



**PLANNING COMMISSION OF THE CITY OF FOWLER
AGENDA - REVISED
THURSDAY, MARCH 3, 2022
6:30 P.M.
CITY COUNCIL CHAMBER
128 SOUTH 5TH STREET
FOWLER, CA 93625**

In compliance with the Americans with Disabilities Act, if you need assistance or accommodations to access the City Council Chambers or participate in this meeting, please contact the Planning Secretary at (559) 834-3113 x118. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

Planning Commission meetings are open to the public at the physical address listed above. There are numerous ways to participate in the Planning Commission meetings: you may attend in person, you may appear by telephone as described below, or you may submit written comments via email to maguilar@ci.fowler.ca.us. Please include your name and reference the agenda item you are commenting on, if any. Written comments received that do not specify an agenda item will be marked for the general public comment portion of the agenda. Emails received by 8:00 am on the date of the meeting will be provided to the Planning Commission at the meeting and made part of the record of proceedings but will not be read aloud.

Consistent with Government Code 54953 as amended by AB 361, and City Council Resolution No. 2522, this meeting may be accessed by members of the public or Planning Commission members via Zoom. The telephone number and Zoom link listed below will provide access to the meeting via teleconference or video conference.

<https://us06web.zoom.us/j/88323215753?pwd=eFpXUIRXTXJvR05PSE1sZm02a1BsZz09>

Telephone Number: (253) 215-8782

Meeting ID: 883 2321 5753

Passcode: 418006

Persons accessing the meeting will have an opportunity to provide comments at appropriate times during the meeting. To speak during a public comment period, press *9 on your phone to raise your hand or click “raise hand” in the webinar. At the appropriate time, you will be prompted to unmute yourself, and asked to identify yourself when providing public comment.

Any writing or document that is a public record and provided to a majority of the Planning Commission regarding an open session item on the agenda will be made available for public inspection at City Hall, in the City Clerk's office, during normal business hours. In addition, such writings and documents may be posted on the City's website at www.fowlercivcity.org.

Resolutions and Ordinances - With respect to the approval of resolutions and ordinances, the reading of the title thereto shall be deemed a motion to waive a reading of the complete resolution or ordinance and unless there is a request by a Commissioner that the resolution or ordinance be read in full, further reading of the resolution or ordinance shall be deemed waived by unanimous consent of the Planning Commission.

1. Meeting Called to Order
2. Roll Call
3. Public Presentation – (This portion of the meeting reserved for persons desiring to address the Commission on any matter not on this agenda. Presentations are limited to five minutes per person and no more than 15 minutes per topic).
4. APPROVE Minutes of the December 2, 2021, Planning Commission Meeting
5. Reorganization of Planning Commission
 - a. ELECT Planning Commission Chairperson
 - b. ELECT Planning Commission Vice Chairperson
6. RECOMMEND that the City Council of the City of Fowler accept the 2021 Annual Progress Report for the City of Fowler General Plan and Housing Element, and direct staff to submit the report to the California Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD).
7. Commissioner Reports and Comments
8. Adjournment

Next Resolution No.: 673

CERTIFICATION: I, Maria Aguilar, Planning Secretary for the City of Fowler, California, hereby certify that the foregoing agenda was posted for public review on, Monday, February 28, 2022.



Maria Aguilar
Planning Secretary

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF FOWLER
Thursday, December 2, 2021

Vice Chair Kandarian called the meeting to order at 6:30 p.m. Roll call was taken.

Commissioners Present: Vice Chair Kandarian, Hammer, Prado, Rodriguez

Commissioners Absent: Chair Mellon

City Staff Present: Community Development Director Gaffery, City Attorney Carlson,
and City Planner Marple

AGENDA ITEM NO. 4

APPROVE Minutes of the October 7November 4, 2021 Planning Commission

Vice Chair Kandarian made a motion to approve the minutes from the November 4, 2021, meeting. Commissioner Prado seconded the motion. Motion carried by roll call vote: Ayes: Kandarian, Prado, Rodriguez.

AGENDA ITEM NO. 5

PUBLIC HEARING to Consider Approval of Conditional Use Permit Application No. 21-03, filed by Rick Davila, to establish a recycling center use, at 2581 South Golden State Boulevard (APN 345-160-17).

Ms. Marple presented the item and introduced the applicant in the audience. Ms. Marple provided an overview of the site, the requested use by the applicant, and the proposed conditions of approval and how those address concerns brought by neighbors. Commissioners asked questions of staff and the applicant.

Commissioner Hammer made a motion to approve Resolution No. 672 a Resolution approving Conditional Use Permit Application No. 21-03. Commissioner Rodriguez seconded the motion. Motion carried by a roll call vote: Ayes: Kandarian, Hammer, Prado, Rodriguez.

AGENDA ITEM No. 6

Commissioner Reports and Comments

Commissioners had no reports or comments.

AGENDA ITEM No.7

Adjournment

Commissioner Hammer made a motion to adjourn. Commissioner Prado seconded the motion. Motion carried by a voice vote and meeting was adjourned at 6:55 PM.



PLANNING COMMISSION OF THE CITY OF FOWLER

ITEM NO: 6

REPORT TO THE PLANNING COMMISSION

March 3, 2022

FROM DAWN E. MARPLE, City Planner

SUBJECT

RECOMMEND that the City Council of the City of Fowler accept the 2021 Annual Progress Report for the City of Fowler General Plan and Housing Element, and direct staff to submit the report to the California Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD).

RECOMMENDATION

Staff recommend that the Planning Commission recommend that the City Council of the City of Fowler accept the 2021 Annual Progress Report for the City of Fowler General Plan and Housing Element, and direct staff to submit the report to OPR and HCD.

BACKGROUND

Staff has completed the Annual Progress Report for the City of Fowler General Plan and Housing Element for the calendar year of 2021 pursuant to Government Code Section 65400, which requires the City to prepare an Annual Progress Report addressing the status of the General Plan and progress made toward implementing its goals and policies, including the City's progress in meeting its share of regional housing needs. The progress report must be submitted by April 1 of each year to the City Council, the Governor's Office of Planning and Research (OPR), and the State Housing and Community Development Department (HCD).

The attached Annual Progress Report represents the City's development's activity for calendar year 2021.

General Plan. California Government Code Section 65300 requires each city and county to adopt a general plan for the physical development of the jurisdiction. The City of Fowler incorporated in 1908 and adopted its first comprehensive General Plan in 1976. In 2004, the City updated its original General Plan with revisions to the Land Use and Circulation chapters and the addition of an Economic Development chapter, which was the first update of the document since its adoption. The 2025 Fowler General Plan was adopted in June 2004 and contained the following chapters, which addressed all the required elements of a general plan in accordance with the Government Code at the time of adoption:

- Land Use
- Circulation
- Housing
- Economic Development
- Environmental Resources Management
- Public Facilities

General Plan Progress Report.

General Plan Update Progress:

Staff has continued to work towards the completion of the General Plan Update. In 2021 the City of Fowler completed both Planning Commission and City Council public workshops and study sessions on General Plan Land Use Alternatives. An Interactive Story Map was created and placed on the City's website for public use. This map allows the public to actively search parcels for the associated existing and proposed land use. General Plan draft policies were anticipated to be completed by the end of 2021 and reviewed by City staff in early 2022.

Development Approvals:

In 2021, staff processed several building permits and entitlement application to facilitate the buildout of the General Plan. 110 residential building permits were issued and 10 industrial and commercial project entitlements were processed.

Economic Development:

Staff has been working diligently on efforts to promote economic development within the City. In 2021 the City of Fowler entered into a Disposition and Development Agreement (DDA) for the old fire station to be converted into a tap house and for the two vacant parcels at 7th and Vine Streets to be developed into a mixed-use development. In addition to the two DDAs the City continues to work with the Fresno County Economic Development Corporation (EDC) to site businesses in Fowler.

Housing Element. The Housing Element of the Fowler General Plan was more recently adopted in April of 2016, as required by the Government Code, and was updated as part of a coordinated effort with Fresno County and 12 of the 15 cities in Fresno County. The Multi-Jurisdictional Housing Element created a regional plan for addressing the housing needs of Fresno County. The General Plan incorporates the adopted Multi-Jurisdictional Housing Element by reference.

Fowler's RHNA for the current eight-year projection period from December 2015 through December 2023 is 524 housing units and is equivalent to an annual production rate of 66 units. A portion of Fowler's current RHNA goal (39%) is focused on the categories of Extremely-Low Income (ELI)

households, Very-Low (VLI) Income households, and Low Income (LI) households, as defined by HCD. These categories serve those households with the greatest housing need but are also the hardest to build because of the significant subsidies required to develop these homes.

In 2021, the City of Fowler processed 110 building permits for residential development. 108 of those were for single family dwelling units while the remaining 2 were for accessory dwelling units. Of the 110 units permitted 76 were in the Moderate category and 34 were in the Above Moderate category. Fowler has completed 346 units of its 524 housing unit allocation. As outlined in Table B of the Housing Element Annual Progress Report Fowler has met its Moderate Income category while still needing to develop housing units in the Very Low, Low and Above Moderate Categories.

ENVIRONMENTAL REVIEW

These annual reports are exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378, definition of a "Project."

FISCAL IMPACT

There is no fiscal impact anticipated from the acceptance of the annual progress reports.

CONFLICT OF INTEREST

Staff is not aware of any conflicts of interest.

Attachments

- 2021 General Plan Annual Progress Report



CITY OF **FOWLER**
California

GENERAL PLAN ANNUAL PROGRESS REPORT

GENERAL PLAN UPDATE

FEBRUARY 2022

Prepared For:

CITY OF FOWLER PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
128 S. 5TH STREET
FOWLER, CA 93625

Prepared By:

PROVOST & PRITCHARD CONSULTING GROUP
445 WEST FIR AVENUE
CLOVIS, CA 93611



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INTRODUCTION

PURPOSE OF THIS REPORT

California law requires each city and county to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities (California Government Code Section 65300). The General Plan serves as a blueprint for future growth and development. As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

State law further requires each jurisdiction to complete an Annual Report on the General Plan that is submitted to the local planning agency (the City Council), to the State Office of Planning and Research, and to the State Department of Housing and Community Development (California Government Code Section 65400). This report must:

- Identify compliance with the State General Plan law and State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;
- Describe the City's progress in meeting its Regional Housing Needs Allocation;
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing; and
- Identify any surplus lands within the jurisdiction.

State law requires that the General Plan Annual Report be submitted by April 1 of each year and cover progress made during the previous calendar year (January through December). This Annual Report looks at the City's progress towards implementing its General Plan during the 2021 planning year and is completed for the April 2022 deadline.

2025 FOWLER GENERAL PLAN

The City of Fowler incorporated in 1908 and adopted its first comprehensive General Plan in 1976. In 2004, the City updated its original General Plan with revisions to the Land Use and Circulation chapters and the addition of an Economic Development chapter, which was the first update of the document since its adoption. The 2025 Fowler General Plan was adopted in June 2004 and contained the following chapters, which addressed all the required elements of a general plan in accordance with the Government Code at the time of adoption:

- Land Use
- Circulation
- Housing
- Economic Development
- Environmental Resources Management
- Public Facilities

The Housing Element of the Fowler General Plan was more recently adopted in April of 2016, as required by the Government Code, and was updated as part of a coordinated effort with Fresno County and 12 of

the 15 cities in Fresno County. The Multi-Jurisdictional Housing Element created a regional plan for addressing the housing needs of Fresno County. The General Plan incorporates the adopted Multi-Jurisdictional Housing Element by reference.

AMENDMENTS

No General Plan Amendments were processed in 2021.

ANNEXATIONS

The City requests that Fresno County refer all proposals for industrial development located within the City's Sphere of Influence to the City for annexation. In cases where annexation is not feasible, the City may request that the County attach conditions of approval to such applications to ensure that the development will conform to City standards, will agree to annex when feasible, and will not be detrimental to future urban development. The City's Sphere of Influence and phasing of annexation is used to provide for logical and efficient growth and prevent the premature conversion of agricultural land. Extension of urban services without annexation is discouraged. Residential land is annexed to the City as determined by growth management policies. Proposals for pre-zoning and annexation are rejected if they do not satisfy General Plan requirements relating to orderly and contiguous development and public services and facilities.

2021 Activities

- Tentative Subdivision Tract Map No. 5952 facilitated the annexation of approximately 70 acres on the west side of the City, located on the south side of E South Avenue, on both the east and west side of S Sunnyside Avenue.

GENERAL PLAN UPDATE

Currently the City is in the process of a General Plan update which looks ahead to the year 2040, making adjustments based on current issues and emergent trends, and positioning the City of Fowler for the next 20 years. It is anticipated that the General Plan update and associated Environmental Impact Report will be completed in early 2023.

General Plan Update Objectives

- Confirm the vision for the community,
- Provide clear goals and policies to support the community vision and guide decision-making,
- Prepare a plan to implement the goals and policies,
- Comply with state requirements and incorporate best planning practices, and
- Create a user-friendly General Plan.

2021 Accomplishments

In 2021 the City of Fowler completed the following General Plan Update activities:

- Planning Commission and City Council public workshops and study sessions on General Plan Land Use Alternatives
- Interactive Story Map
- Planning Commission and City Council public meetings to select a General Plan Land Use Alternative
- General Plan draft policies, to be reviewed by City staff in 2022

The Interactive Story Map was developed as part of the public outreach component of the General Plan Update. The map, available on the City's website, provides information on the update and the proposed land use changes in both English and Spanish. The final component of the story map is an interactive land use map, which was used to collect parcel-specific comments about the proposed land use map. Although the comment period has closed, the map is still available for the public to access.

GENERAL PLAN IMPLEMENTATION PROGRESS

The following sections represent the progress the City has made towards implementing the actions of the current General Plan during the 2021 reporting period.

LAND USE ELEMENT

The Land Use Element assists in the orderly development of the community and designates general distribution of land for housing, business, public buildings and grounds, and other categories of public and private land use. The element also establishes standards of population density and building intensity. The General Plan provides Policies and Standards for each of the following land use types, which are summarized below.

Residential Projects

Four residential categories are proposed that range in density from a maximum of three units per acre up to 21.8 units per acre. These categories are intended to identify areas which are acceptable for housing; clarify the overall type of housing to be developed within each category; and allow for a mixture of housing types, lot sizes, and affordability. Each residential category includes a unit per acre minimum and maximum density specified in a range of units per gross acre. Units per gross acre is used because it is easier to understand and convey. Types of housing include single family units, multiple family units including duplexes and apartments, and mobile homes.

2021 Activities

- K Hovnanian continued to build out Tract 5834 on the north side of South Avenue between South Sunnyside and South Stanford Avenues.
- 110 building permits were issued for new residential construction.
- City Council denied Rezone No. 20-01 and Site Plan Review No. 20-08 to legalize an existing fourth dwelling unit and to construct two additional dwelling units. The applicant subsequently filed for and received a ministerial approval for an Accessory Dwelling Unit to legalize the unit.
- Three Accessory Dwelling Unit entitlements were approved.

Commercial/Industrial Projects

Four categories also exist for commercial land use designations. Additionally, the City's General Plan locates new Neighborhood Commercial uses along major traffic ways in consolidated centers that utilize common access and parking for commercial uses and reserves the Community Commercial designation for the downtown and major community shopping areas. The General Commercial designation is located along arterial streets to provide commercial support for Fowler and nearby communities.

2021 Activities

- Site Plan Review No. 21-01 approved the addition of a 36,000 square foot storage canopy at Maxco Supply.
- Site Plan Review No. 21-02 approved a 4,000 square foot metal building for Jay's Autobody.
- Site Plan Review No. 21-05 approved a 257,500 square foot expansion for mandarin orange processing for Bee Sweet Citrus.
- Site Plan Review No. 21-06 approved a 1,620 square foot expansion of Diesel Specialties.
- Site Plan Review No. 21-07 approved the construction of a 9,625-square foot fruit processing building for the National Raisin Company.
- Site Plan Review No. 21-22 approved the construction of a 6,000 square foot shop, 9,240-square foot warehouse, and outdoor storage for Central Valley Concrete.
- Conditional Use Permit No. 21-03 approved a recycling center.

Mixed Use Projects/Form Based Code Area

Mixed use residential uses are also permitted in Community Commercial locations by Conditional Use Permit where appropriate. Additionally, mixed use projects of 80 acres or more should prepare a specific plan incorporating land use, circulation, open space, and public facility issues for adoption by the City prior to approval of tentative tract maps, site plans, or use permits.

In 2013, the City of Fowler amended its zoning ordinance with the addition of Article 17, establishing the City's first form-based code area. The form-based code area is in the central portion of the City, bound by East Tuolumne Street on the north, South 5th Street on the east, and South 8th Street on the west. Form based codes are a unique method of land use regulation which offers a more design-forward approach than traditional zoning. Form based codes seek to provide a high-quality urban environment by using physical form as the organizing principle of regulation rather than the separation of land use, as seen in traditional zoning practice.

2021 Activities

- Site Plan Review No. 21-03 approved the construction of a 4,680-square foot medical office building for United Health Centers.
- Conditional Use Permit No. 21-01 allowed the Mi Favorito restaurant to operate with fewer operating restrictions, including live entertainment and reduced food service.
- Conditional Use Permit No. 21-04 approved a taproom serving regional beer and wine.

CIRCULATION ELEMENT

The purpose of the Circulation Element is to provide for a safe, convenient, and efficient transportation system. The Circulation Element has been designed to accommodate anticipated transportation needs based on the land use element. In compliance with state law, all city and county general plans must contain a circulation element that designates future road improvements and extensions, addresses non-motorized transportation alternatives, and identifies funding options. The intent of the Element is to:

- identify transportation needs and issues within the City, as well as regional relationships that affect the transportation system;
- consider alternatives other than the single-occupant vehicle as essential in providing services and access to facilities; and

- establish policies that coordinate regional transportation planning circulation system with General Plan and area plan land use maps and provide direction for future decision-making.

2021 Activities

- Street sections were completed along Armstrong, Adams, Sunnyside and Sumner Avenues.
- Curb ramps and pavement improvements were completed on Main Street between 7th and 3rd.
- Curb ramps and pavement improvements were completed on Adams Avenue between 5th and Temperance.
- Design of roadway improvements were completed on Manning Avenue from SR99 to the east City limit.
- Design of sidewalk improvements were completed on South Avenue south of Fresno Street.
- Pedestrian crossing Improvements were completed at the Temperance / Walter intersection.

ECONOMIC DEVELOPMENT

Fowler's economic strength comes from its residents, businesses, schools, community organizations, and government. Economic development efforts within the City work to expand resources for those groups. General Plan policies that foster infrastructure improvements, downtown preservation, and business friendly practices guide City leaders to enhance the quality of life and economy in Fowler.

2021 Activities

- The City entered into a Disposition and Development Agreement (DDA) for the old fire station to be converted into a tap house.
- The City entered into a DDA for the two vacant parcels at 7th and Vine Streets to be developed into a mixed-use development.
- The City continues to work with the Fresno County Economic Development Corporation (EDC) to site businesses in Fowler.

HOUSING ELEMENT

The Housing Element is an important State-mandated requirement of the General Plan. The Housing Element establishes comprehensive goals, policies, and programs to meet a jurisdiction's share of Regional Housing Needs Allocation (RHNA). The determination of regional housing need begins with the California Department of Housing and Community Development (HCD) and California Department of Finance (DOF), which first calculate statewide housing needs based upon population projections and regional population forecasts used in preparing regional transportation plans. The Statewide need is then distributed to regional Councils of Government (COGs) throughout California, who work with cities and counties within their purview to assign each jurisdiction its share of the RHNA. The RHNA itself is divided into five income categories that encompass all levels of housing need. RHNA goals are measured by the number of housing units entitled and/or permitted by a local jurisdiction in a given timeframe.

The City of Fowler is a member of the Fresno County Council of Governments (Fresno COG), which is composed of the 15 cities and the unincorporated areas of Fresno County. Fresno COG is responsible for distributing the RHNA to the local governments through an allocation methodology that is consistent with development and growth patterns. Fowler's RHNA for the current eight-year projection period from December 2015 through December 2023 is 524 housing units and is equivalent to an annual production rate of 66 units. A large portion of Fowler's current RHNA goal (39%) is focused on the categories of

Extremely-Low Income (ELI) households, Very-Low (VLI) Income households, and Low Income (LI) households, as defined by HCD. These categories serve households with the greatest housing need but are also the hardest to build because of the significant subsidies required to develop these homes.

The City Council elected to collectively prepare a multi-jurisdictional Housing Element with the cities of Clovis, Coalinga, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, Selma, and the unincorporated areas of Fresno County as part of the Fresno Multi-Jurisdictional 2015-2023 Housing Element (MJHE).

The City Council adopted the 2015-23 Housing Element on April 5, 2016. HCD certified the Housing Element on July 22, 2016. The Housing Element establishes a comprehensive policy framework to implement Fowler's residential strategies and outlines the City's plan for meeting community housing needs.

2020 Activities

- In accordance with Section 65400 of the California Government Code, the City is required to prepare an annual report on the status and progress in implementing the City's Housing Element using forms and definitions adopted by the Department of Housing and Community Development. The completed forms for the 2021 calendar year are attached in Attachment A to this report.

ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

There are currently four City parks in Fowler, all of which are managed by the Public Works Department. There are no State or regional parks located in the planning area. The City of Fowler also operates the Edwin Blayney Senior Center, which offers a meeting place and specialized recreation opportunities for senior citizens.

2021 Activities

-
- Tract 6188 (Kb Home) neighborhood park constructed
- Tract 6274 (Woodside) neighborhood park under construction
-
- Grant applications were submitted for improvements to Donny Wright Park and for the construction of a new park on Harris Street.

PUBLIC FACILITIES ELEMENT

The public facilities and services, including utilities, provided by the City of Fowler or quasi-public organizations, are services that include education, library, law enforcement, fire protection and emergency response, landscape and lighting, water, wastewater, stormwater, and solid waste.

2021 Activities

- The City issued a Request for Proposals (RFP) for the design of a new police headquarters and senior center, to be located at the northwest corner of Merced and 3rd Streets.

ATTACHMENT A: HOUSING ELEMENT ANNUAL PROGRESS REPORT

CITY OF FOWLER
ANNUAL PROGRESS REPORT

Please Start Here

General Information	
Jurisdiction Name	Fowler
Reporting Calendar Year	2021
Contact Information	
First Name	Wilma
Last Name	Quan
Title	City Manager
Email	wquan@ci.fowler.ca.us
Phone	5598343113
Mailing Address	
Street Address	128 S 5th Street
City	Fowler
Zipcode	93625

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

v 1_13_2022

Jurisdiction	Fowler	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	76
Above Moderate		34
Total Units		110

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	108	51
2 to 4	0	0	0
5+	0	0	0
ADU	0	2	2
MH	0	0	0
Total	0	110	53

Housing Applications Summary	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	77
Total Housing Units Approved:	3
Total Housing Units Disapproved:	0

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

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Fowler	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications		Application Status	Notes
1					2	3	4	5							6	7	8	9	10		11	12
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Was <u>APPLICATION SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes ⁺
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	77	77	3	0				
	343-242-03	415 E Fresno St		SPR 21-17	ADU	R	7/12/2021								1	1	1		No	No	N/A	Approved
	343-173-04	124 S Fourth St		SPR 21-21	ADU	R	10/11/2021								1	1	1		No	No	N/A	Approved
	343-192-16	704 East Main St		SPR 20-08; Rezone 20-01	2 to 4	R	7/8/2020								1	1		1	No	No	N/A	Disapproved
	343-192-16	704 E Main St		SPR 21-08	ADU	R	7/22/2021								1	1	1		No	No	N/A	Approved
	340-130-14	6660 S Armstrong Ave		TSM 21-0015	SFD	O	9/8/2021								74	74			No	No	N/A	Pending
															0							

Jurisdiction	Fowler	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	123	-	-	-	-	-	-	-	-	-	-	123
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	83	-	-	-	-	-	-	-	-	-	-	83
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	75	-	-	-	-	-	-	-	-	-	149	-
	Non-Deed Restricted		-	5	-	-	22	46	76	-	-		
Above Moderate		243	-	64	27	34	29	9	34	-	-	197	46
Total RHNA		524											
Total Units			-	69	27	34	51	55	110	-	-	346	252

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Fowler	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Fowler		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1: Regional Collaboration on Housing Opportunities	To ensure that regional housing needs are met collaboratively within Fresno County	Ongoing	The City of Fowler continues to participate in the Countywide Housing Element Technical Committee which collaborates on implementation including infrastructure challenges, homelessness, and fair housing.
2: Review Annexation Standards in Memorandum of Understanding	To remove barriers in the development of affordable housing	2023	The City of Fowler will work with Fresno County to review standards for annexation contained in the Memorandum of Understanding between the County and city as they may effect affordable housing. MOU standards require that a minimum of 50% of annexation areas have an approved development plan. Because annexation is therefore dependent on developers with “shovel ready” projects, the ability of cities to prezone land for affordable housing is limited.
3: Provision of Adequate Sites	Provide for a variety of housing types and ensure that adequate sites are available to meet RHN	Ongoing	The City created an inventory of undeveloped land resources in 2021 and will upload the inventory to the City's website.
4: Monitoring of Residential Capacity (No Net Loss)	To monitor and control the removal of needed housing units from the housing stock	Ongoing	The City of Fowler will continue to complete their Annual Progress Reports and participate in the RHNA allocation efforts beginning in 2023 to ensure that there is no net loss in land zoned for residential development.
5: Lot Consolidation and Lot Splits	To promote efficient use of land for residential development pursuant to the Subdivision Map Act	Ongoing	As part of the inventory of residential land resources the City will identify opportunities for lot consolidation or lot splitting by the end of 2019. SB 2 funds are being used to update the subdivision ordinance to make it more user-friendly and further facilitate residential development.
6: Water and Wastewater Capacity	To remove obstacles from the development of affordable housing	Ongoing	The City will continue to map water and wastewater capacity concerns. The City completed a water model in 2020 which identified areas of concern related to water capacity.
7: Affordable Housing Incentives	To provide incentives for the development of affordable housing	Ongoing	The City of Fowler will update their Density Bonus Ordinance as part of the ongoing comprehensive Zoning Ordinance update.
8: Farmworker Housing	To support and encourage the development of housing specifically aimed at farmworkers	Ongoing	The City will continue to work with the Fresno Housing Authority and Self-Help Enterprises in seeking grant funds for farmworker housing.
9: Preserving Assisted Housing	Annually monitor the status of assisted housing stock that may be at risk of converting to market rate.	Ongoing	The City assisted the Fresno Housing Authority in their efforts to obtain tax credit allocation for their Walnut Grove apartment complexe. The Magill Terrace project was completed in 2019. The City will continue to monitor their progress.
10: Accessory Units (Second Units)	To facilitate construction of affordable housing units	Ongoing	The City has amended their Accessory Dwelling Unit (ADU) ordinance to be compliant with new state law. City staff will be conducting an ADU education program in 2022.
11:Zoning Code Amendments	To amend the Zoning Code to address a variety of housing options, including special needs groups	Within one year of HE adoption with annual reviews	The City of Fowler will update their Density Bonus Ordinance as part of the ongoing comprehensive Zoning Ordinance update.
12: Monitoring Planning and Development Fees	To ensure fees do not undully constrain housing development	Ongoing	The City will continue to monitor their development fees each January.
13: Code Enforcement	To enforce substandard abatement and reinstate the City's Home Improvement Grant Program.	Ongoing	The City will continue to look for grant programs to assist property owners to bring their homes into compliance with City codes. The City reinstated the code enforcement division in 2019 and hired a Community Compliance Officer who will start in 2022.
14: First-Time Home Buyer Resources	To pursue and disseminate available resources to the public	Ongoing	The City will continually update their website to include available homebuyer resources.
15: Energy Conservation	To promote energy conservation in housing rehabilitation.	Ongoing	The City continues to support PG&E programs that provide energy efficiency rebates and implements the Building codes that support and encourage alternative energy.
16: Housing Choice Vouchers	To disseminate information, refer interested households to the Housing Authority, and encourage landlords to participate.	Ongoing	The City will continually update their website to include available homebuyer resources including information on the Housing Choice Voucher Program.
17: Fair Housing	To assist in promoting fair resources available in the region	Ongoing	The City will continually update their website and work with the Fair Housing Council of Central Valley and the Fresno Housing Authority to provide ediuication to lenders, real estate professioansls, and the communtiy at large to promote fair shousing services available in the region.

Jurisdiction	Fowler	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

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Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Fowler	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

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Housing Element Implementation

(CCR Title 25 §6202)

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Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Fowler	NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2021 (Jan. 1 - Dec. 31)		
Planning Period	5th Cycle 12/31/2015 - 12/31/2023		

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(CCR Title 25 §6202)

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Fowler		
Reporting Period	2021 (Jan. 1 - Dec. 31)		

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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Housing Element Implementation
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Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Fowler	
Reporting Year	2021	(Jan. 1 - Dec. 31)

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Local Early Action Planning (LEAP) Reporting					
(CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity’s application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ 65,000.00		Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Land Use Alternatives	\$25,000.00	\$0.00	Completed		Presented to Council in 2021
General Plan Update	\$20,000.00	\$0.00	In Progress	Local General Fund	
Program EIR	\$20,000.00	\$0.00	In Progress	Local General Fund	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	76
Above Moderate		34
Total Units		110

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	39
Above Moderate		14
Total Units		53

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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