



DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES and CAPITAL PROJECTS DIVISION

**THE 2019 GENERAL PLAN
ANNUAL PROGRESS REPORT**

PLANNING COMMISSION HEARING
September 10, 2020

2019 APR



- The APR for the 2019 calendar year was on the Planning Commission agenda of March 12, 2020.
- Due to the Commission about to lose quorum, the item was continued to the March 26, 2020 Planning Commission hearing.
- The item was not placed on that agenda due to the situation with the Coronavirus and is placed on today's agenda for the Commission's consideration.
- The 2019 APR has been submitted to State agencies to comply with the April 1st submittal date required by statute.

2019 APR



- State law requires that cities and all counties prepare an Annual Progress Report (APR) on the status of implementation of their general plans, including the housing element, and submit the APR to State agencies by April 1st of the subsequent year.
- The APR must be submitted to the Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD).

APR REPORTING FORMAT



- The guidance provided by OPR to assist local governments in preparing their APRs provides maximum flexibility in the form and content of the APR.
- The reporting for the Housing Element of the General Plan is per specific requirements of the State Department of Housing and Community Development

PURPOSE OF THE APR



- The general plan portion of the APR provides the following information:
 - Major planning activities;
 - Development applications that were received and processed;
 - General Plan Amendments, Zoning Code Text Amendments, and Zone Changes that were received and processed; and
 - Environmental Impact Reports for various projects.
- The report includes a matrix about implementation programs of the general plan.

APPLICATIONS RECEIVED AND PROCESSED IN 2019



Table 1
Applications Submitted and Processed in 2019

Application Type	Total Incoming	Approved	Denied / Withdrawn	Still in Process
Zone Map Amendment (Rezone)	5	0	0	5
Amendment to Text of the Zoning Ordinance	0	0	0	0
Conditional Use Permit	30	13	1	16
Director Review & Approval	38	22	0	16
General Plan Amendment	2	0	0	2
Environmental Impact Report	0	0	0	0
Merger	9	8	0	1
Pre-Certificate of Compliance	5	2	0	3
Property Line Adjustment	21	5	0	16
Site Plan Review	63	52	0	11
Tentative Parcel Map	10	0	0	10
Tentative Parcel Map Waiver	13	1	0	12
Tentative Tract Map	1	0	0	1
Variance	18	4	2	12
Cancellation of Williamson Act Contract	5	0	1	4
Revision to Williamson Act Contract	2	2	0	0
TOTAL	222	109	4	109

PLANNING COMMISSION ACTION ON PROJECTS IN 2019



Table 1.1
Planning Commission Action on Projects in 2019

Application Type	Approved	Denied / Withdrawn	Total
Zone Map Amendment (Rezone)	6	0	6
Amendment to Text of the Zoning Ordinance	0	0	0
Conditional Use Permit	22	2	24
Director Review & Approval	1	1	2
General Plan Amendment	2	0	2
Environmental Impact Report	0	0	0
Tentative Tract Map	1	0	1
Variance	19	1	20
Time Extensions (TT, CUP or VA)	7	0	7
General Plan Conformity Findings	5	0	5
Site Plan Review	1	1	2
TOTAL	64	5	69

2019 APR FOR THE HOUSING ELEMENT



The Housing Element portion of the APR is prepared per forms and instructions provided by HCD in February 2020.

- It provides the following required information:
 - Residential building permit activities for various income groups, as well as housing rehabilitations and down payment assistance for qualified homebuyers; and
 - Progress toward meeting Fresno County's RHNA obligation
- It also includes a matrix addressing the programs and objectives of the housing element.

PLANNING COMMISSION ACTION



Recommended Motion:

- Receive the 2019 APR; and
- Recommend that the Board of Supervisors accept the 2019 APR; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.



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