

# Chapter Three Land For Housing

## Housing Sites

The Housing Element focuses on the social and economic concerns of residential development. Provision of housing sites and delivery of urban services is an important facet of assessing the overall ability of a jurisdiction to meet housing needs. More general population and policy information is available in the City of Delano General Plan. The goal of this Chapter is to specifically identify land available to meet the City’s housing need through 2013.

Government Code Section 65583 (a) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period. The tables that follow have been derived from the inventory.

## Regional Housing Needs Allocation

The City’s 2007 Regional Housing Needs Allocation (RHNA) identified a need for 1,817 dwelling units for the 2008-2013 planning period, to be provided in the following income categories as shown in Table 3-1 as follows.

**Table 3-1  
Regional Housing Needs Assessment (RHNA)**

<b>Jurisdiction</b>	<b>Very-low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
<b>Delano</b>	<b>442</b>	<b>300</b>	<b>331</b>	<b>744</b>	<b>1,817</b>
Percentage of city total					4.4% <sup>1</sup>
<b>Kern County</b>	<b>10,124</b>	<b>6,875</b>	<b>7,579</b>	<b>17,062</b>	<b>41,600</b>

Source: State Department of Housing and Community Development

Based on a ratio of 50 per cent of the identified very low income household need, the City projects that there will be a need of 221 housing units for extremely low income households during the Housing Element Update planning period.

Since 2006, an estimated 230 low and lower income units have been constructed in Delano including units within financially-assisted projects. This leaves a net housing need of 514 units affordable to the low to moderate income levels within the planning period for the Housing Element update.

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<sup>1</sup> 4.4 percent represents all income categories

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**Table 3-2  
Low and Lower Income Units  
Constructed in Delano**

PROJECT NAME	TYPE OF UNITS		MECHANISM OF AFFORDABILITY
	Multiple Family	Single Family	
<b>Sunny View I</b>	<b>69</b>		<b>Tax Credit Allocation</b>
<b>Maganda Park</b>		<b>20</b>	<b>Tax Credit Allocation</b>
<b>Casas del Valle</b>		<b>35</b>	<b>Farmworker Housing</b>
<b>Self Help Housing</b>		<b>21</b>	<b>CHFA Financing &amp; HCD self-help technical assistance &lt;80 med.</b>
<b>Sunny View II</b>	<b>69</b>		<b>Tax Credit Allocation</b>
<b>Subtotal</b>	<b>138</b>	<b>76</b>	
<b>TOTAL</b>	<b>214</b>		

**Explanatory Note: Sunny View I and II with a total of 138 units were constructed as Tax Credit projects, as was Casas del Valle, a 20 unit farmworker housing project**

### **Housing Unit Capacity within the City of Delano**

As noted above, state law requires that the detailed inventory of parcels identify only those parcels that will be available for housing during the planning period. Property that does not have reasonable access to public services, or is located in remote areas, may not be included in the inventory.

All identified developable land designated principally for residential development includes the following designations: Rural Residential (RR), Low Density Residential (LR), Medium Density Residential (MR), and High Density Residential (HDR). The inventory also includes vacant and underutilized commercially designated sites, Commercial (C) and Service Commercial (SC) that can potentially be redesignated and rezoned for residential uses (Conditional Use Permit approval is required for multiple family residential projects in commercial zone districts)..

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## Zoning to Encourage and Facilitate Housing for Lower-Income Households

The capacity for housing production falls below the City of Delano’s total need for new housing during the Housing Element planning period. A primary objective for the City over the Housing Element planning period will be to provide adequate sites to accommodate the housing needs of very low, low and moderate-income households. The California Department of Housing and Community Development (HCD) assumes, in general, that the higher the density, the more affordable the housing. It is HCD’s position that local jurisdictions can facilitate and encourage affordable housing development by allowing development at higher densities, which helps to reduce per unit land costs. In compliance with the requirements of Government Code Section 65583(c) (1), the General Plan Land Use Element should provide a sufficient portion of land in the High Density Residential (HDR) designation to meet its obligation to provide sites suitable for the production of needed housing affordable to very low-, low, and moderate-income households.

## Inventory of Vacant and Underutilized Sites

### Available Residential Sites

Table 3-3 below shows existing vacant single family residential lots, excluding those that are within approved tentative tract maps. The table shows that there are sufficient sites to accommodate a total of 2,763 single family dwellings at a maximum development potential, and 2,072 units at a more typical development intensity of 75 per cent of total density permitted. This number is nearly twice the projected need for 1,075 moderate income and above moderate income level units identified by the RHNA as needed within the City of Delano during the planning period.

**Table 3-3  
Summary of Vacant Land (Single Family- Excluding tentative approved lots)**

VACANT SITES INVENTORY - Single-Family Zoned Sites									
APN	GENERAL PLAN	ZONE	ACRES	PERMITTED DENSITY	HOLDING CAPACITY (max)	HOLDING CAPACITY (typical)	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS
034-040-06	Low Residential	R-1	0.43	7.26 units/acre	3	2	Vacant	Yes	None
034-050-06	"	R-1	0.32	7.26 units/acre	3	2	Vacant	Yes	None
034-121-11	"	R-1	0.22	7.26 units/acre	1	1	Vacant	Yes	None
034-132-33	"	R-1	0.14	7.26 units/acre	1	1	Vacant	Yes	None
034-182-16	"	R-1	0.21	7.26 units/acre	1	1	Vacant	Yes	None
037-110-23	"	R-1	0.13	7.26 units/acre	1	1	Vacant	Yes	None
037-110-24	"	R-1	0.13	7.26 units/acre	1	1	Vacant	Yes	None

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037-231-06	"	R-1	0.14	7.26 units/acre	1	1	Vacant	Yes	None
037-241-02	"	R-1	0.14	7.26 units/acre	1	1	Vacant	Yes	None
037-272-01	"	R-1	0.14	7.26 units/acre	1	1	Vacant	Yes	None
037-273-02	"	R-1	0.14	7.26 units/acre	1	1	Vacant	Yes	None
037-281-03	"	R-1	0.15	7.26 units/acre	1	1	Vacant	Yes	None
037-284-06	"	R-1	0.15	7.26 units/acre	1	1	Vacant	Yes	None
037-313-03	"	R-1	0.14	7.26 units/acre	1	1	Vacant	Yes	None
410-020-01	"	R-1	38.18	7.26 units/acre	277	208	Vacant	No	Undeveloped Land
411-073-09	"	R-1	0.13	7.26 units/acre	1	1	Vacant	Yes	None
411-073-22	"	R-1	0.13	7.26 units/acre	1	1	Vacant	Yes	None
411-074-01	"	R-1	0.13	7.26 units/acre	1	1	Vacant	Yes	None
411-074-02	"	R-1	0.13	7.26 units/acre	1	1	Vacant	Yes	None
411-100-26	"	R-1	0.17	7.26 units/acre	1	1	Vacant	Yes	None
411-140-11	"	R-1	0.17	7.26 units/acre	1	1	Vacant	Yes	None
411-210-16	"	R-1	0.34	7.26 units/acre	2	2	Vacant	Yes	None
411-340-05	"	R-1	0.22	7.26 units/acre	1	1	Vacant	Yes	None
411-350-03	"	R-1	0.19	7.26 units/acre	1	1	Vacant	Yes	None
411-403-06	"	R-1	0.22	7.26 units/acre	1	1	Vacant	Yes	None
411-411-33	"	R-1	0.25	7.26 units/acre	2	2	Vacant	Yes	None
411-490-10	"	R-1	0.18	7.26 units/acre	1	1	Vacant	Yes	None
422-022-13	"	R-1	0.18	7.26 units/acre	1	1	Vacant	Yes	None
422-161-14	"	R-1	0.11	7.26 units/acre	1	1	Vacant	Yes	None
422-161-15	"	R-1	0.11	7.26 units/acre	1	1	Vacant	Yes	None
422-161-16	"	R-1	0.11	7.26 units/acre	1	1	Vacant	Yes	None
422-161-17	"	R-1	0.11	7.26 units/acre	1	1	Vacant	Yes	None
422-161-18	"	R-1	0.11	7.26 units/acre	1	1	Vacant	Yes	None
422-161-19	"	R-1	0.11	7.26 units/acre	1	1	Vacant	Yes	None
423-070-05	"	R-1	1	7.26 units/acre	7	4	Vacant	No	No street access
423-070-14	"	R-1	0.19	7.26 units/acre	1	1	Vacant	No	No street access
423-110-09	"	R-1	1.58	7.26 units/acre	11	7	Vacant	Yes	None
423-230-06	"	R-1	0.46	7.26 units/acre	3	1	Tract Lot	Yes	None

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423-250-11	"	R-1	0.35	7.26 units/acre	2	1	Tract Lot	Yes	None
423-250-09	"	R-1	0.32	7.26 units/acre	2	1	Tract Lot	Yes	None
423-262-13	"	R-1	0.28	7.26 units/acre	2	1	Tract Lot	Yes	None
423-290-04	" "	R-1	0.29	7.26 units/acre	2	1	Tract Lot	Yes	None
423-290-07	"	R-1	0.35	7.26 units/acre	2	1	Tract Lot	Yes	None
423-290-10	"	R-1	0.3	7.26 units/acre	2	1	Tract Lot	Yes	None
423-290-11	"	R-1	0.3	7.26 units/acre	2	1	Tract Lot	Yes	None
424-290-04	"	R-1	0.16	7.26 units/acre	1	1	Tract Lot	Yes	None
424-290-13	"	R-1	1.99	7.26 units/acre	14	10	Vacant	Yes	None
519-034-24	"	R-1	0.14	7.26 units/acre	1	1	Utility Site	Yes	None
520-010-17	"	R-1	76.36	7.26 units/acre	554	415	Expired Tentative Map	No	Undeveloped Land
520-010-25	"	R-1	27.27	7.26 units/acre	198	148	Vacant	No	Undeveloped Land
520-010-26	"	R-1	39.09	7.26 units/acre	283	212	Vacant	No	Undeveloped Land
520-010-27	"	R-1	34.73	7.26 units/acre	252	297	Vacant	No	Undeveloped Land
520-010-29	"	R-1	152.64	7.26 units/acre	1,108	831	Vacant	No	Undeveloped Land
<b>TOTALS</b>			<b>401.66</b>		<b>2763</b>	<b>2072</b>			

### Vacant and Underutilized Land

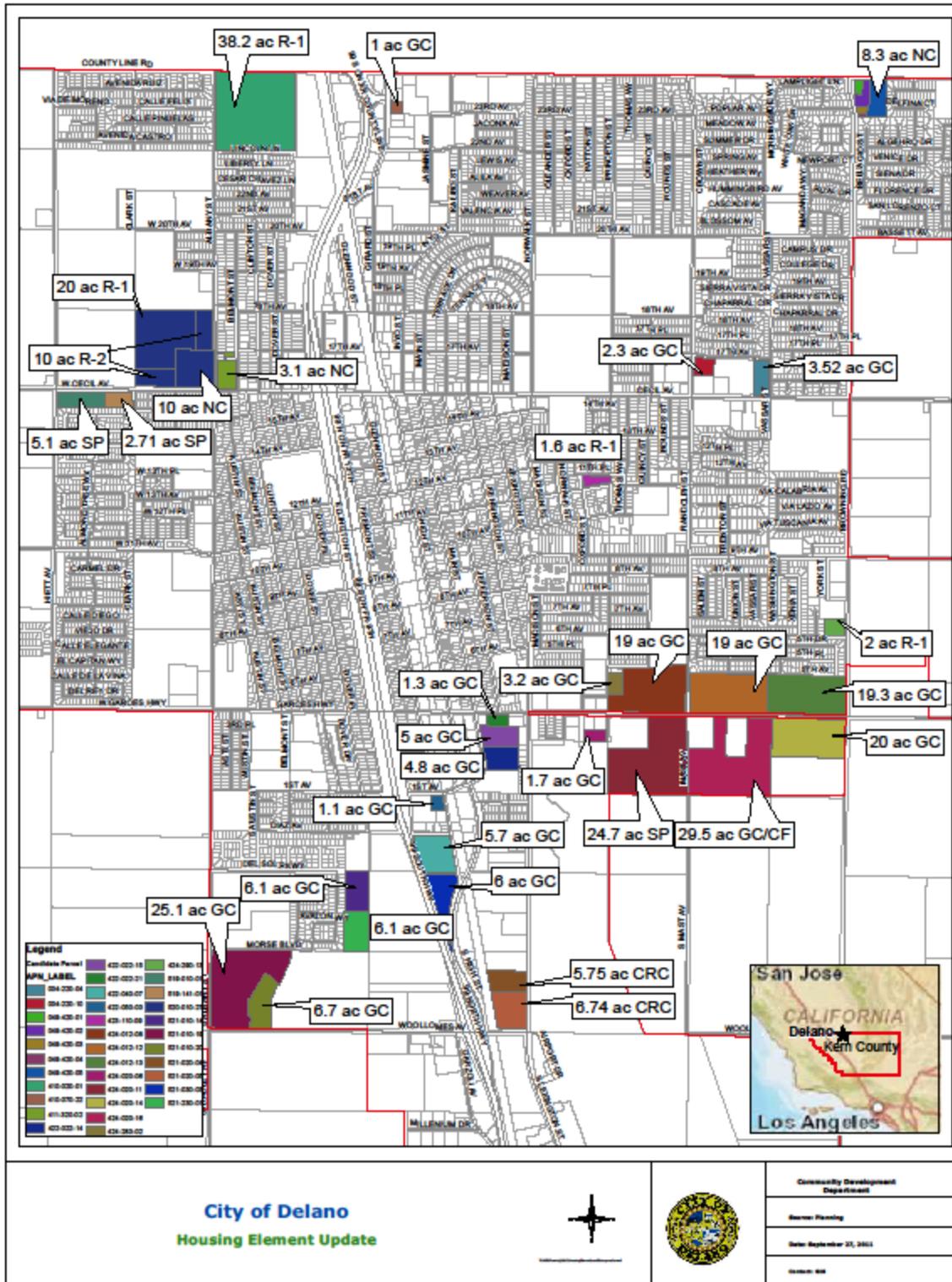
Community Development Department staff conducted a comprehensive inventory of vacant and underutilized land parcels within the City, and identified a total of 109 vacant parcels and 63 underutilized parcels within the City. 78 percent of vacant residential parcels are less than one acre in size, and 83 percent of underutilized residential parcels are under one acre. Out of 51 vacant commercial sites, 71 percent are less than one acre, and 38 percent of underutilized commercial parcels are less than one acre. Table 3-3 depicts all identified parcels that are one acre or more in size, and Figure 3-1 shows their locations on a map of candidate rezoning parcels.

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**Table 3-4  
Candidate Rezone Parcels**

APN	GENERAL PLAN	ZONING	MAXIMUM		DEVELOPMENT CONSTRAINTS
			ACRES	UNITS	
034-220-04	Commercial	GC	3.5	84	None
034-220-10	Commercial	GC	2.3	55	None
049-420-01	Commercial	NC	8.3	199	None
410-020-01	Low Density Residential	R-1	38.2	277	No Utilities/Streets
410-070-22	Commercial	GC	1	24	None
411-320-02	Commercial	NC	3.1	74	None
422-022-14	Service Commercial	GC	4.8	115	None
422-022-15	Service Commercial	GC	5	120	None
422-022- 21	Service Commercial	GC	1.3	31	None
422-040-07	Service Commercial	GC	5.7	137	No Utilities/Streets
422-050-03	Service Commercial	GC	1.1	26	None
423-110-09	Low Density Residential	R-1	1.6	12	None
424-012-08	Commercial	GC	19	456	Owned by Delano Medical Center Occupied by Vacant Commercial Structures
424-012-12	Commercial	GC	19	456	Occupied by Vacant Commercial Structures
424-012-13	Commercial	GC	19.3	463	Structures
424-020-06	Commercial	GC	1.7	41	None
424-020-11	Commercial, Rural Resid.	Specific Plan	32.2	773	Lack of Infrastructure
424-020-14	Commercial	GC	20	480	Occupied by Residence/Agriculture
424-020-16	Commercial/ Comm Fac.	GC/CF	29.5	708	Lack of Infrastructure
424-283-02	Commercial	GC	2.3	55	Owned by Delano Medical Center
424-290-13	Low Density Residential	R-1	2	14	None
519-010-01	Commercial	Specific Plan	5.1	122	None
519-141-01	Commercial	Specific Plan	2.7	65	None
520-010-27	Low Density Residential (portion) Medium Density	R-1	20	145	Undeveloped Land
520-010-27	Residential(portion)	R-2	10	140	Undeveloped Land
520-010-27	Commercial	NC	10	240	Single Family Dwelling on Portion
521-010-14	Commercial	GC	6.1	146	Lack of Infrastructure
521-010-19	Medium Density Residential	GC	25.1	602	Undeveloped Land
521-010-20	Medium Density Residential	GC	6.7	161	Undeveloped Land
521-020-04	Industrial	CRC	5.8	132	None
521-020-05	Industrial	CRC	6.5	156	None
521-030-03	Service Commercial	GC	6	144	Lack of Infrastructure
521-230-01	Commercial	GC	6.1	146	Lack of Infrastructure
<b>TOTAL</b>			<b>331</b>	<b>6799</b>	

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Candidate Rezoning Sites  
Figure 3-1

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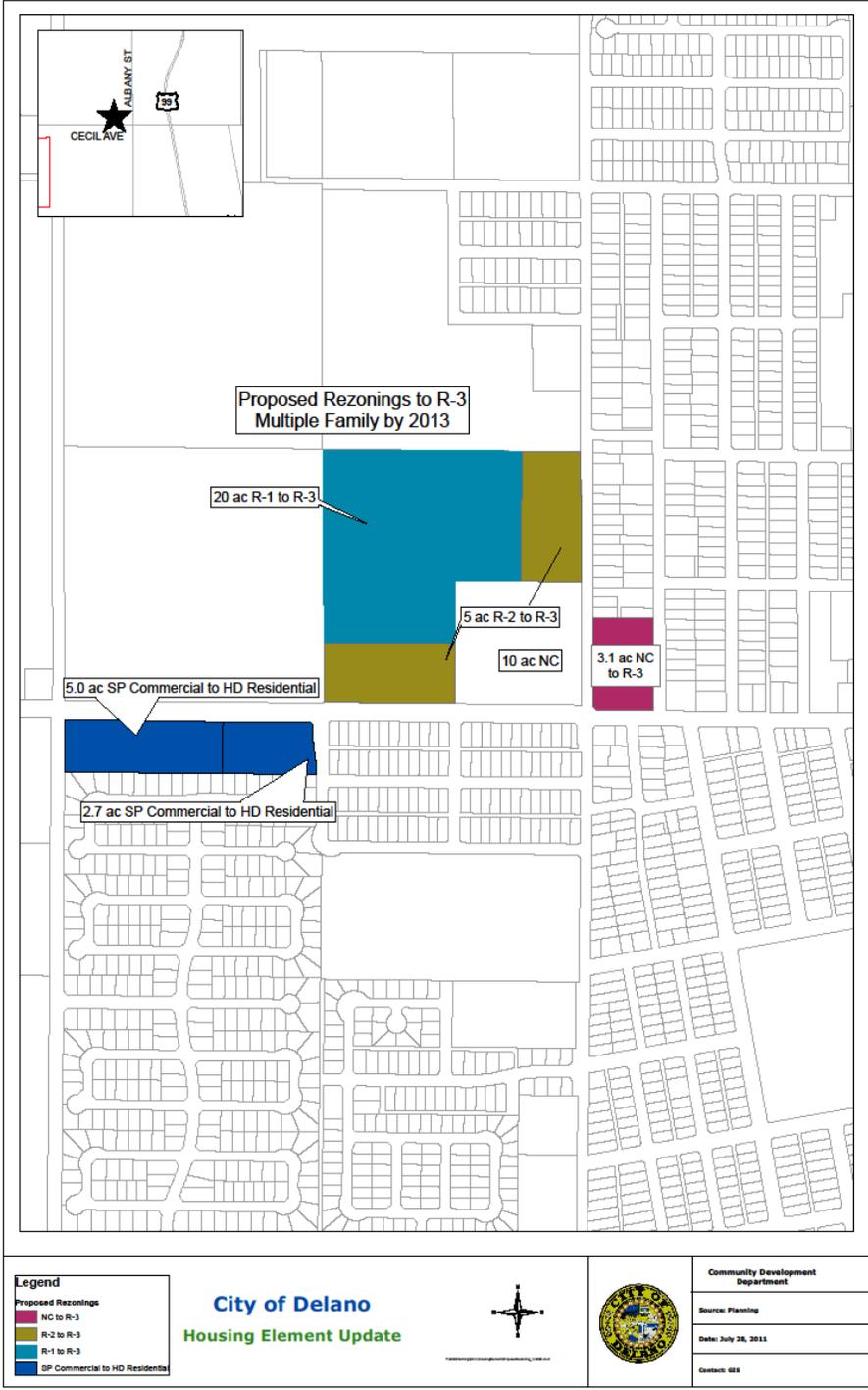
### Rezoning Program for Sufficient Sites

Staff has narrowed the potential rezoning sites down to an area of approximately ~~31~~ 41 acres located on the both sides of Cecil Avenue east and west of the intersection of Albany Street. 10 acres of existing R-2 zoned land fronting on Cecil Avenue and Albany Street will be rezoned to R-3, increasing the permitted density from 14 units per net acre to 24 units per net acre. Two adjacent 5 acre sites, and an additional 10 acres, are proposed for rezoning from existing R-1 (Single Family Residential) to R-3, for a total of 20 acres. An undeveloped 3.1 acre site at the northeast corner of Cecil Avenue and Albany Street will also be considered for rezoning from NC (Neighborhood Commercial) to R-3, which will also require approval of a General Plan Amendment from Commercial to High Density Residential.

Two additional parcels totaling 7.8 acres on the south side of Cecil Avenue between Clark Street and Hiett Avenue will be redesignated from commercial multiple family residential. This rezoning will require an amendment to the General Plan and an amendment to the existing Almond Tree Village Specific Plan. Each of these parcels will accommodate at least 16 units at a maximum development potential under the proposed zoning. The proposed zoning density increases will result in a net increased development potential for 341 units affordable to low and very low income groups during the planning period for this Housing Element Update. This leaves a remainder of 191 units to meet the 742 total of low and very low income levels established in the Regional Housing Needs Allocation noted above.

The proposed rezoning sites are shown in Figure 3-2 below. The following Table 3-4 contains a list of each parcel proposed for rezoning and the potential increase in permitted housing unit yield for each and a total figure for increased units.

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**Proposed Rezoning Sites**  
**Figure 3-2**

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**Table 3-5  
Housing Unit Yield from Proposed Parcel Rezoning  
(assuming maximum development potential of 20 units per acre)**

<b>Assessor Parcel No.</b>	<b>Parcel Size (Acres)</b>	<b>Proposed Rezone</b>	<b>Density Change (Units)</b>	<b>Increase in Permitted Units</b>	<b>Development Constraints</b>
<b>411-320-02</b>	<b>3.1</b>	<b>Neighborhood Commercial to High Density Residential (R-3)</b>	<b>0 to 24.0 per net acre</b>	<b>62</b>	<b>None</b>
<b>519-010-01</b>	<b>5.1</b>	<b>Specific Plan Commercial To High Density Residential</b>	<b>0 to 24.0 per net acre</b>	<b>102</b>	<b>None</b>
<b>519-141-01</b>	<b>2.7</b>	<b>Specific Plan Commercial To High Density Residential</b>	<b>0 to 24.0 per net acre</b>	<b>54</b>	<b>None</b>
<b>520-010-27 (portions)</b>	<b>10</b>	<b>R-2 to R-3</b>	<b>14.0 to 24.0 per net acre</b>	<b>60</b>	<b>Large Site</b>
	<b>20</b>	<b>R-1 to R-3</b>	<b>7.26 to 24.0 per net acre</b>	<b>255</b>	<b>Large Site, Access</b>
<b>TOTAL</b>	<b>40.9</b>	<b>-</b>	<b>-</b>	<b>533</b>	

As shown in Table 3-1 above, the RHNA projects a total housing need for low, very low and extremely low income groups of 744 units. Approximately 214 units affordable to these income levels have been produced in Delano since the beginning of 2006. This leaves a net housing need of 528 units. The proposed rezonings outlined above will accommodate 533 additional units, which exceed the remaining housing need identified for the remainder of the 5 year planning Housing Element Update planning period.

The sites identified above as within Assessor Parcel Number 520-010-27 is a portion of a larger parcel consisting of 74.7 acres, which is undeveloped except for one single family dwelling at the southeast corner that is within a commercially zoned area. Major water and sewer utility lines exist along two arterial streets that form the eastern and southern boundaries of the parcel, however, local extensions will need to be made to serve future development within the easterly portion of the parcel as shown in Figure 3-4. It will also be necessary to subdivide the formerly agriculturally-used parcel. It is expected that the completion of a concurrent General

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Plan Amendment and Zone Amendment as proposed in the program to provide adequate buildable sites will make the site attractive for potential housing developers, as well for commercial development on the adjacent corner site that can serve future residents in the area. The land parcels identified for rezoning in Figure 3-4 benefit from a high level of circulation access provided by the two existing arterial routes. A public transit line already exists in the area, and a stop can readily be added to serve the vicinity.

### Lots within Tentative and Final Approved Maps

Table 3-5 depicts the acreage and number of residential lots within parcels that contain undeveloped approved final and tentative tract maps. All of these tentative approved lots are single family residential and are zoned R-1. No maximum and typical holding capacities are indicated for these sites as they contain either final recorded lots or tentative approved lots that are pending final recordation. These parcels were not considered in the inventory of vacant sites considered for rezoning to accommodate the City’s projected need for low and moderate income housing development

**Table 3-6**

<b>Vacant Sites Inventory – Tentative Final Tract Maps</b>			
<b>Tract No.</b>	<b>Assessor Parcel Number</b>	<b>Acres</b>	<b>Lots</b>
		(gross acreage)	
6727	049-030-92, -93, -94	83.1	352
6728	049-030-77	76.8	341
6235	049-150-35, -36	78.2	267
6326	422-pages 18 thru 19	38.9	135
6550	519-020-04	37.43	167
6224	519-020-27, -29 & pages 31, 32	48.71	232
6570	520-010-03, -16, -18	308.1	1226
6176	520- pages 31 thru 32	27	84
6470	521-010-01, -02	39.1	165
6327	521-pages 24 thru 25	38.9	126
<b>Total</b>		776.24	3095

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### **Adequacy of Public Facilities and Infrastructure**

A major constraint to the development of new housing units is the lack of sewer and water service. Sewer and water service in a rural area such as City of Delano is a very different than in larger urban areas. It usually involves a whole new system, or major expansion of an existing system, instead of an extension of the water mains or sewer lines as in a city. The expense of providing a new system is prohibitive unless there is a sufficient density of population to support the new water or sewer system.

Currently, State laws governing municipal funding limit the ability of cities to provide infrastructure out of ongoing revenues. As a result, new development is generally required to “pay its own way” with regard to public facilities such as water, sewer, drainage, parks, and roadway facilities. In accordance with AB 1600, the City has enacted a development impact fee program to ensure new development pays only for its impacts and not for existing deficiencies caused by prior development.

The City of Delano, like many communities, has determined that its public works systems must not be overburdened by new development. Expansion of the City is contingent upon the continued upgrading of the Wastewater Treatment Plant and system wide utility upgrades. An expansion in the capacity of the City’s wastewater treatment plant from 4.4 million gallons per day (mgd) to 8.8 mgd is now nearing completion, which will provide adequate additional capacity to serve the expected growth in residential, commercial and industrial development during the planning period for this Housing Element Update. The Draft 2010 Urban Water Management Plan for the City of Delano states that the available supply based upon the current supply of 23.18 (mgd) will be more than adequate to serve the City’s projected population in 2015 where the projected demand would be 9.52 mgd. The 605 additional multifamily units to be accommodated in the proposed rezoning program are estimated to use less than 1.91 mgd which would increase the demand to 11.43 mgd. Since the supply is estimated at 23.18 mgd, there would still be over 8 11.75 mgd available for other growth. The City continually updates its capital improvements program on an annual basis to account for budgetary factors in light of identified needs such as water main replacement, flood control, water storage, and future sewage treatment plant expansion, as well as parks, streets, and sidewalk replacement, thereby providing a guide for allocating public funds in the most productive direction.

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### **Environmental Constraints**

The broad scale designation of sites suitable for housing was completed pursuant to the policies of the City of Delano's General Plan, related Final Environmental Impact Report (EIR). In the development of the Land Use Element designations of the General Plan, the City of Delano consulted with a wide range of federal, state and local regulatory agencies to evaluate potential adverse environmental constraints and impacts of land use.

A California Environmental Quality Act (CEQA) Initial Study checklist was prepared to identify and assess the potential impacts associated with implementation of the Housing Element. According to the Study, it was found that the Housing Element as prepared will not contribute to the creation of environmental impacts beyond those identified in the City of Delano's General Plan Final EIR. It is therefore concluded that there are no environmental constraints that may impede the implementation of the Housing Element programs and policies during the planning period.

### **Energy Conservation Opportunities**

California Green Building Code standards, which have become effective in 2011, require higher energy efficiency standards for residential and non-residential buildings. The City of Delano will enforce Green Code requirements through its building permit process and comply with the California Subdivision Map Act that allows local governments to provide for solar access.

The City of Delano is proposing several new energy conservation programs to encourage the use of alternative building materials and methods to help conserve energy and lower the long term cost associated with utility bills. The City will implement a "greenprint" strategy that will effectively weave together environmental and urban systems to sustain, protect, and provide access to its local natural resources.

The City also participates in home weatherization programs in cooperation with the Southern California Edison and Southern California Gas Company utilities. These programs are also proposed for the next planning period to assist lower income homeowners with weatherizing their older homes, thus reducing energy consumption and costs. Weatherization includes energy saving items such as installation of weather stripping to the doors and windows, dual pane windows, additional insulation, and caulking around cracks and seals.

The City will promote the use of cluster housing or planned development concepts where existing urban services are available. This includes housing development on major street arterials and bus transportation corridors. To encourage this type of development, the City may provide incentives such as an increase of floor area to lot area ratio requirements, allow for priority review and processing of higher density projects, and abbreviated or modified processing times where permissible by law. The cluster housing concept is intended to help the

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City comply with SB 375 requirements. SB 375 is a California State law that was signed by the governor in 2008. The bill prompts California regions to work together to reduce greenhouse gas (GHG) emissions from cars and light trucks by requiring the integration of planning processes for transportation, land-use and housing. Cluster housing will allow for more efficient use of major corridors thus helping to reduce poor air quality while providing more walkable communities.

The City will continue to work with its regional Council of Governments on transportation matters that affect the Central Valley. The Kern Council of Governments (Kerncog) along with other Central Valley Council of Governments have come together to develop a Regional Blueprint plan. The City of Delano, in conjunction with other regional partners, will work toward achieving more effective land use patterns that will ultimately lead to the reduction of greenhouse gases.