City of Yucaipa
Annual Housing Element
And General Plan
Progress Report
01/01/21 to 12/31/21

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Purpose of the Annual Report

Government Code Section 65400 mandates that certain cities and all 58 counties submit an Annual Progress Report (APR) on the status of the Housing Element and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1st of each year. The APR provides local legislative bodies with information regarding the implementation of the General Plan for their city or county. APRs must be presented to the local legislative body for its review and acceptance, usually as a discussion item on a regular meeting agenda. Therefore, the APR should provide enough information for decision makers to assess how the General Plan was implemented during the 12-month reporting period, typically the previous calendar year.

More specifically, APRs explain how land use decisions relate to adopted goals, policies, and implementation measures of the General Plan. The APR should provide enough information to identify necessary "course adjustments" or modifications to the General Plan, and means to improve local implementation. The State uses the APR to identify statewide trends in land use decision making and determine how local planning and development activities relate to statewide planning goals and policies. APRs may identify needed modifications and improvements to OPR's General Plan Guidelines. In addition, OPR is able to track progress on a local jurisdiction's comprehensive General Plan update using information provided in the APR.[1]

Background on the Existing City of Yucaipa General Plan

In 1980, the County Development Code revised the County's previous zoning ordinance and created the Community Plan System of land use districts (zoning). County-wide, fifteen community or specific plans were adopted through 1988, including the Yucaipa Community Plan of 1980.

As new State General Plan requirements were added, some San Bernardino County elements were significantly amended, including the Housing Element in 1981 and 1986. The land uses were also amended as new development proposals were considered, including many in Yucaipa.

In 1989, the San Bernardino County Board of Supervisors adopted the Consolidated General Plan and Implementation System, replacing the 1966 County General Plan, approximately 40 separate "Community General Plans", and several individual plan elements prepared through the years. At that time, Yucaipa was unincorporated and subject to the County General Plan in all its aspects.

[1] Governor's Office of Planning and Research. State of California: 2007 General Plan Annual Progress Report Guidance. Office of Planning and Research: Sacramento, 2007.

The new systems incorporated into the County's 1989 General Plan were included in this General Plan to standardize and replace the old zoning system as well as the community plan districts and overlays. Improvements to the planning review system were coordinated with revisions to the Development Code as adopted by the City.

In order to address the City's needs with specificity during the first years of cityhood, the City Council ordered the preparation of an interim General Plan. This plan represented all that City officials and the public agreed constituted the direction Yucaipa should move in as it grows into the nineties and its first full decade.

In 2003, a comprehensive review of each General Plan element was conducted by the City Council in order to incorporate current data wherever appropriate, and to implement policy refinements to facilitate the continued implementation of the adopted goals, policies and action items. Changes to existing policies and standards were kept to a minimum in order to ensure that the Plan would remain consistent with the original goals, as they represent the Plan's foundation.

The updated General Plan and the updated Official Land Use Plan for the City of Yucaipa were formally approved on September 13, 2004, with the adoption of Resolution No. 2004-45, and on September 27, 2004, with the adoption of Ordinance No. 232. The 4th cycle update of the Housing Element was adopted on February 23, 2009, for the 2008-2014 planning period and the City Council adopted the 5th Cycle Housing Element on April 22, 2013 (Resolution No. 2013-16), covering the 2014-2021 planning period.

With the City's General Plan at the end of its expected twenty-year planning horizon, City Council initiated the process of an update of the General Plan in 2012. The City completed the comprehensive 20-year General Plan update, an was adopted by City Council by Resolution on April 11, 2016. As part of this process, the previously adopted 5th Cycle Housing Element was incorporated into the General Plan update. This report addresses the occurrences of calendar year 2016, in which the 2016 General Plan update was in place, as was the 5th Cycle Housing Element, which was adopted on April 22, 2013.

The Yucaipa General Plan is the result of an extensive planning process involving the City, residents, community groups and surrounding communities. This process has provided a forum for resolving local conflicts among competing interests for the development of this area. The process began with the identification of goals, policies and actions that were used as the basis for developing a series of alternate land use plans for Yucaipa. Following extensive review and refinement of the alternatives, a plan was proposed which best met the goals of the City.

Date of Presentation/Acceptance by the Local Legislative Body

The 2021 Housing Element and General Plan Annual Progress Reports were presented to the City Council at a regularly scheduled City Council meeting on March 28, 2022. The APR was received and filed approved by the City Council at this meeting.

Measures Associated With Implementation of the General Plan

Planning / Construction Activities

Major Advanced Planning Activities

Housing Element Update: The City Council adopted the 5th Cycle Housing Element Update on April 22, 2013. The 2014-2021 Housing Element Update is a development policy and regulatory document intended to implement the California Government Code requirements for Housing Elements. It received final certification from the California Department of Housing and Community Development (HCD), and was found to be in full compliance with the State Housing Element law (Article 10.6 of the Government Code). In order to complete the required update for the 6th Cycle, the City has initiated the Housing Element update on January 13, 2020. Despite the COVID-19 pandemic, extensive outreach efforts and study sessions have been conducted to guide the draft Housing Element update, which was submitted to HCD in September 2021. The City is currently making adjustments to respond to comments from HCD before final adoption occurs.

Freeway Corridor Specific Plan Update: The Freeway Corridor Specific Plan (FCSP) area includes the largest undeveloped area in Yucaipa, comprised of 1,242 acres of land, and is poised to capture a portion of the regional demand for commercial and residential uses. Its original intent was to provide job growth opportunities for the community and was one of the key strategies for providing housing opportunities that could meet the Regional Housing Needs Assessment (RHNA) during prior housing cycles. The existing FCSP was originally developed in 2007/8, right before the economic recession that resulted in dramatic changes to the retail and commercial industry. Since the adoption of the FCSP, the City has also completed a comprehensive General Plan update, which was adopted in 2016. To help address the development potential and viability of the FCSP area, the City applied for and was awarded several grants from Southern California Association of Governments (SCAG) that have been combined to complete an update to the plan. Several study sessions and stakeholder meetings have been conducted to gather feedback on proposed changes to this plan.

Yucaipa Valley Wine Country Specific Plan: Interest has grown within the Community to allow for crop cultivation of wine grapes throughout the City, with some small-scale vineyards that have been recently planted. Winemaking presents several different elements from a land use perspective that are not currently addressed by the City's Development Code, and due a lack of agriculturally zoned land and/or historically grown vineyards, the City has conducted a two-phased approach to encourage the development of a sustainable wine industry in the community. In 2020, the City completed Phase I (research and initial outreach phase), and has since been developing a Specific Plan that can facilitate the orderly development of wineries and ensure their compatibility with the existing community, while maintaining compliance with no-net-loss housing requirements. Following significant outreach efforts, the draft Land Use Plan was presented at the City Council Meeting of November 22, 2021, and the City is currently preparing the Specific Plan document which will further a number of General Plan policies.

Enhanced Infrastructure Financing Districts: SB 628 created EIFDs to help fund economic development projects. With amendments made over the last few years, EIFDs are now able to fund infrastructure maintenance and housing development, economic development, transportation infrastructure, sewage treatment, and climate adaptation projects, among others. In 2021, SCAG awarded the City a grant to study the formation of an EIFD that would encompass specific project areas needing infrastructure and that would address the City's 2021-2029 RHNA requirements. These areas include the Crafton Hills College Overlay District and Freeway Corridor Specific Plan, among others

General Plan Amendment(s)

Two General Plan Amendments were approved, which consisted of Land Use District Changes. One project was the for a change of the land use designation of a property with a split zone of RL-2.5 (Rural Living, 2.5 acre minimum) and RM-72C (Multiple Residential, 7,200 square foot minimum lot size) to have a single land use designation of RM-72C, and a Conditional Use Permit and Tentative Tract Map to permit a 44-unit, detached condominium project. The other project was the to change the land use designation of a property from RS-10M (Single Residential) to (IN) Institutional, and a Conditional Use Permit, Architecture Review, and Oak Tree Permit to permit the construction of a 3,640 square foot new sanctuary building that will replace the existing sanctuary building for a place of worship.

Planning Program(s):

Restaurant Infrastructure Program: The City's Restaurant Infrastructure Improvement Program (Program) began as an expansion of the City's Façade Improvement Program by including a restaurant rehabilitation component that would support the conversion of a standard retail space to a restaurant type of use. The intent behind the proposed enhancement to the Program is to encourage the development of restaurants in the Uptown and provide financial aid to restaurant and beverage establishments for converting existing retail spaces into restaurant spaces. The Program elements were revised to streamline the Program and address potential liability matters in order to further encourage its use.

Residential Façade Improvement Program: On January 27, 2020, the City Council approved an expansion to the City's façade improvement program to include residential façade improvements focuses on four disadvantaged areas within the City, specifically in the Dunlap and Greater Uptown neighborhoods, which generally consists of the neighborhoods west of Oak Glen Road and South of Yucaipa Boulevard, and between 5th Street and Bryant Street, south of Date Avenue and certain areas north of Wildwood Canyon Road, and would ultimately support the rehabilitation of units needing repair. The program was updated following comments received from those that were interested in participating.

The City completed Comprehensive Inspections for 8 mobile home parks and 6 All-Agency inspections.

Notable Development(s) Completed:

- Wildwood Mountain Bike Track Phase I and II
- Wilson III Creek Basin Phase 1A complete, future phase has been awarded and under construction.
- 2nd Street and Oak Glen Road Traffic Signal Installation and crosswalk
- Dunlap Bridge Demolition, which will remove portions of the FEMA flood zone
- Several groundbreaking events for residential projects, including 17th Street, 5th Street, and Oak Glen Creek Specific Plan
- Wildwood Canyon Road and Interstate 10 Freeway Interchange Project – Project Study Report phase is completed finished and Project Approval/Environmental Document phase initiated

Density Bonus Project(s)

The City received seven Density Bonus Requests for age-restricted senior housing projects or affordable housing projects between 2021 and 2022. Four of the applications were deemed complete and ultimately approved with all of the units proposed by the density bonus request; and some these applications included any waivers or concessions or applied reduced parking standards consistent with state law.