, and 5% is African American. Approximately 4.3% of La Palma’s population identified themselves with more than one race category, and 4.9% identified themselves as some other race.

Table C-4: Race/Ethnicity

Ethnicity/Race	La Palma		Orange County	
	Persons	Percent	Persons	Percent
Not Hispanic or Latino	13,081	84.0%	1,997,259	66.3%
Hispanic or Latino (any race)	2,487	16.0%	1,012,973	33.7%
White	5,762	37.0%	1,830,758	60.8%
Black or African American	802	5.2%	50,744	1.7%
American Indian/Alaska Native	56	0.4%	18,132	0.6%
Asian	7,483	48.1%	537,804	17.9%
Native Hawaiian/Pacific Islander	41	0.3%	9,354	0.3%



Other races or 2+ races	1,424	9.2%	563,440	18.7%
Total	15,568	100%	3,010,232	100%

Source: 2010 Census.

2.1.4 Employment

Current employment and projected job growth have a significant influence on housing needs during this planning period. The unemployment rate in La Palma was reported by the 2010 Census as 3.8%. This was significantly less than the County rate of 7.4%. **Table C-5** shows that the City had a workforce of 7,433 persons, or approximately 60% of the working-age population, as reported by the 2006-2010 American Community Survey 5-Year Estimates. This table shows that roughly 60% of those aged 16 and over in La Palma were in the labor force as of 2010, in comparison to 67% throughout the County. About 2% of residents in La Palma worked at home and approximately 40% of residents aged 16 or older were not in the labor force.

Table C-5: Labor Force

Labor Force	La Palma		Orange County	
	Persons	Percent	Persons	Percent
In labor force	7,433	59.3%	1,559,264	67.3%
Work at home	134	1.8%	66,404	4.7%
Not in labor force	5,099	40.7%	756,518	32.7%
With social security income	1,405	27.5%	227,427	23.1%
Total population age 16+	12,532	100%	2,315,782	100%

Source: 2006-2010 American Community Survey 5-Year Estimates.

In 2000, approximately 23% of La Palma’s working residents were employed in educational services and health care and social assistance related professions (**Table C-6**). A significant percentage of workers (15%) were employed in manufacturing occupations. A relatively low percentage of workers were employed in financial-related professions (9%), arts and entertainment professions (8.4%), professional/management professions (8.4%), and retail trade positions (8.2%).

Table C-6: Employment by Occupation

Industry	Jobs	Percent
Farming, fishing and forestry	18	0.3%
Construction	306	4.3%
Educational services, and health care and social assistance	1,662	23.3%
Manufacturing	1,074	15.0%
Wholesale trade	391	5.5%
Retail trade	585	8.2%
Transportation and warehousing, and utilities	385	5.4%



Industry	Jobs	Percent
Information	224	3.1%
Finance and insurance, real estate and rental leasing	641	9.0%
Professional, scientific, management, and administrative services	598	8.4%
Arts, entertainment and recreation	604	8.4%
Public administration	344	4.8%
Other professions	316	4.3%
Total (civilian employed population)	7,148	100%

Source: 2006-2010 American Community Survey 5-Year Estimates.

2.2 Household Characteristics

2.2.1 Household Composition and Size

The U.S. Census defines a household as all persons who occupy a housing unit, regardless of whether these persons are related by birth, marriage, or adoption. People living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. The characteristics of the households in a city are important indicators of the type of housing needed in that community.

As in most cities, families (defined by the Census as people who live together in a household that are related to the householder by birth, marriage, or adoption) represented the majority (87%) of La Palma's 4,212 households in 2010. According to the 2010 Census, approximately 85% of La Palma's residents live in small (one- to four-person) households. Only 868 households, or 17% of the City's households, were non-family households in 2010. Generally, since 2000, there has been a significant increase in the number of non-family households (in 2000 only 3.5% of households were non-family households), which can be related to changes in how households are comprised and the economic downturn that began in 2008.

2.2.2 Overcrowding

The federal government defines an overcrowded household as having more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding occurs when there are more than 1.5 persons per room. Overcrowding results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

According to the 2006-2010 American Community Survey 5-Year Estimates, approximately 129 occupied housing units were overcrowded in La Palma, representing roughly 3% of the occupied housing units in the City (**Table C-7**). This figure is seven percentage points lower than reported in the 2000 Census, which indicated that 10% of the units in La Palma were overcrowded. In general, overcrowding in La Palma continues to be lower as compared to Orange County (9% of units are overcrowded).



The data do not distinguish between units in single-family (R-1) zones versus multifamily zones (R-3). In La Palma, where many of the homes in the R-1 zones are relatively large and apartments in the R-3 zones generally have two bedrooms, the City surmises that rental overcrowding is more prevalent in apartment housing.

Overcrowding is much more prevalent in renter households than among owners. Among renter households, about 10% were estimated to be overcrowded (compared to just 1% of owners) and 1% were severely overcrowded (compared to 0% of owners). While overcrowding may indicate a need for larger units, it is also the result of high housing costs as compared to incomes. Programs 1 (Section 8 Rental Assistance) and 14 (Adequate Sites) will help to address these needs.

Table C-7: Overcrowding

Tenure	La Palma		Orange County	
	Households	Percent	Households	Percent
Owner-Occupied	3,955	83.7%	599,032	60.8%
Overcrowded	46	1.2%	18,297	3.1%
Severely overcrowded	0	0.0%	6,489	1.1%
Renter-Occupied	770	16.3%	385,471	39.1%
Overcrowded	83	10.8%	38,874	10.1%
Severely overcrowded	8	1.0%	26,217	6.8%

Source: 2006–2010 American Community Survey 5-Year Estimates.

2.2.3 Household Income

Income is a major factor in evaluating the affordability of housing in a community. According to the 2006–2010 American Community Survey 5-Year Estimates, in 2010 the median household income in La Palma was \$89,788 (Table C-8), which is 21% higher than the County of Orange median of \$74,344. Furthermore, the 2010 median income in La Palma represents a significant increase (31%) over the 2000 median income of \$68,438.

Table C-8: Median Household Income

Jurisdiction	Median Household Income	Percent of County Median Income
La Palma	\$89,788	121%
Cerritos	\$88,743	119%
Cypress	\$83,196	112%
Lakewood	\$77,380	104%
Los Alamitos	\$76,528	103%
Buena Park	\$63,295	85%
Anaheim	\$57,807	78%
Orange County	\$74,344	100%



California	\$60,883	82%
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Source: 2006–2010 American Community Survey 5-Year Estimates.

2.2.4 Housing Affordability and Overpayment

California Health and Safety Code §50079.5 and §50105 provide that affordability limits are those that are established by the U.S. Department of Housing and Urban Development (HUD). The income limits set by HUD are revised annually and are based on median family income for a particular county and a corresponding family size. State and federal guidelines dictate the following income categories:

- Extremely Low-Income: less than 30% of the Area Median Family Income (AMFI)
- Very Low-Income: less than 50% of the Area Median Family Income
- Low-Income is deemed to be between 50% and 80% of the Area Median Family Income
- Moderate-Income is set at levels between 80% and 120% of Area Median Family Income

In the County of Orange, the Area Median Family Income (for a family of four) was \$85,300 dollars for 2012. **Table C-9** illustrates the range of income housing limits for Orange County, including the City of La Palma.

Table C-9: HUD Income Limits

Orange County	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low Income	\$20,250	\$23,150	\$26,050	\$28,900	\$31,250	\$33,550	\$35,850	\$38,150
Very Low Income	\$33,750	\$38,550	\$43,350	\$48,150	\$52,050	\$55,900	\$59,750	\$63,600
Low Income	\$53,950	\$61,650	\$69,350	\$77,050	\$83,250	\$89,400	\$95,550	\$101,750

Source: HUDUser.org 2012.

A large percentage of the very low-income households of La Palma are likely to be comprised of retired persons whose homes are no longer mortgaged. State and federal standards specify that a household overpays for housing if it spends more than 30% of its gross income on housing. A household spending more than it can afford for housing has less money available for other necessities and emergency expenditures. Lower-income renter households overpaying for housing are more likely to be at risk of becoming homeless than owner-households. Because renter-households tend to have lower incomes than homeowners, overpayment affects renter-households more seriously. In addition, overpayment by owners is considered less serious than overpayment by renters because they have more options than renters, and are therefore less likely to become homeless. That is, owners generally are building equity, and have the option of selling the home and possibly obtaining



less expensive housing, refinancing, or using the equity in the home to obtain a loan.

According to the 2010 Census, there were 4,725 occupied housing units in La Palma. Of these, 3,955 (84%) were owner occupied; 770 (16%) were renter-occupied. **Table C-10** shows estimates of income and housing problems based on the Comprehensive Affordability Strategy special Census tabulations completed for HUD. The data indicate that 700 lower-income households in owner-occupied units (65%) were overpaying for housing, and 450 lower-income households in renter-occupied units (66%) were overpaying for housing. A portion of overpayment is addressed through Section 8 rental assistance certificates issued by the Orange County Housing Authority. The County has issued 64 Section 8 rental assistance vouchers to lower-income households in the City as of 2012.

Table C-10: Overpayment by Income Category

Income Group	Renters		Owners	
	Households	Percent	Households	Percent
Extremely low Households	280	26%	225	6%
<i>Households overpaying</i>	<i>165</i>	<i>59%</i>	<i>155</i>	<i>69%</i>
Very low Households	200	19%	220	6%
<i>Households overpaying</i>	<i>200</i>	<i>100%</i>	<i>135</i>	<i>61%</i>
Low Households	205	19%	635	17%
<i>Households overpaying</i>	<i>85</i>	<i>41%</i>	<i>410</i>	<i>65%</i>
All lower-income households	685	65%	1,080	29%
<i>Households overpaying</i>	<i>450</i>	<i>66%</i>	<i>700</i>	<i>65%</i>
Moderate or Above Moderate	375	35%	2,640	71%
<i>Households overpaying</i>	<i>25</i>	<i>7%</i>	<i>625</i>	<i>24%</i>

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009

2.2.5 Special Needs Groups

Certain segments of the population may have a more difficult time finding decent, affordable housing due to their special circumstances or needs. These “special needs” households include elderly persons, disabled persons, large households, female-headed households, farm workers and homeless persons. **Table C-11** summarizes the special needs groups within the City.



Table C-11: Special Needs Groups

Special Needs Groups	Number of Persons/ Households	Percent of Total
Individuals Age 65+	2,477	15.9%
Households with Members Age 65+	1,219	25.8%
Elder Living Alone	389	8.2%
Disabled Persons*	1,930	13.5%
Large Households	821	17.4%
Female-Headed Households with Children	290	6.1%

Source: 2010 Census.

*Disabled population over 5 years of age as of the 2000 Census. Data not available for 2010 Census in La Palma.

2.2.5.A Elderly

The special needs of many households containing adults over the age of 65 result from their lower, fixed incomes, physical and development disabilities, or dependence needs.

The City of La Palma’s elderly population more than doubled between 1980 and 1990, and again between 1990 and 2000. Between 2000 and 2010, the elderly population continued to increase, by roughly 57%. The 2010 Census reported that there were 2,477 persons aged 65 and over living in La Palma. This represents approximately 16% of the total population, with 6% of elderly living below the poverty level.

According to the 2006-2010 American Community Survey 5-Year Estimates, 33% of owner households and 15% of renter households are headed by an elderly person (**Table C-12**). The 2006-2010 American Community Survey 5-Year Estimates also reports the number of households with Grandparent as Caregivers, which indicated that there are 600 La Palma households with a grandparent and a grandchild under the age of 18, and 250 of those households indicated that the grandparent is responsible for the grandchildren.

Table C-12: Elderly Households by Tenure

Householder Age	Owners		Renters	
	Households	Percent	Households	Percent
Under 65 years	2,429	66.5%	1,218	85.1%
65 to 74 years	780	21.4%	82	5.7%
75 to 84 years	363	10.0%	90	6.3%
85 and over	76	2.1%	42	2.9%
Total households	3,648	100%	1,432	100%

Source: 2006-2010 American Community Survey 5-Year Estimates.



Elderly persons who live alone and those caring for their grandchildren may have special housing needs due to a need for assistance with finances and daily living activities. Furthermore, many senior citizens have fixed incomes and experience financial difficulty in coping with rising housing and living costs. This problem will grow in magnitude as the percentage of elderly residents continues to rise. Finally, as one might expect, most seniors are not in the labor force and earning an income, and may need help in meeting ongoing housing costs, especially utility and related costs, and often are forced to defer necessary repairs.

A total of 46 Section 8 rental assistance certificates have been issued to elderly persons in the City as of 2012. Rental assistance to reduce housing costs is of value to current, as well as future, senior renter households; however, presently in La Palma a greater number of owner-occupied housing units headed by senior householders are overpaying for housing than are renter-occupied units headed by seniors. Additional renter assistance resources would benefit the senior households that are overpaying, as well as other elderly persons who may desire to shift tenure due to the death of a spouse.

In addition to rental assistance (Program 1), the Housing Plan includes programs for rehabilitation (Program 2), “reverse” mortgages (Program 5), Section 202 elderly housing (Program 6), preservation of units at risk of converting to market-rate (Program 2), and reasonable accommodation for persons with disabilities (Program 13). All of these City efforts benefit elderly persons.

2.2.5.B Disabled

Physical, mental, and developmental disabilities can hinder access to housing units of traditional design, and potentially limit the ability to earn adequate income. According to the 2000 Census, there were 3,379 disabilities reported for persons 5 years of age or over in La Palma.¹ Since 2000, 97 handicapped-accessible (very low- and moderate-income) housing units have been constructed in La Palma. Two group homes for the care of children with severe mental and physical disabilities are located in the City of La Palma. The County of Orange has issued five Section 8 rental assistance vouchers to disabled persons in the City as of 2012.

The Housing Plan includes programs that address the needs of the disabled, including Section 202 elderly housing (Program 6), and providing reasonable accommodation for persons with disabilities (Program 13).

Table C-13: Disabilities Reported

Special Needs Groups	Number of Persons
Sensory	235
Physical	682

¹ Due to La Palma’s small population size, disability information is not available in recent American Community Survey estimates. The most recent data available is from 2000.



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Mental	366
Self-Care Limitation	235
Going Outside the Home (Mobility) Limitation	826
Work Disability (Employed)	1,035

Source: 2000 Census.

2.2.5.C Developmentally Disabled

According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" is a disability that originates before an individual turns 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of Orange County provides a local point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table C-14 provides information on the number of developmentally disabled individuals in La Palma who have sought services from the Regional Center of Orange County. In 2012, there were approximately 79 individuals from La Palma (0.5% of the total population) actively utilizing services at the Regional Center for a developmental disability.

Table C-14: Developmentally Disabled Residents by Age

Status	0-14 Years	15-22 Years	23-54 Years	55-64 Years	Total
Active Cases	29	20	28	2	79

Source: California Department of Developmental Services, 2012.



A number of housing types are appropriate for people living with a development disability, including standard residential units, rent subsidized homes, group living facilities, and licensed care facilities. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

To assist in the housing needs for persons with Developmental Disabilities, the Housing Plan includes Program 13 to provide reasonable accommodation for persons with disabilities.

2.2.5.D Large Households

Large households are defined as those with five or more persons. Analysis of 2010 Census data shows that 821 households in La Palma are classified as “large” (**Table C-15**). Of all renter households, 91 are overcrowded or severely overcrowded. Due to the built-out nature of La Palma and the shortage of vacant land available for housing development limited opportunities exist for construction of new rental housing. Further, the nature of existing rental housing in La Palma renders it infeasible to consider expanding or enlarging existing tenant units (to create four-bedroom units) to accommodate large households or alleviate overcrowding.

In order to address this issue, the City will continue to work with the County of Orange to seek grant monies and Section 8 support to meet the needs of residents in large and overcrowded households. In addition, the Housing Plan includes several other programs that may serve large families, including housing rehabilitation and preservation of units at risk of converting to market-rate (Program 2), and the Adequate Sites Program (Program 14).



Table C-15: Household Size by Tenure

Household Size	Owners		Renters	
	Households	Percent	Households	Percent
1 person	445	12.2%	271	18.9%
2 persons	1,093	30.0%	363	25.3%
3 persons	731	20.0%	278	19.4%
4 persons	776	21.3%	302	21.1%
5 persons	369	10.1%	152	10.6%
6 persons	153	4.2%	45	3.1%
7+ persons	81	2.1%	21	1.5%
Total Households	3,648	100%	1,432	100%

Source: 2010 Census.

2.2.5.E Female-Headed Households

Single-parent households require special consideration and assistance because of their increased need for affordable and accessible day care, health care, and other supportive services. Female-headed households with children in particular tend to have lower incomes than other types of households, which limits their housing options and access to supportive services. Analysis of the 2010 Census data indicates there were 290 female-headed households with children in La Palma at this time. Thirty-eight householders in this category were living under the poverty line.

The Housing Plan includes several programs that may serve female-headed households, including Section 8 Rental Assistance (Program 1), housing rehabilitation and preservation of units at risk of converting to market-rate (Program 2).

2.2.5.F Farm Workers

The 2006-2010 American Community Survey 5-Year Estimates indicate 18 individuals were employed in farming, fishing or forestry related occupations workers while living in La Palma. The City of La Palma does not currently have an areas or zones designated for agricultural uses. The City is built out, and undeveloped areas are designated for recreation or as open space. Consequently, the estimated 18 individuals identified as working in the agricultural sector are likely to be employed outside of the City. The demand for housing generated by farm workers in the City is thus estimated to be extremely low to nonexistent.

The City does allow second dwelling units to be constructed in the single-family (R-1) and multiple family (R-3) residential zones which can provide units for employees working in these occupations. The City also has a number of affordable multi-family units that could provide housing for employees in the sector.



2.2.5.G Homeless

The Orange County homeless population includes many working families and individuals who live in cars, parks, under bridges, in motels and in homeless shelters trying to maintain their dignity while they struggle to survive. As a result, most homeless remain hidden. A Point-in-Time Count and Survey of the Homeless was conducted by the County of Orange in 2009 and 2011. The Point-in-Time Count estimated for the entire county a total of 8,333 homeless individuals in 2009 and 6,939 individuals in 2011. Between 2009 and 2011, the survey showed a 25% decline in the number of homeless persons in the county. Data for individual cities are not available, and it is difficult to quantify the number of homeless in the City of La Palma. Of those homeless persons counted in shelters and on the streets in Orange County, none reported La Palma as their city of last permanent residence. At this time, City staff is not aware of any homeless individuals and/or families that regularly reside in La Palma, although anecdotal reports cite person living within the Coyote Creek channel along the City's western edge.

Often, homelessness is a spiraling-down process; households facing employment or other crisis would move to successively less costly communities. Regional strategies to combat homelessness are developed through Orange County's Continuum of Care System. The goal of the Continuum of Care Strategic Plan is to work toward a seamless system of care through advocacy, homeless prevention, outreach and assessment, emergency shelter, transitional shelter and permanent affordable housing. Approximately 76 emergency and transitional shelters are available in nearby communities to persons experiencing homelessness. These include 485 emergency shelter beds and 2,044 transitional shelter beds, according to Orange County's 2010 survey.

Persons threatened with homelessness are most likely the 295 households in La Palma with incomes at 30% of area median income or below. This group was discussed within the subset of very low-income renter and owner households who were cost burdened by 30% to 50% of their monthly income for rent. These households are at greatest risk for homelessness as any interruption in their modest income could make them homeless within one to three months, depending on the circumstances.

The nonprofit 2-1-1 Orange County organization is a 24 hours a day, seven days-a-week, toll-free number that people in need of assistance can call to obtain comprehensive information and referrals to health and human services. Available services include food, shelter, government assistance programs, urgent care, substance abuse and treatment programs, and workforce development.

2.3 Housing Stock Characteristics

2.3.1 Housing Growth

The composition of La Palma's housing stock is identified in **Table C-16**. The table shows a comparison of housing type, number of units, and



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percentage distribution from 2000 to 2010. As shown, only 69 units were added to the City’s housing stock between 2000 and 2010, most of which were multi-family units in a single development project. However, the mix of housing types in the City remained relatively constant. Single-family detached homes comprise the majority (71%) of the housing stock in La Palma. This is the primary difference between the City’s housing types and those countywide, (50% of the county’s housing stock is comprised of single-family units).

Vacancy rates in the City were relatively low, with just 5.6% of units available for rent and only 0.3% of units for sale. The rental vacancy rate for the county as a whole was comparable, at 6.3%, while the county’s rate of for-sale housing was somewhat higher, at 1.8%. Rental vacancy rates in the 2% range indicate nearly full occupancy, and contribute to upward pressures on rents. The City’s overall vacancy rate increased between 2000 and 2010, from 1.7% to 2.8%.

Table C-16: Housing by Type – 2000-2010

Structure Type	2000		2010		Growth	
	Units	Percent	Units	Percent	Units	Percent
La Palma						
Single family detached	3,632	72%	3,643	71%	9	0.2%
Single Family attached	376	7%	376	7%	0	0.0%
Multi-family 2-4 units	102	2%	102	3%	0	0.0%
Multi-family 5+ units	929	19%	989	19%	60	6.5%
Total Units	5,039	100%	5,137	100%	69	1.4%
Orange County						
Single family detached	489,657	51%	521,768	50%	32,111	6.6%
Single Family attached	124,702	13%	130,118	13%	5,416	4.3%
Multi-family 2-4 units	88,804	9%	91,400	9%	2,596	2.9%
Multi-family 5+ units	233,871	24%	265,146	25%	31,275	13.4%
Mobile Homes	32,450	3%	32,112	3%	(338)	-1.0%
Total Units	969,484	100%	1,040,544	100%	71,060	7.3%

Source: California Department of Finance 2000 and 2010.

2.3.2 Housing Tenure

Housing tenure (owner versus renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying income, family size and composition, and lifestyle. **Table C-17** provides a comparison of the number of owner-occupied and renter-occupied units in the City in 2010 as compared to the county as a whole. It reveals that the level of homeownership for the City is 23 percentage points higher than the county.



Table C-17: Household Tenure

Tenure	La Palma		Orange County	
	Households	Percent	Households	Percent
Owner-Occupied	3,955	83.7%	599,032	60.8%
Renter-Occupied	770	16.3%	385,471	39.1%
Total Occupied Units	4,725	100%	984,503	100%

Source: 2006–2010 American Community Survey 5-Year Estimates.

2.3.3 Age and Condition of Housing Stock

2.3.3.A Single-Family Housing

The age of a community’s housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. **Table C-18** displays the age of occupied housing stock by tenure as of 2010. The majority of housing in La Palma (80%) was built in the 1960s and 1970s, and reached 30 to 40 years of age in 2010.

According to the 2010 Census, approximately 85% of the City’s housing stock is more than 30 years old. As the City is almost entirely built out, fewer new units are being constructed. Based on reports provided by the California Department of Finance, between 2000 and 2010, approximately 69 units (or 1.4%) were added to the City’s housing stock. Among owner-occupied housing, 89% of units were constructed prior to 1980, with an additional 9% constructed in the 1980s. Similarly, 62% of renter housing units are greater than 30 years in age. The majority of the housing stock in the City was built before 1980 (3,998 units were in place by that year). The largest increases in the housing stock in the City occurred between 1960–1970 and 1970–1980; within two decades 80% of all housing in La Palma was constructed.

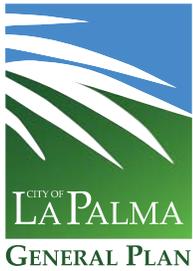


Table C-18: Age of Housing Stock 2010

Year Built	Renter Occupied Units	Percent Renter	Owner Occupied Units	Percent Owner	Total Percent
2000 or later	64	8%	41	1%	2%
1990-1999	128	16%	50	1%	4%
1980-1989	112	14%	332	9%	9%
1970-1979	177	23%	1,319	33%	33%
1960-1969	173	22%	2,063	52%	47%
1950-1959	104	16%	134	3%	5%
1940-1949	0	0%	9	0.5%	0%
1939 or earlier	12	1%	7	0.5%	0%
Total	770	100%	3,955	100%	100%

Source: 2006–2010 American Community Survey 5-Year Estimates

Most of the housing stock in La Palma remains in good condition. Very few housing units in the City are considered substandard, and the City actively addresses those through code enforcement. The City of La Palma’s Code Enforcement staff works to ensure that the City’s municipal code and property maintenance standards are met through both proactive code enforcement efforts and by responding to complaints received from the community. The goal of the Code Enforcement program is to ensure and maintain the high property values and standards and excellent quality of life enjoyed throughout our City.

The Code Enforcement Department tracks the number of open/active and closed cases each month, and ranks open cases by priority. On average, there are approximately three to six high priority cases each quarter of the year that remain open (out of approximately 40 cases that remain open). High priorities include public nuisances that could be detrimental to public health and welfare, as well as maintenance standards such as graffiti removal. Notices are sent to property owners, and where warranted, administrative citations are issued. Through the proactive and reactive efforts of the Code Enforcement Department, the housing stock in the City is routinely monitored and found to be in good condition.

According to a countywide comparison of median home sale price to peak home price, La Palma single-family residential property is extremely stable, and the current median home sale price is only approximately 16 percent lower than the peak home price (which occurred in 2006). Only two other cities (Villa Park and Irvine) had lower deviations in market value. As such, the housing stock in La Palma can be said to be more stable than 91% of the rest of Orange County.

2.3.3.B Multi-Family Housing

The Nova La Palma apartment complex, at 7777 and 7799 Valley View Street, was rehabilitated in 1998 to upgrade the property and convert all the units to low-income affordable housing. This complex remains in good condition. The other multi-family complexes in the City (Brookside,



Suntree, Brentwood, Seasons, and the Camden Place Senior Apartments) need varying levels of rehabilitation.

2.3.4 Housing Costs

2.3.4.A Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (“AMI”):

- Extremely low (30% or less of AMI)
- Very low (31-50% of AMI)
- Low (51-80% of AMI)
- Moderate (81-120% of AMI)
- Above moderate (over 120% of AMI)

Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas (such as Orange County), these income limits may be increased to adjust for high housing costs.

Table C-19 shows affordable rent levels and estimated affordable purchase prices for housing in La Palma (and Orange County) by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely low-income households is \$515, while the maximum affordable rent for very low-income households is \$941. The maximum affordable rent for low-income households is \$1,318, while the maximum for moderate-income households is \$2,135.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in **Table C-18** have been estimated based on typical conditions.

Table C-19: Affordable Housing Costs by Income Category

2012 County Median Income (\$85,300)	Income Limits	Affordable Rent	Affordable Price
Extremely Low (<30% AMI)	\$28,900	\$515	\$86,880
Very Low (31-50% AMI)	\$48,150	\$941	\$182,430
Low (51-80% AMI)	\$77,050	\$1,318	\$252,210
Moderate (81-120% AMI)	\$102,360	\$2,135	\$445,045

Assumptions:

- Based on a family of four
- 30% of gross income for rent or PITI
- 10% down payment, 6.5% interest, 1.25% taxes & insurance, \$200 HOA dues

Calculations by MIG | Hogle-Ireland, Inc.



2.3.4.B For-Sale Housing

According to the 2010 Census, the median value of a home in La Palma was \$615,000. This reflects a continuing increase in the value of owner-occupied units in the City. **Table C-20** compares single-family and condominium sales prices during May 2012 in La Palma and nearby communities by ZIP code, and contrasts this with sales prices during May 2011. A total of nine single-family homes were sold within the City during May 2012, commanding a median sales price of \$475,000. Median sales prices in La Palma were higher than Anaheim, Lakewood, Cypress, Westminster, and Santa Ana, and were comparable to Costa Mesa, Huntington Beach, and the countywide median of \$455,000. While only a limited number of homes were sold in La Palma, at -8.3%, the City's year-over-year price decrease was comparable to that experienced among all comparison cities, the majority of which experienced a decrease in median single-family home prices. No condominiums were sold in La Palma during May 2012.

Housing prices have decreased dramatically throughout the nation since the housing boom of the mid-2000s. In La Palma, the median home price averaged \$650,000 in 2007 (at the peak). Home prices today are more affordable, as they have decreased approximately 27%.

Table C-20: Residential Home Sales - 2012

Community	ZIP Code	No. of Homes Sold	Median Home Price	Percent Change from 2011	No. of Condos Sold	Median Condo Price	Percent Change from 2011
Anaheim	92801	18	\$304,000	-6.6%	9	\$245,000	-5.4%
	92802	10	\$345,000	-8.6%	1	\$284,000	N/A
	92804	29	\$310,000	-2.4%	10	\$161,000	-7.3%
	92805	19	\$307,000	-12.3%	8	\$184,000	-16.4%
	92806	15	\$355,000	-1.9%	N/A	N/A	N/A
Costa Mesa	92626	18	\$453,000	-12.1%	8	\$360,000	34.9%
	92627	18	\$497,000	-1.6%	6	\$321,000	-12.4%
Cypress	90630	21	\$349,000	-15.9%	7	\$215,000	-28.7%
Huntington Beach	92845	22	\$560,000	17.9%	15	\$254,000	-16.8%
	92647	15	\$506,000	7.1%	11	\$180,000	-12.3%
	92648	26	\$735,000	-8.7%	9	\$280,000	-25.9%



Table C-20: Residential Home Sales - 2012

Community	ZIP Code	No. of Homes Sold	Median Home Price	Percent Change from 2011	No. of Condos Sold	Median Condo Price	Percent Change from 2011
	92649	13	\$738,000	1.7%	11	\$378,000	32.5%
La Palma	90623	9	\$475,000	-8.3%	N/A	N/A	N/A
Lakewood	90712	23	\$320,000	-1.2%	N/A	N/A	N/A
	90713	16	\$335,000	-6.8%	N/A	N/A	N/A
	90715	7	\$275,000	-9.8%	3	\$177,000	-3.0%
Santa Ana	92701	10	\$227,000	-11.0%	10	\$105,000	4.7%
	92703	9	\$260,000	2.0%	3	\$119,000	-23.8%
	92704	30	\$314,000	-5.3%	14	\$111,000	-22.4%
	92705	27	\$450,000	-36.9%	5	\$172,000	-3.8%
	92706	15	\$360,000	24.0%	2	\$138,000	15.0%
	92707	18	\$298,000	1.1%	9	\$160,000	18.1%
Westminster	92683	47	\$380,000	-3.8%	N/A	N/A	N/A
Orange County	All	1,255	\$455,000	-4.2%	560	\$250,000	-13.8%

Source: DQNews – 2012 Los Angeles Times ZIP Code Chart

2.3.4.C Rental Housing

According to the 2006-2010 American Community Survey, the median gross rent in La Palma was \$1,256. Based on a survey conducted in 2012, rents for a typical two-bedroom, one-bath apartment in La Palma ranged from \$1,470 to \$1,782 (Table C-21). The HUD median fair market rent for a two-bedroom apartment, at \$1,652, is within the market rent range. Advertised rents in the City are somewhat lower than the county average.

Table C-21: Rental Market Comparison

Average Rent	La Palma*	HUD Fair Market Rent - 2012
Studio/Efficiency	\$995-\$1250	\$1,226
1 bedroom	\$1000-\$1400	\$1,384



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2 bedroom	\$1,300-\$1,650	\$1,652
3 bedroom	\$2,000 - \$2,550	\$2,338

*Survey of advertised apartments, July, 2012

When market rents are compared to the amounts low-income households can afford to pay (Table C-19 and Table C-21), it is clear that very low- and extremely low-income households have a difficult time finding housing without overpaying. The gap between advertised market rent and affordable rent for a two-bedroom apartment at the very low-income level ranges from \$360 to \$710 per month, while the gap at the extremely low-income level ranges from \$785 to \$1,135 per month. However, at the low-income and moderate-income levels, households are more likely to find affordable rentals. The affordable payment for a four-person low-income La Palma household is \$1,318, which is within the range of advertised apartment rents for a 1-bedroom or 2-bedroom apartment.

2.3.5 Assisted Housing at Risk of Conversion

State law requires the City to identify, analyze, and propose programs to preserve affordable multi-family housing units that are currently restricted to low-income housing use and that will become unrestricted and possibly be lost as affordable housing (i.e., units at risk). Table C-22 outlines affordable housing units and potential conversion risks in La Palma.

Table C-22: Inventory of Assisted Housing Units in La Palma

Project	Type	Form of Assistance	Total Units	Earliest Date of Subsidy Termination
Camden Place Senior Apartments 4500 Denni Street	Very Low Income Senior Apartments	Section 8 Assistance; Project Covenants	35 units	Section 8 vouchers are renewed yearly. Through the establishment of covenants that run with the land, the units must remain very low-income senior housing for 55 years, through 2052.
Montecito Village Townhomes Denni Street & La Palma Avenue	Median Income Townhomes	Project Covenants; Redevelopment Set Aside Funds (\$5,000 silent second)	15 units of 46 total units	The units must remain median income for 10 years from first date of sale. City reissued \$5,000 second mortgage for new 45-year term with resales. Some have been reconveyed.
Kathy Drive Homes Denni Street & La Palma Avenue	Moderate Income Single Family Homes	Project Covenants; Redevelopment Set Aside Funds (\$5,000 silent second)	4 units of 16 total units	The units must remain moderate-income for 10 years from first date of sale. City reissued \$5,000 second mortgage for new 45-year term with resales. Some have been reconveyed.



Table C-22: Inventory of Assisted Housing Units in La Palma

Project	Type	Form of Assistance	Total Units	Earliest Date of Subsidy Termination
Nova La Palma 7777 and 7799 Valley View Street	Low Income Apartments	Section 8 Assistance	272 units	The owner paid off bonds in 2011 and has a 15-year affordability covenant that expires in March of 2013. Section 8 contracts still apply to the development. The current owner has indicated the possibility of converting some or all units to market rate once the Section 8 obligations expire.
Seasons La Palma 7051 and 7061 Walker Street	Moderate Income Senior Apartments	Project Covenants Set-Aside Funds	59 units	The units must remain moderate-income for 55 years from the Certificate of Occupancy. Moderate-income provisions will expire in 2056.
Tapestry Walk La Palma Ave east of Denni Street	Low and Moderate Income Townhomes	Project Covenants Set-Aside Funds	3 low 3 mod units	The units must remain affordable for 55 years from the Certificate of Occupancy. Moderate-income provisions will expire in 2067.

Source: City of La Palma; Orange County Housing Authority

2.3.5.A Nova La Palma Apartments

The Nova La Palma Apartments conversion was accomplished with assistance in the form of revenue bond financing through the California Statewide Communities Development Authority (CSCDA). CSCDA provides refinancing for single and multiple agency housing projects that designate a certain number of units for affordable housing. Nova La Palma (formerly Casa La Palma) is the oldest apartment complex in the City, and this purchase and rehabilitation by developer Steadfast McCord, LLC significantly improved the affordable housing stock in the City.

In addition to the affordability covenant and bonds issued for the project, Section 8 Housing Certificates are being used in the complex. The project’s covenants require that the units remain low-income units through March of 2013. The current owner repaid debt obligations in 2011. Section 8 vouchers are allocated annually, so the possibility exists that the Nova La Palma Apartments could convert to market rate during this planning period if these units lose Section 8 assistance. The CSCDA agreement includes requirements for the gradual phasing out of affordable units should the Section 8 contracts not be renewed.

The City has committed to working with the developer to encourage keeping Section 8 contracts in place to allow as many units as possible to



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remain affordable. However, with the absence of redevelopment funds, resources are extremely limited. The City will continue its participation in the OCHCD Section 8 program.

The City joined the CSCDA specifically to initiate this conversion project. The City's membership will enable future projects in the City to apply for financing assistance that is risk-free to the City.

2.3.5.B Montecito Village Townhomes and Kathy Drive Single-Family Homes

There are 19 remaining moderate-income units which are at risk for conversion to market rate during the next 10 years: some of the Kathy Drive homes were at risk starting in 2005, and some of the Montecito Village townhomes were at risk starting in 2006. Of the 46 Montecito Village units, 31 were converted to market rate and 15 remain affordable. Of the 16 Kathy Drive single-family homes, 12 have converted to market rate and four remain affordable as of 2012. Due to a lack of available land for 19 new units in the City, replacement is impossible and preservation is the only feasible option for these projects. In the past, the City has been able to exercise its "Right of First Refusal" to preserve some of the units at Montecito Village as affordable housing. In recent years, however, additional units have paid off their promissory notes and terminated their affordability covenants, and the City has not been able to successfully preserve many units. Staff believes this activity is due to two factors. First, there has been an increased awareness by homeowners of their affordability provisions with the development of the second phase Tapestry Walk. The second factor is due to the exceptionally low mortgage interest rate. Many homeowners have elected to refinance their units; with such low interest rates, homeowners are able to lower their monthly payments and take out enough equity to retire the silent second promissory note and remove the affordability covenant.

The dissolution of redevelopment in California has eliminated the funding source that the City in the past used to exercise its First Right of Refusal to repurchase the units and keep the affordability covenants. However, if other funding sources become available in the future, the City will continue to seek opportunities to purchase the units as they become available and renew the silent second for an additional term of affordability. The most important effort in the future will be to secure long-term affordability covenants on new and, if possible, existing affordable housing. Under Phase II of the Denni Street Affordable Housing Project (constructed in 2012), all six affordable units will have affordability covenants in perpetuity.

According to the National Housing Trust, there are currently no other at-risk units in La Palma. However, the Nova La Palma Apartments (272 units), as well as four homes on Kathy Drive and 15 townhomes at Montecito Village that are at risk of converting to market rate during the next 10 years.



Specific actions to protect or replace at risk units include:

- **Contact Property Owners:** Maintain contact with owners of at-risk units as potential conversion dates approach, and discuss with the owners the City's desire to preserve the units as affordable and determine if a strategy can be devised to make continued preservation possible. This may include seeking other funding sources or providing mutually acceptable incentives.
- **Owner Education:** Work with owners of units at risk of converting to market rate. Provide owners with information regarding potential programs that might assist in the preservation of the units as affordable housing. Act as a liaison between owners and non-profits potentially involved in constructing or acquiring replacement housing.
- **Work with Non-profits:** Work with nonprofit housing providers to explore, and if appropriate, facilitate acquisition or replacement of at-risk units.
- **Right of First Refusal:** Because the City has the right of first refusal to purchase units as they come up for sale in the Montecito Village Townhomes and the Kathy Drive single-family homes, the City will endeavor to purchase units as they become available and extend their term of affordability for an additional 10-year period, as funding is available.

2.3.5.C Preservation and Replacement Options

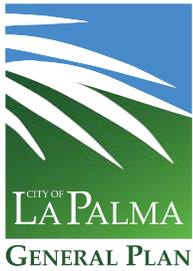
State Housing Element law requires an analysis to preserve or replace affordable housing that is at risk of converting to market rate. Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. These include:

- Transfer of ownership to nonprofit developers and housing organizations
- Providing rental assistance to renters through other funding sources
- Purchase affordability covenants
- Refinance mortgage revenue bonds

Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes.

Transfer of Ownership

Transferring ownership of the affordable units to a nonprofit housing organization is a viable way to preserve affordable housing for the long term and increase the number of government resources available to the project. The feasibility of this option depends upon the willingness of the owner to sell, funding sources available to buy the property, and the existence of a nonprofit organization with sufficient administrative capacity to manage the property. Additionally, projects in which all of the units are affordable (such as Nova La Palma), rather than just a portion



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(such as Montecito Village and Kathy Drive), are more likely to be feasible because they lend themselves to ownership transfers more simply. A list of qualified agencies that have indicated interest in purchasing projects that are at risk of converting to market rate is maintained by the California Department of Housing and Community Development. In La Palma, the estimated market value for the 291 affordable units in the at-risk project is estimated to be approximately \$52.46 million.

Table C-23: Market Value of At-Risk Project

Project Units	All Project At Risk
2-bdrm	136
3-bdrm	151
4-bdrm	4
Total	291
Annual Operating Costs	(\$1,548,000)
Gross Annual Income	\$6,317,025
Net Annual Income	\$4,769,025
Market Value	\$52,459,275
1. Median Rent: Studio = \$1,122, 1-bed = \$1,200, 2-bed = \$1,475, 3-bed = \$2,275, 4-bed = \$2,500	
2. Average Size: Studio = 500 sqft, 1-bed = 700 sqft, 2-bed = 900 sqft, 3-bed = 1200 sqft, 4-bed = 1500 sqft	
3. 5% vacancy rate and annual operating expenses per square foot = \$5.00	
4. Market value = Annual net project income * multiplication factor	
5. Multiplication factor for a building in moderate condition = 11	

Rental Assistance

State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. This option is not available for moderate-income units because the affordable monthly cost for a household (30 percent of income) exceeds the fair market rents. However, this option could be available for a project serving lower-income households, such as Nova La Palma. Given the mix of unit sizes in this development, the total annual subsidy to maintain the 272 at-risk units here is estimated at over \$985,000 each year (Table C-24). Finding funding sources to make this a viable preservation option can be difficult.



Table C-24: Total Annual Subsidy Required

Unit Size	Total Low-Income Units	Per Unit Subsidy	Total Annual Subsidy
2-bdrm	136	\$747	\$101,592
3-bdrm	136	\$6,501	\$884,136
Total	272	\$12,453	\$985,728

Source: MIG | Hogle-Ireland, Inc.

Purchase Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex requires rehabilitation or is too highly leveraged, as well as the availability of funding.

Construction of Replacement Units

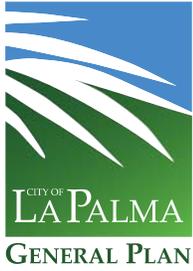
The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost. Assuming a development cost of \$200,000 per unit, the cost of replacing all 291 affordable at-risk units can be estimated to be approximately \$58 million. In La Palma, with no vacant land, the cost could be substantially higher due to costs associated with land acquisition and demolition of existing development.

2.4 Housing Needs Summary

In November 2011, SCAG released the draft RHNA growth needs for each of the county’s cities plus the unincorporated area. The total housing growth need for the City of La Palma during the 2014-2021 planning period is nine units. This total is distributed by income category as shown in Table C-25.

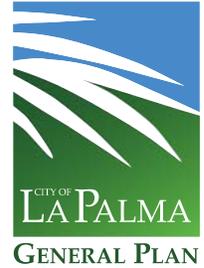
Table C-25: Regional Housing Growth Need

Income Category	Number of Units	Percent of Total
Extremely Low	1	11%
Very Low	1	11%
Low	2	22%
Moderate	2	22%
Above-Moderate	3	34%
Total	9	100%



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It should be noted that SCAG did not identify growth needs for the extremely low-income category in the adopted RHNA. As provided in Assembly Bill (AB) 2634 of 2006, jurisdictions may determine their extremely-low-income need as one-half the need in the very-low category.



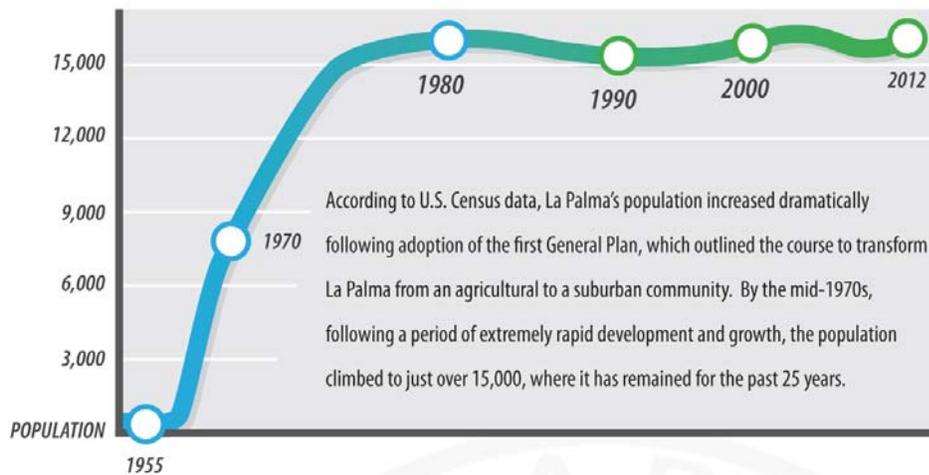
3. Housing Constraints

3.1 Market Constraints

Market, or non-governmental constraints, within the context of housing element legislation, consists of financing, land and construction costs. Usually, these factors are considered market conditions and may include the prices and rents charged in the marketplace.

3.1.1 Inventory of Vacant Land

The lack of vacant land in the City represents a significant barrier to housing development. As indicated on **Table C-24**, only one 0.38-acre parcel currently designated for residential use remains vacant in the City. The property owner has indicated intention to develop the vacant site with a single-family residential use and a second unit, consistent with the General Plan designation.



After a period of rapid residential growth in the 1960s and 1970s, La Palma reached a point where very few remaining parcels remained suitable for residential development of more than one unit. Therefore, the cost of land is not a significant constraint to housing development; rather, the most significant constraint is the lack of available land.

3.1.2 Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in La Palma are not substantially different than most other cities in Orange County. Construction costs for materials and labor have increased at a slightly higher pace than the general rate of inflation according to the Construction Industry Research Board.



3.1.3 Financing Costs and Availability

The crisis in the mortgage industry that started in 2007 affected the availability and cost of real estate loans, although the long-term effects are unpredictable. The credit “crunch” resulted when sub-prime lenders made it possible for low-income families or others who could not qualify for standard mortgages to become homeowners even though they might not have had the credit history and income to support repayment of the loans. The problem typically occurs with adjustable rate mortgages (ARMs) after the initial fixed interest rate period expires (often three years) and the interest rate converts to market rates. Because ARMs often offer “teaser” initial interest rates well below market for the first few years, monthly payments may increase by several hundred dollars when the loan converts to market rate. When property values were increasing, as was the case from 2000 to 2006, homeowners had the option of refinancing to a new loan when the initial rate expired. However, in the subsequent market with declining values, homeowners may owe more than the resale value of their home, making refinancing impossible. As a result of these conditions, there has been a significant rise in foreclosure rates, and changes in mortgage underwriting standards are likely to have greater impacts on low-income families than other segments of the community. Also, lenders have significantly tightened their lending practices, with sub-prime mortgages extraordinarily difficult to obtain.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area; this practice is known as redlining. In monitoring new construction sales, re-sales of existing homes, and permits for remodeling, it would not appear that redlining is practiced in any area of La Palma.

Interest rates are determined by national market conditions, not local jurisdictional policies. As of 2012, interest rates were at historic lows, spurred by the Federal Reserve’s purchases of mortgage-backed securities. As interest rates rise, jurisdictions can offer interest rate write-downs to extend home purchase opportunities to lower income households. In addition, government insured loan programs may be available to reduce mortgage down payment requirements. Residents of La Palma have both a Mortgage Credit Certification Program and a bond financed First Time Homebuyers program available to them. Both programs are administered through agencies of Orange County. Since relatively few residents in the City have taken advantage of these programs, the City may need to embark on a more aggressive advertising campaign to increase awareness of them.

3.1.4 Land Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and steadily increased from 2000 to about 2006. The downturn in the housing market that began in 2007 reduced land values significantly. The result was a recent relatively sharp decline in property values. Values began to climb slowly in 2012, but periods of minimal appreciation can be anticipated before prices fully recover.



3.2 Infrastructure Constraints

Because the City has developed primarily within the last 40 years, infrastructure, including water, sewer, and sidewalks are readily available and adequate within the City limits. As discussed under Fees, the City requires developers to provide on-site and off-site improvements necessary to serve their projects. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities and recreational facilities, consistent with the Subdivision Map Act.

Additionally, the City's Capital Improvement Program (CIP) contains a schedule of public improvements, including street/intersection improvements and other public works projects required to maintain or improve levels of service. The CIP helps to ensure that construction of public improvements is coordinated with private development. As a result of these policies, any infrastructure constraints which currently exist must be fully mitigated and financed as development or redevelopment occurs.

3.2.1 Wastewater

Sewage collection and treatment in La Palma is provided by the Orange County Sanitation District. The City is represented on the Board of Directors for the District. In 2011-12, the City undertook an update to its sewage collection service master plan to identify maintenance needs and the schedule for providing routine maintenance funded by annual assessments and service costs. These are routine fees that are passed on to existing property owners.

3.2.2 Water

Water service in La Palma is provided a combination pumped water from local groundwater basins (groundwater-68%) and purchase of water from the Metropolitan Water District of Southern California through the Municipal Water District of Orange County (imported water from Northern California and the Colorado River-32%). This blend of groundwater and imported water helps to ensure a consistent water supply to meet current and future needs within the City. Therefore, domestic water supply is not expected to limit development during the planning period. All new development is required to incorporate water-saving plumbing fixtures and landscape irrigation.

3.2.3 Storm Water Drainage

Three regional drainage channels run through the City of La Palma: Coyote Creek, Moody Creek, and Fullerton Creek. These channels are fully improved for flood control purposes. Flood control systems have been constructed to direct runoff away from developed areas and prevent flooding associated with heavy rains. The Orange County Flood Control District (OCFCD) is responsible for regional flood control facilities. The City manages local in-street facilities. The City works closely with OCFCD



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to determine needs for flood control improvements and to identify improvements needed to accommodate proposed development projects, if any. Because there is little vacant land in the City, the City's flood control system is not expected to be a limiting factor for development during the planning period.

3.3 Fair Housing

State law also prohibits discrimination in the development process or in real property transactions, and it is the City's policy to uphold the law in this regard. La Palma supports the Fair Housing Council of Orange County (FHCO) to provide fair housing services by publicizing its services to local residents. Services offered by the Fair Housing Council include counseling concerning housing rights, obligations and laws, especially as related to landlord/tenant problems; information on special assistance including rental assistance programs, mortgage default/foreclosure prevention, reverse mortgages, and Homebuyer Education Programs; and investigation of housing discrimination complaints. Services are available to low-to-moderate income persons free-of-charge and to others for a moderate donation. Services are available in English, Spanish and Vietnamese. These services are sufficient to serve needs of La Palma residents.

3.4 Governmental Constraints

3.4.1 Land Use Controls

3.4.1.A Residential Zones

Single-family housing is the predominant existing land use in the City, comprising approximately half of its area. Multiple family housing comprises approximately 8% of the community.

Land use controls, which govern the City's residential zones, are detailed in the Development Code (Chapter 26 of the Municipal Code) and shown in **Table C-26: Development Code Requirements**. These controls are typical of those governing residential development in a suburban community and do not unduly constrain residential development in the City. The General Plan and this update of the Housing Element incorporate residential designations that respond to the needs of the City, and which accurately represent the types of housing stock already existing.



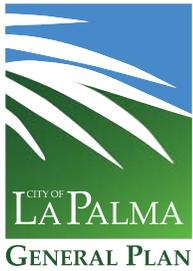
Table C-26: Development Code Requirements

Category	Single Family Residential (R-1)	Multiple Family Residential (R-3)	Village Residential Overlay
Approvals	Precise Plan	Precise Plan	Specific Plan
Residential Parking Requirement	2 off-street spaces within a garage	Up to 2-bdrms: 2 off street spaces + 1 guest space 3-bdrms: 3 off-street spaces + 1 guest space 4+ bdrms: 4 off-street spaces + 1 guest space	Customized regulations permitted.
Setbacks	Front: 15'; Rear: 25'; Side: 5'	Front: 20'; Rear: 15'; Side: 5' Exterior side yard of a corner lot 10'	Customized regulations permitted.
Height Limits	2 stories or 30'	2 stories or 30'	Customized regulations permitted.
Maximum Density	1 - 8.7 DU/Net Acre	10-25 DU/Net Acre depending on lot size	30 DU/Net Acre
Minimum Lot Size	5,000 sf	10,000 sf	Customized regulations permitted.
Gross Floor Area	1,500 sf for 3 bedroom 1,800 sf for 4 bedroom 2,100 sf for 5 bedroom	1,000 sf for 2 bedroom + an additional 150 sf for each additional bedroom	May be modified for senior citizen housing.
Permitted Uses	Single family dwellings with 3+ bedrooms, mixed use development	Single family, duplex, triplex and fourplex, and multiple family apartments and condominiums; Transitional Housing; Churches, mixed-use	Customized regulations permitted.

3.4.1.B Village Residential Overlay Zone

In order to encourage the development of affordable housing, the City adopted the Village Residential Overlay (VO) Zone, which allows for increased residential densities (up to 30 units per acre) and increases the flexibility for developers seeking to establish affordable housing in the City. The designation is intended as an overlay for areas within the Multiple Family Residential (R-3) district that involve special development opportunities and require a tailored approach to planning and design. The VO overlay provides for a variety of housing types within one project or development ranging from single-family housing to multiple-family dwellings, including uses incidental to the residential uses.

The types of developments that are suitable to the VO overlay zone include affordable housing projects and senior housing projects that involve tailored development standards and site design. The designation has been applied to three areas of the City. The first is on the north side of La Palma Avenue, east of Denni Street. The second area is on the west



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side of Walker Street, south of the intersection of Walker and Orangethorpe. The third area is located on La Palma Avenue, east of Moody Street.

Properties covered by this overlay zone are already occupied by affordable housing units, and it is unlikely that additional affordable housing units will be constructed within the existing Village Residential Overlay Zone, with the exception of the area located on La Palma Avenue east of Moody Street. This area is further discussed in Section 4: Housing Resources and Opportunities. The City will work to maintain affordability in this district and will consider expansion of the Overlay Zone in the future, where appropriate.

3.4.1.C Mixed Use Standards

The City currently allows for mixed-use development within the R-1, R-3, OP (Office Professional), NC (Neighborhood Commercial), B-1 (business park), and PI (Public/Institutional) zoning districts with a Conditional Use Permit. If new mixed-use General Plan land use designations are adopted, implementing zoning regulations will be completed, and adopted concurrently with the General Plan update (anticipated for fall 2013). The City intends to use mixed-use zoning to facilitate requests for new housing types in La Palma over the long term.

3.4.1.D Parking Standards

The City's parking standards for residential developments are tailored to the vehicle ownership patterns associated with different residential uses. In La Palma, two parking spaces in a garage are required for each single-family residential unit. Parking standards for multi-family residential development is based on unit size. For two-bedroom units, two parking spaces are required plus one guest space (at least 66% of which must be covered; three-bedroom units must provide three spaces plus one guest space (at least 50% of parking must be covered), and four-bedroom or more units must provide four spaces plus one guest space (at least 40% of the parking must be covered). The required parking ratios are typical for most cities in Orange County and are not considered to be a constraint on the production of affordable housing. It is widely accepted that seniors and low-income households have fewer cars on average than higher-income households.

To encourage affordable and senior housing development, the City implements State density bonus law to allow reduced parking for qualifying multiple-family housing projects. (The City revised the Development Code to comply with State density bonus law in 2011.) In addition, developers of affordable projects can request up to three variances, which may include a parking variance to reduce required parking. The City is committed to working with affordable housing developers to create viable affordable housing projects and increase the diversity of housing options in La Palma.



3.4.1.E Park Dedication Requirements

The City’s local park standard is four acres per 1,000 residents. However, 1.5 acres of this standard can be satisfied by cooperative arrangements between the City and local school districts. The remainder amount can be satisfied by either the dedication of land, payment of in-lieu fees, or a combination thereof. The effective local park standard of 2.5 acres per 1,000 residents is not in excess of the minimum State requirements, and therefore does not place an undue burden on the development of housing.

3.4.1.F Effects of Land Use Regulations on Housing Supply and Affordability

Under State law, for small metropolitan cities like La Palma with fewer than 20,000 residents, a density of 20 units per acre is considered adequate to facilitate development of lower-income housing.

The permitted density in the R-3 district is determined by parcel size, with higher density allowed on larger parcels, as follows:

Parcel Size	Maximum Density
2.0 acres or less	10 units/acre
2.1 – 4.0 acres	15 units/acre
4.1 acres or more	25 units/acre

In addition, the City has established the Village Overlay zone, which permits multi-family development at densities up to 30 units per acre by right.

3.4.2 Building Codes and Enforcement

The City of La Palma has adopted the 2010 California Building Code, which establishes minimum construction standards as applied to all residential buildings. The City’s building code is based on regulations necessary to protect the public health, safety and welfare, and the local enforcement of this code does not unduly constrain the development of housing.

The City has not adopted any amendments to the Building Code that would impact the availability and affordability of housing in the City. In addition, the City has avoided enacting excessively stringent requirements on building materials and construction methods that would hinder housing affordability and, where possible, plan reviews and approval processes have been expedited to reduce construction times. These efforts serve to lower overall development costs, thereby maintaining housing affordability.

The City maintains a code enforcement program as a means of maintaining the habitable condition of rental and owner-occupied units within the City. The City conducts sensitive enforcement of its residential codes by providing a minimum of three written notifications of code violations to property owners, allowing sufficient time for compliance and



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by providing information on available rehabilitation assistance to code violators.

To assist lower-income La Palma homeowners who are charged with a Code Enforcement violation, but cannot afford to make the necessary repairs, the City has adopted a Residential Code Enforcement Relief Program. The Program provides a grant of up to \$10,000 to allow low-income homeowners to bring their homes up to the City's minimum standards. This program was previously funded with Redevelopment Set-Aside funds; as funding becomes available, the program will continue to be implemented.

3.4.3 Site Improvements

Since the City is almost completely built out and infrastructure is in place to service the entire City, site improvements are not a significant constraint to housing development. Because the City is surrounded by other jurisdictions in both Orange County and Los Angeles County to the west, a significant proportion of the traffic on its streets is the result of the regional traffic, which is outside the City's control. Therefore, the traffic and street improvement considerations are the result of, and in response to, this regional impact, and are not a constraint imposed by the City itself. Largely, traffic conditions in La Palma are good, with only the La Palma/Walker and Orangethorpe/Walker intersections experiencing congestion during peak travel periods.

3.4.4 Processing and Permit Procedures

Development projects to be undertaken in residential zones require submission of a Precise Plan. No separate conditional use permit is required for a residential development. The applicant must undertake the process outlined below when making a Precise Plan submission.

One key advantage in La Palma is that the City has no separate Planning Commission; the City Council serves as the Planning Commission, which reduces processing times.

3.4.4.A New Residential Developments

The approval procedure for a new residential development requires a Precise Plan Permit application to be processed by the City's Community Development Department. Within 30 days of receiving the application, staff assesses the application for completeness. If deemed complete, staff completes the appropriate CEQA documentation and makes it available for public comment. Staff also notices the project for public hearing with the Development Committee for design review. Typically, the CEQA process involves a Negative Declaration, which must be available a minimum of 20 days for review. The public hearing must be noticed a minimum of 10 business days before the hearing date. If a recommendation for approval to the Planning Commission is obtained from the Development Committee, staff notices the project again, 10 business days before the Planning Commission Hearing date. If the project is approved by the Planning Commission, the applicant must sign an Agreement to Conditions of Approval within 30 days. Within five days



of project approval, staff records the CEQA documents with the County Clerk-Recorder. The applicant can then submit to the Building Division for building permit plan check and building permit issuance.

3.4.4.B Precise Plan Requirements

The purpose of a Precise Plan is to provide a process for reviewing applications for new residential development. The precise plan application process allows for the review of the design of the development, an identification of potential impacts on the surrounding properties, and an assurance that the proposed project complies with the City of La Palma Municipal Code and General Plan. The applicant for a Precise Plan must submit an application form describing the manner in which the project complies with applicable requirements. Before submitting an application for a precise plan, the applicant or prospective developer is strongly encouraged to attend a pre-application conference with the Community Development Department to obtain information and guidance in preparing plans, surveys, and any other required application data.

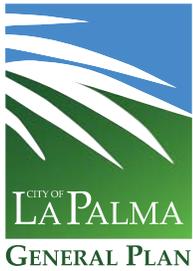
Precise Plan approval requires that the following findings be made:

- The proposed use is allowed within the subject zoning district and complies with all applicable provisions of this Development Code.
- The proposed use would be consistent with the objectives, policies, general land uses, and programs of the general plan and any applicable specific plan.
- The approval of the precise plan or an amendment to precise plan for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA).
- The location, size, design, and operating characteristics of the proposed use would be compatible with existing land uses within the general area in which the proposed use is to be located.
- The subject site is physically suitable for the type and density/intensity of the use being proposed.
- The proposed project will have no adverse effect on abutting or adjacent properties and is compatible with those properties.

The conditions of approval that may be imposed on a project by the City as part of the permitting approval process are not unique or overly burdensome. Rather, they reflect a process employed on all projects requiring precise plan approval in the City. They are not so rigorous as to render infeasible projects of this type.

3.4.4.C Room Additions and Remodels

There are three different approval procedures (A, B, & C) for residential remodels and room additions that the City's Community Development



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Department processes. Procedure A is an over-the-counter approval, Procedure B is a 15-day courtesy notification to adjacent neighbors, and Procedure C is a public hearing before the Development Committee to review and approve a Precise Plan Amendment. The timeline for a Procedure C begins with staff receiving and reviewing the application and will determine within 30 days if the application is complete. If deemed complete, staff notices the project for public hearing before the Development Committee a minimum 10 business days before the hearing date. If the project is approved by the Development Committee, the applicant must sign an Agreement to Conditions of Approval within 30 days. Within 5 days of approval, staff will record the CEQA documents with the County Clerk-Recorder. The applicant can then submit to the Building Division for building permit plan check and building permit issuance. Plan check review typically takes seven to 10 days. The process is generally as follows:

1. Property owner or contractor contacts the City regarding constructing a room addition. The City sends them application forms and encourages them to meet with staff to review their project when it is in the earliest design stage so that they can provide assistance with the code requirements regarding setbacks and height restrictions.
2. Applicant submits three sets of plans for in-house review by planning, building and public works (if necessary).
3. Depending on the location and details of the room addition, it proceeds in one of three ways:
 - Single-story additions that are not readily visible from the street, meet all setbacks and code requirements, and match the existing structure in terms of roof slope, roof materials, roof design, eave dimensions, siding materials, color and general design can be approved "Over-the-Counter" (Procedure A).
 - Single- or two-story additions that are not readily visible from the street or are a minor addition in front of the house, meet all setbacks and code requirements and match the existing structure in terms of roof slope, roof materials, roof design, eave dimensions, siding materials, color and general design can be approved over the counter if there are no objections from adjacent neighbors. Anyone who may be affected by the addition will be notified of the addition and given 15 days for comments. If no negative comments or objections are received, it is approved by Planning and moved to Building for permits (Procedure B).
 - Additions that affect the street/front appearance of the home, or that do not meet development standards require a Precise Plan Amendment. The Development Committee takes action on these Precise Plan Amendments. The Development Committee meetings are regularly scheduled once every other month; however, the Committee meets once a month if there is a project pending. The Development Committee has the discretion to require Planning Commission approval in addition to Development Committee approval on any Precise Plan Amendment (Procedure C).



The majority of room additions fall into the first or second category, and are processed either over the counter or immediately after building permit plan check. Those that fall into the third category are reviewed for completeness and then noticed for public hearing. They are typically processed within 30 to 90 days.

Fees for room additions vary from project to project based on their size and scope, but an applicant can anticipate paying at minimum a building plan check fee and a building permit fee. If a bedroom is a part of the scope of the project, then a sanitation fee applies and if the project exceeds 500 square feet, school fees also apply.

Previously, the City's process for approving residential projects required every project to obtain both Development Committee and Planning Commission review prior to approval. While a typical residential project in the City can conclude the approval process within 30 to 60 days, this dual process was a potential constraint to residential construction in the City. To alleviate this constraint, in 2003 the City amended the Development Code to streamline the approval process by allowing conforming residential addition projects to be approved administratively if they involve an expansion of less than one third of the existing dwelling unit's square footage. Thus, only major projects that involve significant departure from City development standards go to the Development Committee and Planning Commission. In most cases, the processing time has been reduced to less than 30 days.

3.4.5 Fees

A schedule of the City's development fees is included in **Table C-27**. The City's fees are lower than in many other areas of Orange County. For example, the total fees for a 12-unit townhome residential project are estimated at \$13,080.20 per unit. These fees were not an unreasonable constraint on the planning of this development, nor have they constrained or rendered infeasible any recent housing development in the City. In addition, for fiscal year 2009-10, the City Council approved a "Fee Holiday" resolution waiving all building, plan check, and planning fees for improvements to existing single-family residential homes. This fee waiver resulted in a typical savings of almost \$1,650 for a 360-square-foot room addition.



Table C-27: Schedule of Fees – 2012

Service	Fees
Conditional Use Permit (with Development Committee (DC))	\$585
Conditional Use Permit (without DC)	\$432
Precise Plan	\$585
Precise Plan Amendment (Residential)	\$375
Tentative Parcel Map	\$558
Tentative Tract Map	\$646
Final Parcel or Tract Map Check	\$441
General Plan Amendment	\$748
Zone Change	\$748
Environmental Assessment	\$175
EIR Review	\$790
Permit Issuance Fee – B&S	\$45
Electrical – New Residential	\$203
OC Sanitation District (based on unit size)	\$1,082-\$4,682
Sewer Connection	\$275
Water connection & meter	\$146 + \$20/frontage foot
Mechanical Permit (heat/cool)	\$85
Plumbing Permits (cumulative)	\$140 (average for 2-bedroom unit)

The only City impact fee in La Palma is a Quimby Act park-in-lieu fee. Typical development fees will include fees paid to Public Works (grading permits, encroachment permits etc.), sanitation fees, Building Division fees (demolition permits, plan checks, mechanical, plumbing, electrical permits, etc.), Orange County Fire Authority fees, and City Business License fees. Development fees charged by other entities are as follows:

- Orange County Sanitation District - \$2,998 (assumes 3-bedroom multi-family unit)
- School fees - \$2.63 – \$2.97 per square foot depending on the district

Planning, building and other development fees (including those required by other entities) total approximately \$13,000 for a typical 1,500-square-foot home, which represents less than 3% of the total home value.

An example of actual fees incurred on a multi-family development in La Palma can be drawn from the recently constructed Tapestry Walk project, which was comprised of attached townhomes (three units each in four buildings). Total fees for this project were approximately \$6,800 per unit, not including school fees, which add an additional \$4,000 to \$5,000 per unit, or only two percent of the overall development cost.



3.4.6 Multi-Family Precise Plan Requirements (Density Bonus Ordinance)

The Precise Plan process ensures that all Multi-Family Residential developments comply with the development standards of the Multi-Family Residential Zone (R-3) per Chapter 26 of the City of La Palma Municipal Code. The Precise Plan process and these development standards may be minor constraints on affordable housing projects. For example, the Precise Plan process has the potential to prolong the timeline of an affordable housing project or the development standards may impact the financial feasibility of a project by limiting the number and sizes of housing units in a development.

To mitigate these potential constraints from the development standards and Multi-Family Residential Precise Plan requirements, the City has incorporated an Affordable Housing Section into the City of La Palma Municipal Code (Chapter 26, Sections 26-59 to 26-64). This section provides incentives for the development of affordable housing to qualifying households and residents. The incentives include a density bonus and other incentives, such as a reduction in development standards. The density bonus provisions of the Affordable Housing Section comply with the current requirements of Government Code Section 69915. These provisions help to minimize the governmental and financial constraints of the Multi-Family Residential Precise Plan process to affordable housing projects.

3.4.7 Environmental Review

Environmental review is required for all development projects under the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) is required of all developments that have the potential of creating significant impacts that cannot be mitigated. Most infill residential projects in La Palma are either Categorically Exempt or require only an Initial Study and Negative Declaration. The Negative Declaration process typically takes two to three weeks to prepare, plus the mandated public review period. Categorically Exempt developments require a minimal amount of time. As a result, state-mandated environmental review does not pose a significant constraint to housing development.

3.4.8 Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing costs. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

In La Palma, manufactured housing and mobile home parks are conditionally allowed the R-3, multiple family zone. Permanently sited



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manufactured homes on lots zoned for single-family dwellings are subject to the same rules as site-built homes, consistent with state law. The City of La Palma currently has no mobile home parks.

3.4.9 Second Units

Second units can be an important source of affordable housing for lower-income persons and households. Second unit residences are reviewed and approved ministerially (i.e., without a conditional use permit or other discretionary action) by the Community Development Director. Plans are required showing the lot dimensions, streets, utilities, drainage plan, building placement, access, parking areas, roof pitch, fencing, landscaping, exterior elevations, and material of all buildings. Design standards are required as follows:

1. Maximum one story in height not exceeding 16 feet if it is detached from the primary unit.
2. Conforms to the height limits for the zone in which the subject residential property lies, if the second unit is attached to the primary unit.
3. Contains a total floor area of no more than 30% of the living area of the principal dwelling and in no case exceed 1,200 square feet.
4. Maintains architectural compatibility with the primary unit, which includes, but is not limited to, building proportion, architectural style, roof type, paint color, finish, details, and other qualities subject to the review and approval by the Director of Community Development.
5. Conforms to all setback and building separation requirements.
6. Conforms to all density requirements in the Code and General Plan.
7. Conforms to all parking requirements in the Code, which requires one parking space per secondary unit or one space per bedroom in the secondary unit, whichever is greater.

A second unit may be rented, but is not permitted to be sold, transferred, or assigned separately from the primary residence. A second unit cannot be approved by the City prior to the applicant's submittal of evidence that a deed restriction affirming this requirement has been filed with the County Recorder. This deed restriction runs with the land and is continuous in tenure with the life of the second unit.

While the City's regulations encourage second units and are consistent with state law, no applications have been received in recent years. One property owner in 2012 has expressed interest in developing a second unit in conjunction with a new single-family unit.

3.4.10 Special Needs Housing

Persons with special needs include those in residential care facilities, persons with disabilities, the elderly, farm workers, persons needing emergency shelter or transitional living arrangements, and single room



occupancy units. The City's provisions for these housing types are discussed below.

3.4.10.A Residential Care Facilities

Residential care facilities refer to any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. In accordance with state law, small family care homes that serve six or fewer persons are permitted by right in all residential districts. The Development Code explicitly permits small family care homes within the R-1 and R-3 zones, and conditionally permits congregate care facilities in the R-3 zone. In addition, convalescent homes are conditionally permitted within the OP and PI zones. These requirements are consistent with state law and do not pose a significant constraint on the establishment of such facilities.

The Development Code requires congregate care facilities in the R-3 zone that have seven or more residents to obtain a Conditional Use Permit (CUP) prior to operation. A CUP is necessary to properly analyze the impact of the intensity of the use on the surrounding residential properties. Typical conditions of approval for a large group home would include proper building clearance from the City's Building Official along with conditions specified by the County of Orange Health Care Agency and the Orange County Fire Authority. The City would also evaluate potential noise and parking impacts and condition the project to mitigate any adverse impacts to surrounding residential properties.

3.4.10.B Housing for Persons with Disabilities

The City's building code requires that new residential construction comply with Title 24 accessibility standards. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. The provision of fully accessible units may increase the overall project development costs. However, enforcement of accessibility requirements is not at the discretion of the City, but is mandated under state law.

With regard to the definition of "family", the Development Code contains the following definition, which complies with state law.

- (1) Two of more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].*

With regard to concentration requirements, there are no restrictions regarding separation or concentration for group homes or other facilities for persons with disabilities.

With regard to parking standards, to facilitate the processing of requests to reduce architectural obstacles for persons with disabilities, the City established a process for review of requests for reasonable



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accommodation pursuant to SB 520 of 2001, expediting requests and providing information to applicants. Requested modifications to parking requirements for persons with disabilities will be considered under the City's Reasonable Accommodation procedures (see Program 13 in the Housing Plan).

3.4.10.C Farm Worker Housing

The City of La Palma does not have agricultural areas and has no need for permanent farm worker housing. The City's overall efforts to provide and maintain affordable housing opportunities will help to support the few seasonal farm workers who may choose to reside in the City.

3.4.10.D Housing for the Elderly

Senior group housing and senior citizen hotels are conditionally permitted uses in the PI zone. In addition, multiple-family housing in the R-3 zone can accommodate senior apartments or condominiums. The Development Code also provides a density bonus for the construction of senior housing (Section 26-60 et seq.). The Development Code is not considered a constraint to the development of senior housing because the regulations are the same as for other residential uses in the same districts.

3.4.10.E Emergency Shelters and Transitional Housing

Emergency shelters are facilities that provide a safe alternative to the streets either in a shelter facility, or through the use of motel vouchers. Emergency shelter is short-term, usually for 30 days or less. Transitional housing is longer-term housing, typically up to two years. Transitional housing requires that the resident participate in a structured program to work toward the established goals so that they can move on to permanent housing. Residents are often provided with an array of supportive services to assist them in meeting goals. The Development Code will be amended in 2013, prior to adoption of the Housing Element, to permit emergency shelters by right (Program 9 in the Housing Plan). As part of the comprehensive Development Code update, standards will also be revised to clearly permit transitional and supportive housing in zones allowing residential uses as a residential use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Development standards for transitional and supportive housing shall be no more restrictive than for other uses allowed in these districts, although conditions may be required to mitigate potential impacts to nearby uses, or permit such facilities on only a temporary basis.



3.4.10.F Single Room Occupancy

Single room occupancy (SRO) facilities are small studio-type units and are allowed in the NC, B1, GI and PI zones subject to a Conditional Use Permit. Development standards for these uses are no more restrictive than for other uses allowed within these zones. There are no minimum size restrictions for SROs.

The CUP process for the development of a SRO facility would entail a staff review and analysis of a CUP application, which would include a CEQA review and a water quality review. The project would be noticed for hearing before the Traffic and Safety Committee, the Development Committee, and the Planning Commission. The time frame for a CUP application is tied to the Permit Streamlining Act, CEQA, and Public Hearing Notification requirements. When an application is deemed complete, then staff would move to schedule the appropriate hearings as quickly as possible. Typical timeframe is approximately 90 days to get to Public Hearing before the Planning Commission after an application has been deemed complete. Typical conditions of approval would include construction impacts (dust, erosion control, etc), lighting, drainage, landscaping, parking, refuse storage, utility easements and connections, occupancy limits, on-site management and operational characteristics, equipment screening and noise control.



4. Housing Resources and Opportunities

4.1 Regional Growth Needs 2014-2021

In accordance with Government Code §65584, projected housing needs for each city and county in the Southern California region are prepared by the Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). SCAG's Regional Council adopted the final Regional Housing Need Allocation in October 2012. The RHNA covers the planning period of January 1, 2014 to October 1, 2021.

The Sustainable Communities and Climate Protection Act of 2008 (SB 375) promotes good planning, with the goal of more sustainable communities through integration of land use, transportation, and housing planning. The law connects the Regional Transportation Plan with the RHNA, both in terms of timeline and population projections. As such, SCAG began the RHNA process with an update of the population, employment and household forecasts for both the region as a whole and for each county. These forecasts were largely derived from California Department of Finance (DOF) population and employment forecasts and modified by regional demographic and modeling efforts by SCAG. SCAG then disaggregated the regional and county forecasts to each jurisdiction (while being consistent with the 2012 RTP projections), and estimated the number of dwelling units needed to achieve a regional target vacancy rate (1.5% owner-occupied and 4.5% rental) and account for projected housing demolitions. The total housing needed in each jurisdiction was then distributed by income category (very low-, low-, moderate-, and above-moderate income). In jurisdictions with higher proportions of existing lower-income households (as compared to the countywide average), SCAG adjusted the allocations such that the lower-income share of growth need is reduced to avoid overconcentration. The final RHNA allocation for La Palma is also discussed in Appendix C, Section 2 – Housing Needs Assessment.

All new units built or preserved after January 1, 2014 are credited in the 2014-2021 RHNA period.

4.2 Inventory of Sites for Housing Development

Section 65583(a)(3) of the Government Code requires Housing Elements to contain an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services



to these sites.” In order to ensure that housing units in the lower- and moderate-income categories can be accommodated during this planning period, a proactive adequate sites implementation program is necessary.

Table C-26 shows the housing that can be accommodated on vacant and underutilized sites. The realistic capacity and suitability of each of the sites that could accommodate a portion of the City’s housing need is discussed below.

4.2.1 5052 and 5062 La Palma Avenue

These two adjacent parcels are each approximately 17,000 square feet (0.39 acres), and each contains one single-family residence. The residence located at 5052 La Palma Avenue was built in 1965 and is 2,474 square feet. The residence located at 5062 La Palma Avenue was built in 1958 and is 1,350 square feet. While both properties are well maintained and appear to be structurally sound, they front on a four-lane arterial and are zoned for multi-family residential use. It is possible that the two parcels could be consolidated, similar to the nearby six-unit project recently developed at 5082 La Palma, which has similar site circumstances. That project also involved the replacement of a single-family unit with six units, indicating that there is market demand for this type of infill housing. In order to encourage multiple-family development, the City extended the Village Overlay (VO) to these parcels in 2011, increasing the allowable density on both parcels to 30 units/acre. The overlay allows up to 11 units on each parcel (22 units total) if the parcels remain separate, or 23 units if they are consolidated, excluding any potential density bonus. To be conservative, these sites are assumed to develop at 80% of that allowable capacity, or nine units on each site. Because the VO overlay allows multi-family development by right beyond the default density of 20 units/acre, these sites are assigned to the lower-income site inventory.

4.2.2 Vacant Single-Family Parcel

There is only one vacant parcel in the City zoned for single-family development. If subdivided, this parcel could potentially accommodate three single-family homes. However, access to the site would likely inhibit such development. To be conservative, it is estimated that one home would be developed on this vacant parcel, which is assigned to the above-moderate-income site inventory. The property owner has indicated the potential to seek development of a second unit on the site as well.

4.2.3 Vacant Multi-family Parcel (Proposed)

This property is a 0.41-acre site; the property has been vacant for a number of years. As part of the General Plan update, this parcel is considered for residential use and would be designated Multiple Family Residential and rezoned R-3. The parcel is surrounded to the south and east by other multi-family residential uses. The rezoning would occur concurrently with the General Plan update.



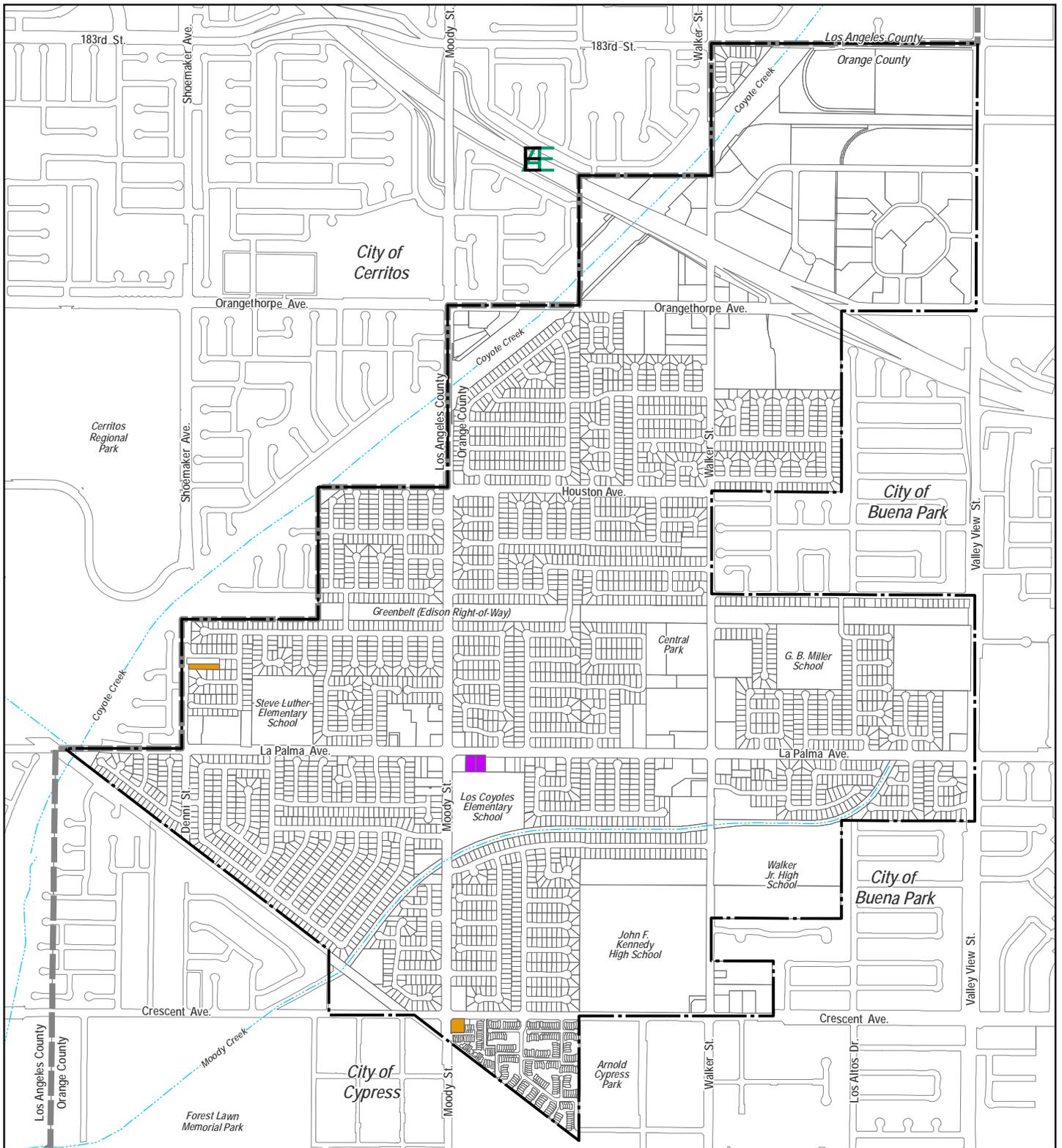
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While this analysis demonstrates that vacant and underutilized sites have sufficient realistic capacity to meet the City’s RHNA allocation, adequate incentives and subsidies will need to be provided to ensure that housing units can be built within the appropriate income categories. Programs 10 and 14 in the Housing Plan ensure that the City will provide a density bonus if requested and other incentives as feasible to encourage development of lower-income units commensurate with the City’s RHNA allocation for this planning period.

Table C-28: Residential Land Inventory vs. Remaining RHNA

Site	GP/ Zoning	Acres	Max Density	Existing Units	Potential Units by Income Category			Total
					VL/L	Mod	Above	
Vacant Sites:								
APN 263-342-59 7822 Denni St	SFR/ R-1	0.38	8.7 du/ac	--	--	--	1	1
APN 262-380-01 5017 Crescent Av	MFR/ R-3	0.41	10 du/ac	--	--	--	3	3
Underutilized Sites:								
APN 262-081-05* 5052 La Palma Av	MFR/ R-3/VO	0.39	30 du/ac	1	9	--	--	9
APN 262-081-04* 5062 La Palma Av	MFR/ R-3/VO	0.39	30 du/ac	1	9	--	--	9
Total Inventory					18	--	4	24
RHNA (Table C-22)					4	2	3	9
Surplus (deficit)					14	(2)	1	13
Notes:								
* These parcels are adjacent and could be consolidated for an additional unit (total of 19 units).								

Each of the above-referenced sites is shown on Figure C-1: Available Housing Sites.



Housing Sites to Meet the RHNA

- Underutilized
- Vacant

Base Map

- Los Angeles/Orange County Boundary
- La Palma City Boundary
- Drainage Channels

Date Map Prepared: April 17, 2013.
 Prepared by: Hogle-Ireland, Inc.
 Source: City of La Palma, 2011.

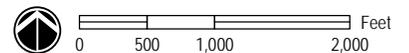


Figure C-1: Available Housing Sites



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A discussion of public facilities and infrastructure needed to serve future development is contained in Section 2 of this Appendix, under Infrastructure Constraints. There are currently no known environmental or public facility service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

4.3 Financial Resources

4.3.1 Redevelopment Opportunities

In the past, the La Palma Community Development Commission (CDC) served as the Redevelopment Agency for the City. The CDC was involved in maintaining, assisting, or producing over 168 affordable homes since its inception. The CDC used housing set-aside funds (20 percent of tax increment revenues within the 224-acre Redevelopment Project Areas) to support new housing construction, housing rehabilitation, and first-time homebuyer assistance throughout the City.

On Dec. 29, 2011, the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed the RDAs to continue to exist, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. As such, the La Palma CDC was dissolved in 2012. The City was selected to be the Successor Agency responsible for all enforceable obligations owed. No additional housing set-aside funds are available.

4.3.2 Community Development Block Grants (CDBG) and HOME Funds

During the previous Housing Element planning period, the City did not apply for a CDBG award through the Urban County competitive process, nor has it applied for and received a HOME grant award. However, the City maintains a Cooperative Agreement with the County of Orange to participate in the Urban County competitive process. Through Housing Program 2, the City commits to seek outside funds for the preservation and rehabilitation of affordable housing during the 2014-2021 planning period.

Because the existing single-family housing stock, which comprises the majority of the housing in the City, is in excellent condition, there is little likelihood that redevelopment and replacement with higher density multi-family housing is likely to occur within the planning period of this Housing Element.

4.3.3 Mixed Commercial/Residential Use Opportunities

Several zoning districts permit mixed-use development, subject to approval of a CUP. In addition to the residential zoning districts, mixed-



use development is conditionally permitted within the following nonresidential districts:

- OP – Office Professional
- NC – Neighborhood Commercial
- B1 – Multi-use Business
- GI – General Industrial
- PI – Public/Institutional

Furthermore, the City is exploring updating the General Plan to introduce new mixed-use districts, including a mixed-use district in the heart of the City to create a town center and a mixed-use district near the 91 Freeway. If established, these new districts would permit housing above 20 units per acre.

Because mixed-use development is conditionally permitted in almost all of the City's current zoning districts and new areas are under consideration to further facilitate mixed use and new housing opportunities, there is additional potential for underutilized parcels to transition to mixed-use affordable housing developments.

4.3.4 Second Unit Opportunities

Government Code §65852.1 et seq. provides for implementation of state specifications for the establishment of local ordinances governing the establishment of a second residential dwelling unit on a single-family or multiple family zoned lot. The City's Second Unit Ordinance provides for ministerial approval of second units by the Director of Community Development. Plans for second units must comply with the site and design standards listed in Section 26-30 of the Development Code.

Single-family homes in the City of La Palma range in size from 1,700 square feet to 3,000 square feet on 5,000 square-foot lots. Room additions are permitted, which can decrease rear setbacks in some areas to 10 feet. The size and configuration of the housing, including lack of areas to provide residential parking in the City, typically renders it infeasible to add second units on most single-family lots.

4.4 Opportunities for Energy Conservation

Housing Elements must, by law, include an analysis of the opportunities for energy conservation with respect to residential development. As residential energy costs rise, the subsequent increasing utility costs reduce the affordability of housing. Although the City is fully developed, new infill development and rehabilitation activities could occur, allowing the City to directly affect energy use within its jurisdiction.

The State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.



L a P a l m a G e n e r a l P l a n

California's building efficiency standards (along with those for energy efficient appliances) have saved billions of dollars in electricity and natural gas costs since 1978.

Title 24 sets forth mandatory energy standards and requires the adoption of an "energy budget" for all new residential buildings and additions to residential buildings. Separate requirements are adopted for "low-rise" residential construction (i.e., no more than 3 stories) and non-residential buildings, which includes hotels, motels, and multi-family residential buildings with four or more habitable stories. The standards specify energy-saving design for lighting, walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes.

In 2010, the state made modifications to Title 24 to incorporate "green" building practices. The City of La Palma adopted the latest edition of the California Building Codes, including the California Green Building Code.

The Community Development Department reviews and approves green improvements such as roof-mounted solar panels over the counter, subject to applicable building permits. In addition, the City housing rehabilitation program (see Housing Plan, Program 2) can result in energy savings through home improvements such as window and door replacement, energy-efficient appliances (e.g., water heaters), and new insulation/weatherization.



5. Progress Report

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This section reviews the housing goals, policies, and programs of the previous Housing Element (adopted in 2010), and evaluates the degree to which these programs have been implemented during the previous planning period January 1, 2006 through June 30, 2014. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's 2014-2021 Housing Plan (Chapter IV of the General Plan).

Table C-29 summarizes the programs contained in the previous Housing Element, along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table C-30 evaluates the appropriateness of previous goals and policies, and identifies any changes that are called for in response to the City's experience during the past planning period. Based on this evaluation, all of the current Goals and Policies continue to be appropriate and have been retained.

Table C-31 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Table C-32 provides a summary of residential development by income category during the 2006-2014 RHNA period.



Table C-29: Housing Element Program Effectiveness Evaluation 2008-2014
City of La Palma

	Responsible Agency	Funding Source	Program Objectives	Accomplishments	Effectiveness/ Appropriateness and Future Actions
1. Section 8 Rental Assistance	Orange County Housing Authority	HUD (limited City staff time)	Support efforts to increase the amount of funding allocated to HUD programs. Provide referrals to apartment complex owners for information on the various Section 8 programs. Continue to participate in the County Housing Authority's Committee for Municipalities participating in Section 8 County-Administered programs. Assist 10 very-low or low-income households in the City.	As of 2012, there were 64 households in La Palma receiving Section 8 assistance.	Continue to support the Section 8 program. Remove a quantified objective, given the City's lack of influence on Section 8 funding.
2. Funding for Preservation and Rehabilitation of Affordable Housing	Community Development Department	HUD	Apply for and utilize CDBG and HOME funds to preserve and rehabilitate 5 affordable housing units.	This funding source was not utilized during the planning period.	Not effective due to lack of funding. Continue to seek opportunities for preservation and rehabilitation.
3. Mortgage Assistance & Mortgage Credit Certificate Programs	Orange County Housing and Community Services (Affordable Housing Clearinghouse)	Cal Home funds & federal tax credits	Assist 6 First-Time Homebuyers by providing down payment assistance.	No City of La Palma residents utilized the MCC program between 2008 and 2014.	The MCC Program was discontinued by the County in 2005 but reinstated in 2009. The City will continue to publicize the availability of these programs.



Table C-29: Housing Element Program Effectiveness Evaluation 2008-2014
City of La Palma

	Responsible Agency	Funding Source	Program Objectives	Accomplishments	Effectiveness/ Appropriateness and Future Actions
4. Reverse Mortgage Program	Orange County Housing Authority	None necessary	Refer all eligible parties who contact the City with an interest in this program to the Orange County Housing Authority.	As affordable mortgage inquiries are made, the City provides referrals to the Orange County Housing Authority.	Continue program.
5. Section 202 Elderly or Handicapped Housing	Community Development Commission; Planning Division	Housing Set-Aside Funds	Support all viable nonprofit entities seeking Section 202 funding.	No funding requests were received.	Continue to seek opportunities for Sec. 202 funding.
6. Preserve Moderate-Income Townhomes	Community Development Commission	Redevelopment Set-aside funds	Utilize “right-of-first refusal” options to purchase moderate income housing units and extend their term of affordability. Preserve 25 remaining units of moderate income housing.	10 loans were repaid at Montecito Village Townhomes; 15 remain affordable.	Discontinue program, as RDA funds are no longer available.
7. Preserve Moderate-Income Single-Family Housing	Community Development Commission	Redevelopment Set-aside funds	Work with owners and interested non-profit agencies to prevent 7 remaining units of moderate income housing from reverting to market rate. Preserve 7 units of moderate income housing.	3 loans were repaid at Kathy Drive Homes; 4 remain affordable.	Discontinue program, as RDA funds are no longer available.
8. Residential Code Enforcement Relief Program	Code Enforcement Division; Community Development Commission	Redevelopment Set-aside funds (Low and Moderate Income Housing Fund)	Support lower-income homeowners to comply with the City’s minimum standards for property maintenance.	Successful residential cases resolved with voluntary compliance and cooperation with the residents. One homeowner was assisted.	Continue code enforcement activities geared at maintained the La Palma quality of life.



Table C-29: Housing Element Program Effectiveness Evaluation 2008-2014
City of La Palma

	Responsible Agency	Funding Source	Program Objectives	Accomplishments	Effectiveness/ Appropriateness and Future Actions
9. Home Spotlight Award Program	Community Activities & Beautification Committee	General Fund	Continue the Home Spotlight Award Program rewarding high standards of property maintenance.	Community Activities & Beautification Committee (CAB) spotlights a home per quarter in the Recreation newsletter and on the City's website.	Continue advertisement of the selected home.
10. Emergency, Transitional and Supportive Housing Sites	Community Development Department	General Fund	<p>1) Comply with SB 2 within one year of Housing Element adoption through an amendment to the Development Code to permit permanent emergency housing by right in the public and institutional zone with appropriate development standards, and</p> <p>2) Clarify that transitional and supportive housing is a residential use that is subject to the same standards as other residential uses of the same type in the same zone.</p> <p>3) In addition, work with local faith-based organizations and multi-family residential owners to formally establish appropriate emergency and transitional housing sites.</p>	Emergency Shelters will be addressed in the Municipal Code via an amendment in 2013, prior to Housing Element adoption. Transitional Housing and Supportive Housing will be addressed in the Municipal Code via the Development Code update concurrent with the General Plan update to comply with state law.	Implement provisions of revised Development Code to permit emergency, transitional, and supportive housing. This program will be implemented in 2013.

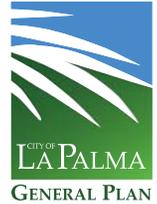


Table C-29: Housing Element Program Effectiveness Evaluation 2008-2014
City of La Palma

	Responsible Agency	Funding Source	Program Objectives	Accomplishments	Effectiveness/ Appropriateness and Future Actions
11. Density Bonus Program	Planning Division	General Fund	Encourage the development of affordable housing in the City by updating the Affordable Housing Regulations to ensure that density bonus provisions are consistent with state law.	Density Bonus Ordinance was adopted into the Development Code in November 2011. The revised ordinance complies with the current provisions of Government Code §65915.	Encourage use of density bonus. Continue program.
12. Revise Residential Land Use Designations and Controls	Planning Division	General Fund	Update the City's Development Code to reflect current state law regarding manufactured housing.	The City provides zoning standards consistent with General Plan designations and revised the standards pertaining to manufactured housing to comply with state law on April 2, 2013.	Update as necessary to keep consistent with current laws and City needs. This program will be continued.
13. Equal Housing Opportunity	Community Development Department	None necessary	Support the activities of the Fair Housing Council by publicizing its referral service to local residents using the following methods: publish information in the La Palma and post information obtained from the California Department of Fair Employment and Fair Housing at the public library, community center and on the City Hall bulletin board.	Links to the Fair Housing Council of Orange County and the California Department of Fair Employment and Fair Housing are listed on the City's website.	Continue to publicize Fair Housing Council services to local residents.



Table C-29: Housing Element Program Effectiveness Evaluation 2008-2014
City of La Palma

	Responsible Agency	Funding Source	Program Objectives	Accomplishments	Effectiveness/ Appropriateness and Future Actions
14. Senate Bill 520- Persons with Disabilities	Building/Safety Division, Planning Division	Development Fees	Comply with SB 520 of 2001	The City analyzed constraints to housing for persons with disabilities as part of the Housing Element update. A reasonable accommodation procedure was implemented April 2, 2013.	Implement the reasonable accommodation procedures and provide information to residents. This program will be implemented in 2013.
15. Adequate Sites Implementation Program	Community Development/ Planning Division & Community Development Commission	Low and Moderate Income Housing Fund	Accommodate the RHNA for each income category during the 2008-2014 planning period.	The City revised the Zoning Map to apply the Village Overlay to identified parcels, consistent with this program (Zoning Map Amendment 2011-01, December 2011). In addition, Phase II of the Denni Street Specific Plan was pursued (construction completed in 2012), which adds 3 moderate-income, 3 low-income, and 6 above moderate-income units to La Palma.	Continue program to provide appropriate densities and zoning standards to facilitate affordable housing in La Palma.



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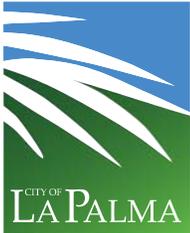
Table C-30: Appropriateness of Housing Element Goals and Policies 2008-2014

Goal	Policy	Appropriateness
Diversity of Housing Options		
1: Provide diverse housing opportunities to satisfy the physical, social and economic needs of the existing and future residents of La Palma, including those with special needs.	1.1 We will ensure that housing is safe and sanitary with adequate public services to accommodate the needs of City residents.	Appropriate – retain and revise
	1.2 We will promote the continued maintenance and enhancement of the existing housing stock.	Appropriate – retain and revise
	1.3 We will support innovative public, private and nonprofit efforts in the development of affordable housing, particularly for special needs groups.	Appropriate – retain and revise
High-Quality Residential Development Standards		
2: High-quality residential development standards shall be maintained to ensure that livable neighborhoods are maintained, as well as, safety and aesthetic value.	2.1 We will continue to establish and enforce property regulations that promote the sound maintenance of property to enhance the livability and appearance of residential areas.	Appropriate – retain and revise
	2.2 We will provide public services and improvements that support and improve neighborhood stability.	Appropriate – retain and revise
Removal of Housing Constraints		
3: We will address and remove governmental constraints to the maintenance, improvement and development of housing, where appropriate and legally possible.	3.1 We will remove regulatory barriers to the development of emergency and transitional housing for the homeless. We will assist developers of emergency and transitional housing in locating sites and streamline the approval and permitting process for this housing.	Appropriate – retain and revise
	3.2 We will provide flexibility in development regulations to permit higher density affordable housing to be developed in the City.	Appropriate – retain and revise



Table C-30: Appropriateness of Housing Element Goals and Policies 2008-2014

Goal	Policy	Appropriateness
	3.3 We will periodically review City development standards to ensure consistency with the General Plan and to facilitate high-quality affordable housing. Affordable, transitional and emergency housing applications will be moved through the approval and permitting processes in an expedient manner. We will assist in the filing of forms and permitting approvals from related agencies for affordable housing projects.	Appropriate – retain and revise
Equal Housing Opportunity		
4: Assure that housing opportunities are available to all persons without regard to race, color, ancestry, national origin, religion or marital status.	4.1 We will encourage and support the enforcement of laws and regulations prohibiting the discrimination in lending practices in the sale or rental of housing.	Appropriate – retain and revise
	4.2 We will assure and support the efforts of others to ensure that unrestricted access to housing is available to all segments of the community.	Appropriate – retain and revise
	4.3 We will encourage and support local private, nonprofit groups, which address the housing needs of the homeless and other disadvantaged groups.	Appropriate – retain and revise



GENERAL PLAN

Table C-31: Progress in Achieving Quantified Objectives 2006-2012

Program Category	Quantified Objective	Progress
New Construction		
Very Low	2	--
Low	2	3
Moderate	3	3
Above Moderate	6	12
Total	16	18

Table C-32: Residential Development by Income Category 2006-2012

Project	Zoning	Max Density	Income Category				Total
			Very Low	Low	Mod	Above Mod	
Tapestry Walk (12 townhomes)	VO	30 du/ac	--	3	3	6	12
Russell Estates (6 single family homes)	R-3	10 du/ac	--	--	--	6	6
Total			--	3	3	12	18