



**2020 General Plan Annual Progress Report
(APR) including a Housing Element and
Regional Housing Needs Allocation (RHNA)
Plan Progress Report**

City of Ridgecrest

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City of Ridgecrest

2020 General Plan Annual Progress Report (APR)

Introduction

California Government Code Section 65400 (a) (2) requires each city and county to provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The report to contain (A) the status of the plan and progress in its implementation and (B) the progress in meeting its share of regional housing needs as determined pursuant to Section 65584 and local efforts to remove government constraints pursuant to paragraph (3) of subsection (c) of Section 65583 of the Government Code. Further, the housing element portion of the report to be prepared using standards, forms, and definitions adopted by the HCD.

This report has been prepared and processed following requirements stated above.

General Plan Background

The current General Plan, Ridgecrest General Plan 2030, was adopted on December 2, 2009. This did not include the Housing Element which is part of the General Plan but traditionally approved as a separate document. The Housing element was updated on May 6, 2015 and covers the period of 2015 - 2023.

Since its incorporation on November 29, 1963, the City is the closest urban area to the Naval Air Weapons (NAWS) China Lake and the Navy has been the largest employer within the Indian Wells Valley. Therefore, the City's General Plan contains an elective element, Military Sustainability Element, in order to "ensure that future land uses are compatible with the continued operation of China Lake and avoid risks to life, property and the well-being of City residents from hazards associated with aircraft operations."

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Elements of the Ridgcrest General Plan 2030

The Ridgcrest 2030 General Plan contains following elements:

<p>Land Use Chapter 3 <i>Mandatory Element as required under Government Code Section 65302(a)</i></p>	<p>Establishes goals, policies and implementation measures for development of public and private uses. Define general distribution and intensity of land uses for residential, commercial, industrial, institutional, public facilities, and open space.</p> <p style="text-align: center;">Date adopted: December 2, 2009</p>
<p>Military Sustainability Chapter 4 <i>Optional Element as discussed in Government Code Section 65303</i></p>	<p>Identifies goals, policies and implementation measures needed to ensure the City’s dual objective of achieving growth while protecting the flight corridors and military missions associated with Naval Air Weapons Station (NAWS) China Lake. Additionally, this element contains information related to state-mandated elements including land use, conservation, noise and safety.</p> <p style="text-align: center;">Date adopted: December 2, 2009</p>
<p>Community Design Chapter 5 <i>Optional Element as discussed in Government Code Section 65303</i></p>	<p>As stated in the General Plan, this element establishes goals, policies, and implementation measures to guide evaluation of city structure and design. The element guides the visual aspects of the built environment to create the City identity and design. It provides guidance for City architecture, landscaping, landmarks, views and to improve the overall image of the City.</p> <p>This element also contains information for state-mandated elements of Land Use and Conservation.</p> <p style="text-align: center;">Date adopted: December 2, 2009</p>
<p>Circulation Chapter 6 <i>Mandatory Element as required under Government Code Section 65302(b)</i></p>	<p>Contains City’s goals, policies, and implementation measures in order to ensure an adequate and functional transportation and circulation system. Element addresses automobile travel (roads and highways), public transit, aviation, and trails for bicyclists and pedestrians. In addition to providing information for state-mandated elements including Land Use and Noise, this element also includes congestion management requirements included in Government Code Section 65088 et. seq.</p> <p style="text-align: center;">Date adopted: December 2, 2009</p>
<p>Open Space and Conservation Chapter 7 <i>Mandatory Element as required under Government Code Section 65302(d)</i></p>	<p>In addition to identification of goals, policies and implementation measures, this element provides direction regarding the conservation, development, and utilization of natural resources. This element also contains information for state-mandated elements including Land Use, Conservation, and Open Space.</p> <p style="text-align: center;">Date adopted: December 2, 2009</p>

<p>Health and Safety Chapter 8 <i>Mandatory Element as required under Government Code Section 65302(g)</i></p>	<p>Establishes goals, policies and implementation measures to ensure public health, safety, and welfare related to natural as well as man-made hazards. More specifically, this element contains programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards. This element also contains information for state-mandated Noise Element.</p> <p style="text-align: center;">Date adopted: December 2, 2009</p>
<p>Housing (Separate Document) <i>Mandatory Element as required under Government Code Section 65302(c)</i></p>	<p>Even though the Housing Element is a part of the General Plan, a separate document containing the element was originally approved in June 2002 covering the period 2002 - 2007. This element has been updated on May 6, 2015 covering the period from 2015 - 2023. In addition to establishing goals and strategies to guide the development of housing in the City, this element, as approved analyzes the housing needs in order to maintain, improve, and create housing for all economic segments of the City population. It ensures adequate supply of land for development of affordable housing within the City.</p> <p style="text-align: center;">Date adopted: June 2002 Date Updated: May 6, 2015</p>

2020 Amendments to the General Plan, Zoning Ordinance, Zoning Map

Amendments to the General Plan and Zoning Map:

There were no General Plan Amendments or Zone Changes during the reporting period.

Amendments to the Zoning Ordinance:

Zoning Section	Amendment
106-31 Home Occupations	Permitted Cottage Kitchen, and cosmetology as home occupations Approval date: 7/28/2020
106-37 Temporary Employee Housing	Permitted temporary employee housing in the City. Approval date: 7/1/2020
106-38 Accessory Dwelling Units	Addition of code for accessory dwelling units Planning Approval: 10/27/2020

2020 General Plan Implementation Programs and Actions

Goal/Policy/Program	Implementation Action
<p><i>Community Design Element:</i></p> <p><i>CD-2.14 Pedestrian Orientation</i> <i>CD-2.15 Site Mobility</i> <i>CD-2.12 Adequate Lighting</i> <i>CD-3.2 Multi-family Design Standards</i></p> <p><i>Land Use Element:</i></p> <p><i>LU-1.4 Encourage Infill Development</i> <i>LU-2.3 Local Housing Needs</i> <i>LU-2.6 Medium and High Density Residential Locations</i></p> <p><i>Circulation Element:</i></p> <p><i>C-2.20 Reduction of Vehicular Trips</i> <i>C-5 Alternative Transportation</i> <i>C-6 Pedestrian and Bikeways Facilities</i></p> <p><i>Health and Safety Element:</i></p> <p><i>HS-10.1 Planning Programs</i> <i>HS-10.3 Bicycle Safety</i> <i>HS-10.4 Pedestrian Safety</i></p> <p><i>Housing Element:</i></p> <p><i>POLICY H-1.1 Provide a variety of residential development opportunities, ranging from low density to high density, as designated on the General Plan Land Use Map.</i></p> <p><i>POLICY H-1.8 Encourage</i></p>	<p>Planning Commission approved site plan 19-07 for the development of 76 affordable housing residential units. The application consists of the site plan, surplus land sale of City owned property, and co-application for the Affordable Housing Sustainable Communities Grant.</p> <p>Public works projects in the grant links the in-fill housing development to key services, shopping centers, schools and parks through bikeways, sidewalks, street lights, crosswalks and bus routes. Application also included a density bonus that increase site density and reduced the number of parking stalls.</p> <p style="text-align: center;">Source of Funds: Affordable Housing Sustainable Communities Grant.</p> <p style="text-align: center;">Date Approved: Planning Commission: 1/8/2020, City Council 1/15/2020</p>

<p><i>development of housing opportunities for moderate income households to live in the city.</i></p> <p><i>POLICY H-1.9 Continue to facilitate timely permit and development plan processing for residential construction.</i></p> <p><i>POLICY H-3.4 Locate higher density residential development in close proximity to public transportation, retail, services, and recreation.</i></p> <p><i>POLICY H-3.6 Accommodate new residential development, which is coordinated with the provision of infrastructure and public services.</i></p> <p><i>POLICY H-5.0 Assist in providing affordable large family units to very low and low income families during the 2015-2023 Housing Element.</i></p> <p><i>POLICY H-5.1 Ensure that development standards for parking, open space, and other amenities do not add unduly to the cost of housing.</i></p> <p><i>POLICY H-6.0 The 2014-2023 RHNA will be met during the planning period utilizing the appropriate programs as identified.</i></p>	
<p><i>Housing Element Policy:</i></p> <p><i>POLICY H-1.4 Allow for development of second units on single-family lots for senior in residential zone, subject to availability of adequate infrastructure.</i></p>	<p>Planning Commission recommended to City Council the adoption of an ordinance for accessory dwelling units.</p> <p>Date Approved: 10/28/2020</p>

<p><i>Housing Element Policy:</i></p> <p><i>POLICY H-2.0 Continue a code enforcement program as the primary tool for bringing substandard units into compliance with city codes, and for improving overall housing conditions in the city.</i></p> <p><i>POLICY H-2.1 Encourage enforcement of the City’s nuisance ordinances, along with other applicable codes, to promote property maintenance.</i></p>	<p>Planning Commission approved a resolution for the abatement of 617 S. Allen St. Date Approved: 11/17/2020</p> <p>Planning Commission approved a resolution for the abatement of 744 W. Benson Ave. Date Approved: 11/17/2020</p>
<p><i>Open Space & Conservation Element:</i></p> <p><i>OSC-7.2 Recreational Facilities</i> <i>OSC-7.3 Park Facility Standards</i></p>	<p>City Council approved a resolution for the notice of completion for the Freedom Park restroom project. Date Approved: 8/19/2020</p>
<p><i>Circulation Element:</i></p> <p><i>C-1.2 City Accessibility</i> <i>C-1.4 Coordination with Other Agencies</i> <i>C-1.5 Transportation Improvement Financing</i> <i>C-1.6 Additional Funding Sources</i> <i>C-2.1 Maintain Existing Streets</i> <i>C-2.15 Street Improvements, Upgrades, and Maintenance</i> <i>C-6.5 Pedestrian Facility Standards</i></p>	<p>The City Council approved a Resolution setting the Public Hearing for unmet transit needs findings. Date Approved: 1/15/2020</p> <p>City Council approved a resolution of Ridgecrest City Council establishing a finding for unmet transit needs that are reasonable to meet with the public transportation system for fiscal year 2020-2021. Date Approved: 3/4/2020</p> <p>City Council approved a resolution for authorization to sign the Notice of Completion for S. Sunland Street CMAQ Project. Date Approved: 1/15/2020</p> <p>City Council approved Resolution approving amendment 1 to the agreement 343-2018 “Community Development Block Grant (CBDG) Activity Agreement (CD # 17.14.1)” with the Kern County Planning and Natural Resources Department with CBDG Grant Funding for the construction of “City of Ridgecrest handicapped Access Improvements Phase 1” in the City of Ridgecrest; Acceptance of the terms of the receipt of</p>

CBDG Funds.

Date Approved: 6/5/2020

City Council approved a Resolution approving the use of traffic impact fees to fund the West side of Downs Widening Project.

Date Approved: 1/15/2020

City Council approved a Resolution to approve a professional services agreement with the engineering firm of Willdan Engineering in the amount of \$51,918.16 to prepare environmental documents, plans, specifications, bidding documents and bidding assistance services for the RSTP funded West Ward Ave. improvements project for the City of Ridgecrest.

Date Approved: 2/19/2020

City Council approved a resolution to award a professional services agreement with the engineering firm of Willdan Engineering Inc. in the amount of \$106,740 to provide construction management services for the West side of South Downs Street construction project.

Date Approved: 3/4/2020

City Council approved a resolution to approved a 30-foot wide road way for the West Dolphin Avenue CMAQ Street Construction Project.

Date Approved: 3/18/2020

City Council adopted resolution authorizing submission of the fiscal year 2019-2020 Transportation Development Act Claim to the Kern Council of Governments.

Date Approved: 4/1/2020

City Council approved a resolution to award a professional services agreement with the engineering firm of Willdan Engineering Inc. in the amount of \$94,001.60 to provide construction engineering services for the West Dolphin Avenue street construction project.

Date Approved: 4/1/2020

City Council adopted a resolution to adopt a road project list for fiscal year 2020-2021 partially funded by

SB: 1 The Road Repair and Accountability Act of 2017.
Date Approved: 4/1/2020

City Council approved a resolution to accept the additive bid alterations for high tensile asphalt and geotextile interlayer materials, and allocate Measure V Funds of \$170,504 for local matching funds and up to \$201,017 and award a construction contract to Nagle Earthworks to construct and pave West Tamarisk Ave. CMAQ Project between N. Inyo Street and 100 feet west of Cape Hart Ct. in the amount of three hundred five thousand one hundred and thirty two dollars.

Date Approved: 4/15/2020

City Council approved a resolution to accept the additive bid alternative for high tensile asphalt and geotextile interlayer materials, and allocate Measure V Funds of up to seventy seven thousand, eight hundred and forty-three dollars for local matching funds and up to twenty eight thousand, one hundred and five thousand, nine hundred and sixty-seven dollars and award a construction contract to Bowman Asphalt, Inc. to construct and pave West Dolphin Ave. CMAQ Project between S. College Heights Blvd. and S. China Lake Blvd. in the amount of five hundred sixty two thousand four hundred and eighty dollars.

Date Approved: 4/15/2020

City Council approved a resolution approving the Program Supplemental Agreement No. F-044 with the State of California, Department of Transportation, under Master Agreement No. 09-5385F15 that encumbers Eighty-five thousand, five hundred and ninety dollars of matching grant funds.

Date Approved: 4/15/2020

City Council approved a resolution to accept the additive alternate schedule B for concrete curb, gutter, sidewalk, rapid flashing beacons at school cross walk, speed feedback signs and terra cotta colored stamped concrete in the center median, and allocate up to eighty-one thousand, five hundred, fourteen dollars from Measure V, and award a construction contract to Griffith Construction Company to reconstruct and pave the west side of South Downs between W. Ridgecrest Blvd. and W. Upjohn Ave. in the amount of one

	<p>million, six hundred forty-two thousand, six hundred and forty-two dollars. Date Approved: 4/15/2020</p> <p>City Council approved a resolution to approve a professional services agreement with the engineering firm QK, Inc. in the amount of \$142,878 to prepare environmental documents, plans, specifications, bid documents, bidding assistance and construction management for the City wide street crack fill project related to the 2019 Earthquakes. Date Approved: 5/6/2020</p> <p>City Council approved a resolution requesting acceptance of the 2020 Systemic Safety Analysis Report Program (SSARP), & Local Road Survey Plan (LRSP) and authorize staff to proceed with Cycle 10 HSIP Applications. Date Approved: 6/17/2020</p> <p>City Council approved a resolution to award a construction contract to Cen-Cal Construction to construct ADA improvements along Ridgecrest Blvd. between Norma St. and China Lake Blvd. in the amount of \$426,300 and authorize \$42,630 for contingencies, and do not accept the additive bid alternative to construct curb gutter. Date Approved: 8/5/2020</p> <p>City Council approved the Ridgecrest Transit Title VI Plan for 2020. Date Approved: 9/2/2020</p> <p>City Council approved an agreement with Econolite to maintain traffic signals and safety lights within the City of Ridgecrest. Date Approved: 12/16/2020</p>
<p>Military Sustainability Element: <i>MIL-1</i></p>	<p>City Council approved a resolution authorizing the acceptance and administration of Military Installation Resiliency Grant from the Office of Economic Adjustment for the Amount of \$493,670. Date Approved: 7/15/2020</p> <p>City Council approved resolution supporting modification of jurisdictional status on Naval Air</p>

	<p style="text-align: center;">Weapons Station (NAWS) China Lake. Date Approved: 11/4/2020</p> <p>City Council adopted an ordinance to permit temporary employee housing in relation to the rebuilding of the Naval Facilities due to the 2019 Earthquake damage. Date Adopted: 7/1/2020</p>
<p><i>Health & Safety Element:</i></p> <p><i>HS-3 Emergency Response</i> <i>HS-6 Global Warming</i> <i>HS- 2.14 Transportation and Air Quality</i></p>	<p>City Council adopted a Resolution of the Ridgecrest City Council authorizing the application for the and acceptance of the United States Department of Justice, Byrne Program Grant. Date Approved: 3/4/2020</p> <p>City Council approved a resolution authorizing a grant proposal to be submitted to the Eastern Kern Air Pollution Control District 2020 DMV Grant Program to fund a project for the installation of electric vehicle charging stations. Date Approved: 3/18/2020</p> <p>City Council approved the project list for FY 2020-2021 for the California State of Good Repair Program for the purchase of electric transit van. Date Approved: 8/19/2020</p>
<p><i>Open Space and Conservation Element:</i></p> <p><i>OSC-2.6 Control of Lighting and Glare</i> <i>OSC-4.16 Landscape Improvements</i> <i>OSC-7.1 Develop a Master Plan</i> <i>OSC-9.5 Lighting and Landscape District</i></p>	<p>City Council approved a resolution initiating proceeding for the levy and collection of assessment for consolidated landscaping and lighting district No. 2012-1, fiscal year 2020/2021, pursuant to the provisions of part 2 of division 15 of the California Streets and Highways Code. Date Approved: 5/22/2020</p> <p>City Council approved a resolution to award a professional services agreement with the engineering firm Willdan Engineering Inc. in the amount of \$92,622.00 to provide design and environmental services for the Bowman Channel Arch culvert under S. Norma Street and check dam structures flood control project. Date Approved: 6/3/2020</p> <p>Annual assessments for the Consolidated Landscaping and Lighting District No. 2012-and Adoption of the Resolution(1) Approving the annual Engineer’s Report</p>

	<p>and (2) Ordering the Levy and Collection of Assessments for Fiscal Year 2020/2021 Date Adopted: 6/3/2020</p> <p>Annual assessments for the Consolidated Landscaping and Lighting District No. 2016-1 and Adoption of the Resolution(1) Approving the annual Engineer’s Report and (2) Ordering the Levy and Collection of Assessments for Fiscal Year 2020/2021 Date Adopted: 6/3/2020</p>
<p>Land Use Element:</p> <p><i>LU-10.2 Adequate Infrastructure Capacity</i></p> <p>Health & Safety Element:</p> <p><i>HS-4.7 Master Drainage Plans</i></p>	<p>City Council approved a resolution initiating proceeding do the levy and collection of assessment for the City of Ridgecrest drainage benefit assessment district No. 2016-1 (Tract Map 6700, 6775, and 6740) for 2020/2021 Date Approved: 5/22/2020</p>
<p>Open Space and Conservation Element:</p> <p><i>OSC-7.10 Community Gardens</i> <i>OSC-10.3 Coordinate Recreational Programs with Other Agencies</i></p>	<p>Planning Commission approved a site plan for Community Garden located at 213 W. Haloid Ave. Date Approved: 7/28/2020</p>
<p>Open Space and Conservation Element:</p> <p><i>OSC-10.3 Coordinate Recreational Programs with Other Agencies</i></p>	<p>Planning Commission approved a conditional use permit for Ridgecrest Restoration Ministries, a faith based men’s recovery program located at 132 Gemstone St. Date Approved: 7/28/2020</p>
<p>Land Use Element:</p> <p><i>LU-1.2 Land Use Designations</i> <i>LU-1.4 Encourage Infill Development</i> <i>LU-3.2 Retail Tax Base</i> <i>LU-3.3 Meeting Consumer demand</i> <i>LU-3.4 Regional Retail Center</i> <i>LU-3.5 Future Commercial Development</i> <i>LU-3.6 Grouping Commercial</i></p>	<p>Planning Commission approved a resolution for a conditional use permit authorizing the Chamber of Commerce to install an electronic community message board at the intersection of Bowman Road and South China Lake Blvd. Date Approved: 8/25/2020</p> <p>The City Council Authorized to record Final Parcel Map (TPM) 12291, to subdivide 17.34-acre commercially zoned property into 15 lot; approval of Site Plan Review (SPR) 19-01, a proposal to develop</p>

<p><i>Development</i> <i>LU-3.7 Buffer Commercial Land Uses</i> <i>LU-3.8 Entertainment and Tourism</i> <i>LU-3.11 Commercial Signage</i> <i>LU-3.13 Minimize Visual Impact</i></p>	<p>the subject property into a 164,829 sq. ft. commercial shopping center including a 10-screen cinema; approve Variance 19-01, a proposal to reduce size of parking spaces and drive-aisle width; and adoption of Resolution 19-08 recommending that the City Council adopt an Ordinance approving Development Agreement. The property is located at the southeast corner of China Lake Boulevard and Rader Avenue (APNs 080-020-27, 28, 55, 56, 57, and 58). Date Approved: 8/5/2020</p> <p>Planning Commission approved site plan 19-06 to develop a four-story, 96 room hotel (TownPlace Suites by Marriot). Date Approved: 1/28/2020</p>
<p><i>Housing Element:</i></p> <p><i>POLICY H-1.1 Provide a variety of residential development opportunities, ranging from low density to high density, as designated on the General Plan Land Use Map.</i></p> <p><i>POLICY H-1.9 Continue to facilitate timely permit and development plan processing for residential construction.</i></p>	<p><i>City Council subdivision related activities:</i></p> <p>Authorization to record Final Tract Map 7188 Unit C Date Approved: 10/7/2020</p> <p>Authorization to record Final Tract Map 6908 Phase 2 Date Approved: 8/5/2020</p> <p><i>Planning Commission subdivision related activities:</i></p> <p>12-month time extension for Tentative Tract Map (TTM) 6679, a division of 22.5 acres into 88 single family residential lots (APN 080-010-18). Date Approved: 5/25/2020</p> <p>12-month time extension for TTM 6676, a proposal to subdivide 17.22 acres zoned R-1 (Single Family Residential) into 75 lots located at the SE Corner of S. Gateway Boulevard and E. Upjohn Avenue (APN 343-070-34). Date Approved: 1/28/2020</p> <p>12-month time extension for TTM 6691(PUD), a proposal to subdivide 179.2 acres into 136 lots on 139.01 acres into E-1 PUD lots, 87 lots on 30.6 acres into E-2 lots, a 9.4 acre commercial lot zoned CS (Commercial service), and a 13 acre park with a sump site, located at the NW corner of W. Ridgecrest</p>

Boulevard and N. Mahan Street with a portion extending to the NW corner of W. Las Flores Avenue and N. Mahan Street (APNs 455-100-06, 455-100-07, 455-100-08, and 455-100-09).

Date Approved: 6/11/2020

Amended 2 Tentative Map 6700 12 month extension for the development of 54 single family residential units on 20.89 acres (APN: 510-010-17).

Date Approved: 10/27/2020

12-month time extension for Amended TTM 6775, a proposal to subdivide 24.3 acres into 76 single-family residential lots with one park/sump lot (APN 510-010-18).

Date Approved: 5/26/2020

12-month time extension for TTM 6731, a proposal to subdivide 40.628 acres into 121 Estate-Density lots and one 0.74 acre park/sump lot located at the northwest corner of Kendall Avenue and South Norma Street (APNs 510-010-06 and 510-010-07).

Date Approved: 10/27/2020

12-month extension of time for TTM 6912, a proposal to subdivide 7.4 acres into 22 single-family lots and one park/sump lot within E-2 (Estate Residential) zone located on west of Brianna Street and the eastside of Del Rosa Street (APNs 510-041-01 to 510-041-17, 510-042-01 to 510-042-17, and 510-043-01 to 510-043-16).

Date Approved: 6/11/2020

Extension of Amended Tentative Parcel Map 11524 for 12 months to create three (3) R-1 parcels ranging from 13.54 to 15.42 acres and two R-2 parcels of approximately 8.8 acres on 60.3 acres (APN: 343-351-04, 05, 09, and 13)

Dated Approved: 7/28/2020

12-month extension of time for TTM 6869, a proposal to subdivide 42.71 acres into 159 single family residential lots located along Dolphin Avenue and Sunland Street (APNs 343-351-04, 05, 09, and 13)

Date Approved: 7/28/2020

	<p>12-month extension of time for TTM 6814, a proposal to subdivide 50.45 acres into 147 single-family residential lots (APNs: 510-020-14, 15, 16 and 19). Date Approved: 11/17/2020</p> <p>12-month extension of time for TTM 7320, a proposal to create 75 single-family lots and one sump lot within an E-2 zone located at the southeast corner of West Kendall Avenue and South Norma Street (APN 510-020-02). Date Approved: 10/27/2020</p>
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Housing Element Progress Report and Regional Housing Needs Allocation (RHNA) Plan

Overview

The State of California requires each jurisdiction to address housing needs in an effort to combat state-wide housing needs. The California Department of Housing and Community Development (HCD) allocates state-wide housing needs to the regional Council of Governments (COG) and in turn they allocate regional housing needs to each local jurisdiction.

Housing Element Progress Report

The completed and attached Housing and Community Development provided forms are attached.

A summary is provided below.

Housing Applications Summary	
Total Housing Applications Submitted:	11
Number of Proposed Units in All Applications Received:	1,117
Total Housing Units Approved:	1,117
Total Housing Units Disapproved:	0

Total housing applications from site plan approval and tentative tract maps is 1,117 units. Low-income housing was 76 of those units. The remaining 1041 units are above moderate income.

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	1
Number of Streamlining Applications Approved	1
Total Developments Approved with Streamlining	1
Total Units Constructed with Streamlining	0

SB 35 Streamlining provisions were used for the Mojave View Apartments project.

New Construction	
Certificate of Occupancies	84
Building Permits	41
Infill Units	57

Certificate of occupancies were issued for 84 single family and multi-family residential units. The building department issued permits for 41 single family residential units. Infill development accounts for 57 of the permits or certificate of occupancies issued.

Locally Owned Surplus Land		
081-293-07	1217 W. Boston Ave.	0.14 acres
081-332-36	1400 W. Boston Ave.	0.15 acres
419-042-10	401 W. Moyer	0.15 acres
419-073-16	1521 N. China Lake Blvd.	1.43 acres

As part of the Housing Element Progress report, the City will surplus various properties. These properties will be included in a statewide inventory on the HCD site.

Regional Housing Needs Allocation (RHNA) Plan

Kern Council of Governments (KCOG) along with each jurisdiction within the county prepare and adopt the Plan with allocations for each jurisdiction. The Kern COG Fifth Cycle Regional Housing Needs Allocation Plan adopted on June 19, 2014 and revised on September 9, 2014 and covers the projection period from January 1, 2013 to December 31, 2023. The Plan has been approved by the California Department of Housing and Community Development (HCD).

According to the adopted Plan the following has been allocated to the City of Ridgecrest for the 2013 - 2023 period.

2013 - 2023 RHNA Allocations by Income Category

	Units	% of Total RHNA
Very Low Income	159	11.8%
Low Income	131	9.8%
Moderate Income	207	15.4%
Above Moderate Income	848	63.0%

Due to rounding may not add to stated sum

The Plan indicates a total of 1,346 units have been allocated to the City for the Plan period and a combined Low and Very Low total of 291 (21.6%) is considered as affordable allocation.

The HCD now requires the annual report on housing to be submitted on forms developed by them. The following contains all forms required by HCD.

Goals, Policies, and Objectives

Update Zoning Ordinance:

- 1) The Zoning Ordinance will be amended to allow group homes by right in residential zones for small group homes (six persons or fewer) and with a conditional use permit for large facilities (seven persons or more) consistent with state law.
- 2) The Zoning Ordinance will be amended to update the definition of “family” to remove any limit on number of persons consistent with state law.
- 3) The Zoning Ordinance will be amended to allow mobile homes of 10 years of age or less in all single-family zones.
- 4) The Zoning Ordinance will be amended to permit single-room occupancy (SRO) units subject to site plan review and without a conditional use permit in the R-2, R-3, and R-4 zones.
- 5) The City will, as required by SB 2, amend the Zoning Ordinance for transitional and supportive housing as residential uses in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone. The Zoning Ordinance will also be amended to include the following definitions related to transitional and supportive housing per Government Code Sections 65582(f), (g) and (h):
 - “Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
 - “Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.
 - “Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating

of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Update General Plan:

- 1) The Navy completed an updated AICUZ since the adoption of the General Plan. The new maps should be added to the General Plan.
- 2) Review of a General Plan Element quarterly with Planning Commission.

Zoning Map Update:

- 1) Multiple properties within the City have been identified for possible zone changes.