

CITY OF BRISBANE
GOALS, POLICIES AND PROGRAMS EVALUATION MATRIX
HOUSING ELEMENT

ATTACHMENT 3

Goals From the Housing Element

The City of Brisbane will...

~~primary goal of the Housing Element is to a Strive to assure that existing and new housing developments provide more than shelter, so that Brisbane remains “home” to its residents. Brisbane is ; and remains as an independent, energetic city, composed of and accepting a diversity of people and lifestyles, and valuing this same diversity in its residential development. The following housing goals reflect a desire to maintain these values.~~

~~Provide opportunities for housing for the people who focus their daily lives in Brisbane, to maintain and strengthen the sense of community.~~

~~Provide opportunities for a decent home and a clean, safe environment for all residents of Brisbane, regardless of age, race, sex, marital status, ethnic background, family composition, income or sexual orientation.~~

~~Provide opportunities for a variety of housing types, sizes, prices, and tenure to meet the City’s present and projected housing needs.~~

~~Provide opportunities for adequate housing, within resource limitations, for very low , low and moderate income and special needs households, including, but not limited to, the elderly, *the handicapped*, persons with disabilities, large households, single parent households, the homeless and ethnic minorities.~~

~~Encourage efforts to improve and conserve existing housing and existing residential neighborhoods.~~

Encourage housing that is part of transit oriented development.

~~Ensure that new residential development is compatible with existing development and reflects the diversity of the community.~~

~~Ensure that housing development in areas not currently urbanized absorbs the costs of mitigating the impacts of development.~~

~~Remove unreasonable governmental constraints to the maintenance, improvement and development of housing.~~

- A. Provide increased housing opportunities for all persons, regardless of age, sex, race, ethnic background, income, marital status, disability, family composition, national origin, or sexual orientation.**
- B. Maintain a diverse population by responding to the housing needs of all individuals and households, especially seniors and those with income constraints or special needs.**
- C. Preserve residential character by encouraging the maintenance, improvement, and rehabilitation of existing housing and ensuring that new housing reflects excellence in design and the diversity of the community.**
- D. Encourage compact, in-fill, mixed use and transit oriented development to reduce vehicle miles traveled and greenhouse gas emissions.**
- E. Encourage sustainable residential development to conserve resources and improve energy efficiency to reduce housing costs and reduce greenhouse gas emissions.**
- F. Provide housing opportunities for people who work in Brisbane to reduce vehicle miles travelled and greenhouse gas emissions.**
- G. Ensure that housing development that is not in urbanized areas mitigates the associated cost and impacts of development.**
- H. Remove unreasonable government constraints to the provision of housing.**

Ground Rules

The 1994 General Plan is a very comprehensive document that is the result of an exhaustive public input process. After a number of initial public workshops and a follow-up survey questionnaire to the original citizen survey questionnaire for the 1994 General Plan, it was determined that, for the most part, the 1994 General Plan is still valid and reflects the community’s values. Therefore:

Stick with the existing language whenever possible, recognizing that it reflects a compromise between different ways of saying the same thing and for consistency between the elements;

In wording new policy and program statements, be consistent with the structure of the existing language by following the conventional approach (to general plans) of starting a policy or program statement with a verb or an “action” word (consider, require, continue, encourage, maintain, etc.) that represents the intent of the City;

If a discussion on an issue gets bogged down (especially if it looks like more information will be needed from staff) put it aside and come back to it later.

Notes: Recommended edits following the Planning Commission study sessions are shown as Underlined Redline or ~~strikeout~~.
Sidebar comments are in *(green)*.

6/25/2009

Housing Element Goals, Policies & Programs Evaluation Matrix

POLICY/PROGRAM	Completed (Y/N)	Reasonably Achievable in <u>5 yrs</u> (Y/N)	Language is Clear and Specific (Y/N)	Action to Existing Policy/Program	New <u>Goal</u> /Policy/Program (Y/N)	NOTES (Use space to write revisions or new policies or programs, as appropriate)	Reviewed By & Date
					Y	<u>Goal H.A Provide increased housing opportunities for all persons, regardless of age, sex, race, ethnic background, income marital status, disability, family composition, national origin, or sexual orientation.</u>	<u>PC: 5/14/09</u>
Policy H5 Promote equal housing opportunities.				OK		Policy 5 <u>Policy H.A.1 ...</u>	<u>PC: 5/14/09</u>
<i>Program H5a: Develop an action plan to inform the community of equal housing opportunity laws and resource opportunities, including mediation services and investigative and enforcement agencies, through informational handouts made available at public offices, real estate offices, and in local publications such as the Brisbane Star as part of a Public Awareness Campaign.</i>				Revise		Program H5a: Program H.A.1.a Develop an action plan <u>Continue to inform the community of equal housing opportunity laws and resource opportunities, including mediation services and investigative and enforcement agencies, through the City's website and informational handouts made available at public offices, real estate offices, and in local publications such as the Brisbane Star as part of a Public Awareness Campaign.</u> <u>Continue to provide information on discriminatory and unfair housing practices (from the California department of Fair Employment and Housing) and housing related services and industries to the public through the City's website.</u>	<u>PC: 5/14/09</u>
<i>Program H1f: Develop a public awareness campaign to inform Brisbane residents and businesses, developers, non-profit housing development organizations and other groups about housing policies and opportunities in Brisbane. Use local publications such as the Brisbane Star and the Chamber of Commerce newsletter, bulk mailing, flyers and other means of distributing information on City housing policies, local achievements, programs of other agencies, housing information and counseling programs, and State housing laws.</i>				Revise		Program H1f: Program H.A.1.b Develop a public awareness campaign <u>Continue to</u> inform Brisbane residents and businesses, developers, non-profit housing development organizations and other groups about housing policies and opportunities in Brisbane. Use local publications such as the Brisbane Star and the Chamber of Commerce newsletter, bulk mailing, flyers and other means of distributing information on City housing policies, local achievements, programs of other agencies, housing information and counseling programs, and State housing laws.	<u>PC: 5/14/09</u>
					Y	<u>Goal H.B Maintain a diverse population by responding to the housing needs of all individuals and households, especially seniors and those with income constraints or special needs.</u>	<u>PC: 5/14/09</u>

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<p>Policy H1 Strive to attain and maintain a balance of housing types (single and multi-family units, mobilehomes), sizes (number of bedrooms), tenure (owner occupied and rentals) and affordability to all income levels.</p>				Revise		<p>Policy H1 <u>Policy H.B.1</u> — Strive to attain and maintain a balance of housing types (single and multi-family units, mobilehomes), sizes (number of bedrooms), tenure (owner occupied and rentals) and affordability to all income levels. <u>Require a balance of housing types, sizes (bedrooms), tenure and the inclusion of affordable, senior and special needs dwelling units in multi-family developments.</u></p>	PC: 5/14/09
<p><i>Program H1a: Consistent with the 1994 General Plan, amend the Zoning Ordinance and Zoning Map to provide suitable sites for the development of single-family and multi-family units and mobilehomes to address the existing and projected housing needs consistent with California Government Code Section 65583c.</i></p>				Revise		<p>Program H1a: Consistent with the 1994 Land Use Element of the General Plan, amend the Zoning Ordinance and Zoning Map to provide suitable sites for the development of single family and multi family units, and mobilehomes to address the existing and projected housing needs consistent with California Government Code Section 65583c. <u>Complete any necessary rezoning to provide adequate sites to accommodate the Regional Housing Needs Allocation no later than 3 years after either the date the housing element is adopted or the date that is 90 days after receipt of comments from HCD, whichever is earlier [per Government Code Section 65583(c)(1)(A)].</u></p>	PC: 5/14/09
					Y	<p><u>Program H.B.1.b Revise the R-3 District regulations to adopt a minimum density of 29 units per acre (1 dwelling unit per 1,500 sq. ft.).</u></p>	PC: 5/14/09
					Y	<p><u>Program H.B.1.c Revise the height limit in the R-3 District to 30 ft. for developments with 3 or more units.</u></p>	PC: 5/14/09
					Y	<p><u>Program H.B.1.d Expand the boundaries of the R-3 District to include all of the following split zoned properties:</u></p> <ul style="list-style-type: none"> • <u>43 Alvarado Street (APN 007-233-060)</u> • <u>298 San Bruno Avenue (APN 007-284-240)</u> • <u>312 San Bruno Avenue (APN 007-332-060 & -080)</u> • <u>285 Alvarado Street (APN 007-363-050)</u> 	PC: 5/14/09
					Y	<p><u>Program H.B.1.e Rezone the following portions of the TC-1 District as a new residential zoning district with a minimum density of 20 units per acre (1 unit per 2,178 sq. ft.), a height limit that would easily accommodate 3 stories with an elevator (35-40 ft.), and specific development regulations in lieu of typical design review (to qualify under AB 2348):</u></p> <ul style="list-style-type: none"> • <u>91 Park Lane (APN 005-202-200)</u> • <u>105 Park Lane (APN 005-202-150)</u> 	PC: 5/14/09

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					Y	<u>Program H.B.1.f Amend the Design Permits chapter of the Municipal Code to include the findings required by Government Code Sections 65589.5(d), (i) & (j) & 65583.2(i) regarding proposed housing developments for very low, low or moderate-income households and emergency shelters.</u>	<u>PC: 5/14/09</u>
<i>Program H1a(1): Amend the Zoning Map to revise district boundaries in order to be consistent with the General Plan land use designations and policies. An example would be to revise the boundaries of the SCRO-1 District to coincide with the boundaries of the unrecorded Highway Lots which are currently split-zoned, which would provide greater opportunities for affordable housing construction.</i>				Revise		Program H1a(1): Amend the Zoning Map to revise district boundaries in order to be consistent with the General Plan land use designations and policies. An example would be to revise the boundaries of the SCRO-1 District to coincide with the boundaries of the unrecorded Highway Lots which are currently split-zoned, which would provide greater opportunities for affordable housing construction. <u>Program H.B.1.g Revise the General Plan’s applicable land use designations to reflect the net acre density (excluding land area devoted to public rights-of-way for streets and utilities) to be consistent with all zoning districts to be revised per the Housing Element. Revise the Land Use Element’s policies and programs so as to be consistent with Government Code Section 65583.2 regarding affordable housing.</u>	<u>PC: 5/14/09</u>
<i>Program H1d(1): Consider requiring an Agreement and Declaration of Restrictions for properties with new secondary dwelling units so that the primary or secondary unit is occupied by a low- or moderate-income household.</i>				Revise		Program H1d(1): <u>Program H.B.1.h Consider requiring Monitor market-rate rents for secondary dwelling units to determine whether it is necessary to require</u> an Agreement and Declaration of Restrictions for properties with new secondary dwelling units so that the primary or secondary unit is occupied by a low- or moderate-income household.	<u>PC: 5/14/09</u>
<i>Program H1e: Clarify the provisions in the Zoning Ordinance that allow manufactured housing as a permitted use and mobilehome parks as a conditional use in residential and mixed-use districts.</i>	Y			Revise		Program H1e: Clarify the provisions in the Zoning Ordinance that allow manufactured housing as a permitted use and mobilehome parks as a conditional use in residential and mixed-use districts. <i>(Done)</i> <u>Program H.B.1.i Amend the definition of “dwelling” in BMC Section 17.02.235 to specifically include “transitional housing” and “supportive housing” as examples (per SB 2), along with “manufactured housing and mobilehomes” (per 1999-2006 Housing Element Program H1e).</u>	<u>PC: 5/14/09</u>
					Y	<u>Program H.B.1.j Amend the definition of “hotel” in BMC Section 17.02.420 to include “supportive housing single-room occupancy units” and continue to allow hotels as a conditional use in the SCRO-1 District (per AB 2634).</u>	<u>PC: 5/14/09</u>

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<i>Program H1e(1): Revise the Zoning Ordinance to require a public hearing before a mobilehome park may be converted to another permitted use.</i>	Y			Delete		Program H1e(1): Revise the Zoning Ordinance to require a public hearing before a mobilehome park may be converted to another permitted use. (Done)	PC: 5/14/09
<i>Program H1e(2): Consider methods of maintaining the affordability provided by a mobilehome park within the community when a conversion is proposed.</i>				Delete		Program H1e(2): Consider methods of maintaining the affordability provided by a mobilehome park within the community when a conversion is proposed. (Note: Covered by Ordinance as required by State law.)	PC: 5/14/09
<i>Program H1e(3): Repeal the existing density standards for mobilehome park development and adopt new standards consistent with the Mobile Home Parks Act (California Code of Regulations, Title 25, Chapter 2).</i>	Y			Delete		Program H1e(3): Repeal the existing density standards for mobilehome park development and adopt new standards consistent with the Mobile Home Parks Act (California Code of Regulations, Title 25, Chapter 2). (Done)	PC: 5/14/09
					Y	<u>Policy H.B.2 Retain existing affordable (“at risk”) housing units.</u>	PC: 5/14/09
					Y	<u>Program H.B.2.a Preserve affordable units that are at risk of being converted to market rate by:</u> a. <u>Establishing an early warning/monitoring system</u> b. <u>Allocation of potential funding sources</u> c. <u>Providing for tenant education and assistance</u>	PC: 5/14/09
					Y	<u>Program H.B.2.b Monitor affordable projects at risk.</u>	PC: 5/14/09
Policy H2 Encourage development of affordable housing specifically designed for the elderly and persons with disabilities or other special needs.				OK		Policy H2 <u>Policy H.B.3 Encourage development of affordable housing specifically designed for the elderly <u>seniors</u> and persons with disabilities or other special needs.</u>	PC: 5/14/09
<i>Program H2a: Identify suitable sites for housing for the elderly and persons with disabilities or other special needs.</i>				OK		Program H2a: <u>Program H.B.3.a Identify suitable sites for housing for the elderly <u>seniors</u> and persons with disabilities or other special needs.</u>	PC: 5/14/09
<i>Program H2c: To encourage housing for the elderly, reduce the parking requirements for units designed and dedicated for use by elderly persons and provide a density bonus greater than required by State law.</i>				Revise		Program H2c: To encourage housing for the elderly, reduce the parking requirements for units designed and dedicated for use by elderly persons. and provide a density bonus greater than required by State law. (Note: The later portion of this program is no longer necessary given new State law.)	PC: 5/14/09

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<i>Program H2b: To encourage housing designed for persons with disabilities, reduce the parking requirements for units designed and dedicated for use by persons with disabilities and provide a density bonus for housing projects of 20 units or more that provide at least 8% of the units for persons with disabilities.</i>				Revise		Program H2b: Program H.B.3.c To encourage housing designed for persons with disabilities, reduce the parking requirements for units designed and dedicated for use by persons with disabilities, and provide a density bonus for housing projects of 20 units or more that provide at least 8% of the units for persons with disabilities. Encourage housing units designed for persons with disabilities by reducing parking requirements for those units <i>(Note: The later portion of this program is no longer necessary given the new California Building Code.)</i>	<u>PC: 5/14/09</u>
<i>Program H5b: Analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002, the Federal Fair Housing Act and the California Fair Employment and Housing Act. Include in the analysis an evaluation of existing land use controls, permit processing procedures, and building codes. Address any constraints found by removing them or providing reasonable accommodation for housing intended for persons with disabilities.</i>				Revise		Program H5b: Program H.B.3.d Analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002, the Federal Fair Housing Act and the California Fair Employment and Housing Act. Include in the analysis an evaluation of existing land use controls, permit processing procedures, and building codes. Address any constraints found by removing them or providing reasonable accommodation for housing intended for persons with disabilities. <u>Amend the height limit exceptions in the zoning ordinance to allow for approval of Accessibility Improvement Permits for elevators needed by persons with disabilities to exceed the applicable height limit.</u>	<u>PC: 5/14/09</u>
					Y	<u>Program H.B.3.e Revise the SCRO-1 District regulations to include convalescent homes as a conditional use.</u>	<u>PC: 5/14/09</u>
<i>Program H2e: Encourage participation in the Human Investment Program (HIP)'s shared housing program which helps find suitable housing for the elderly, single-parent families and persons with special needs, through financial support, publicity and referrals.</i>				OK		Program H2e: Program H.B.3.f ...	<u>PC: 5/14/09</u>
<i>Program H2f: To encourage housing units designed and dedicated for use by large families with low- and very-low incomes and other households with special needs, provide a density bonus greater than required by State law.</i>				Revise		Program H2f: Program H.B.3.g To Encourage developers to provide housing units designed and dedicated for use by large families with low- and very-low incomes and other households with special needs when they request density bonuses. , provide a density bonus greater than required by State law.	<u>PC: 5/14/09</u>
<i>Program H2g: Cooperate with the County of San Mateo in developing programs to provide shelter and services to the homeless by participating in the development of the Homeless Continuum of Care Plan for San Mateo County.</i>				Revise		Program H2g: Program H.B.3.h Cooperate with the County of San Mateo in developing programs to provide shelter and services to the homeless by participating in the development of the Homeless Continuum of Care Plan for San Mateo County <u>Continuum of Care and the Housing Endowment and Regional Trust.</u>	<u>PC: 5/14/09</u>

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<p><i>Program H2h: Promptly process Use Permits for group homes that provide emergency shelter and transitional housing in the SCRO-1 District.</i></p>				Revise		<p>Program H2h: <u>Program H.B.3.i Promptly process Use Permits for group homes that provide emergency shelter and transitional housing in the SCRO-1 District. Amend the zoning ordinance to allow for emergency shelters and transitional housing in the SCRO-1 District, without a conditional use permit, consistent with State law.</u> <u>Revise the SCRO-1 District regulations to include emergency shelters as a permitted use (within 1 year of adoption of the Housing Element as required by SB2) and include the following in the regulations:</u></p> <p>a. <u>Exempt emergency shelters in the SCRO-1 District from design review.</u></p> <p>b. <u>Adopt objective development standards for emergency shelters that address: 1) maximum number of beds or persons permitted to be served nightly by the facility, 2) off-street parking based on demonstrated need similar to other residential uses, 3) size and location of exterior and interior on-site waiting and client intake areas, provision of on-site management, 4) proximity to other emergency shelters (cannot be required to be more than 300 ft. apart), 5) length of stay (consistent with financing programs or 6-month limit per Health and Safety Code Section 50801), 6) lighting, and 7) security during hours that the emergency shelter is in operation (the development standards for emergency shelters would otherwise be the same as for residential and commercial uses within the SCRO-1 District).</u></p> <p>c. <u>Adopt an off-street parking standard for emergency shelters "...based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone" [per Government Code Section 65583(a)(4)(ii)].</u></p>	PC: 5/14/09
<p><i>Program H5c: Adopt and publicize a no-fee Zoning Administrator/Building Official procedure for promptly processing Requests for Reasonable Accommodation for Individuals with Disabilities, subject to public notice and findings, including whether a requested accommodation is reasonable within the meaning of fair housing laws, so as not to impose undue financial and administrative burdens on the City or require a fundamental alteration in the nature of the City's building and zoning regulations.</i></p>	Y			Delete		<p>Program H5c: Adopt and publicize a no fee Zoning Administrator/Building Official procedure for promptly processing Requests for Reasonable Accommodation for Individuals with Disabilities, subject to public notice and findings, including whether a requested accommodation is reasonable within the meaning of fair housing laws, so as not to impose undue financial and administrative burdens on the City or require a fundamental alteration in the nature of the City's building and zoning regulations.</p> <p>(Done)</p>	PC: 5/14/09

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					Y	<u>Program H.B.3.j Establish specific procedures to grant priority water and sewer service to housing with units affordable to lower-income households in accordance with State law.</u>	PC: 5/14/09
Policy H3 Discourage the conversion of existing apartment buildings to condominiums or cooperatives unless it is demonstrated that such conversion would not adversely affect the rental market or that the conversion would provide unique housing opportunities for very-low-, low- and/or moderate-income households.				OK		Policy H3 <u>Policy H.B.4 ...</u>	PC: 5/14/09
<i>Program H3a. Refine the current Zoning Ordinance standards for condominium conversions of existing rental units to reflect current law and City policy.</i>				OK		Program H3a. <u>Program H.B.4.a ...</u>	PC: 5/14/09
<i>Program H4a(2): Adopt floor area ratio standards that encourage affordable multi-family development in the R-2 and R-3 Districts.</i>	Y			Delete		Program H4a(2): Adopt floor area ratio standards that encourage affordable multi-family development in the R-2 and R-3 Districts. (Done)	PC: 5/14/09
Policy H6 Require that a portion of the units in new developments be affordable to low- and moderate-income households.				Revise		Policy H6– Program H.B.4.b–Require that a portion of the units in new developments be affordable to low- and moderate-income households. <u>Implement the inclusionary housing ordinance.</u>	PC: 5/14/09
<i>Program H6a: Adopt an inclusionary housing program that results in benefit to low- and moderate-income households and that addresses the following issues associated with inclusionary requirements:</i> <i>a. Establish a threshold for project size that does not discourage infill multi-family development.</i> <i>b. Establish a threshold for the number of inclusionary units that does not place an excessive cost transfer to the market rate units in a project.</i> <i>c. Make certain that the inclusionary program results in long-term affordability and does not result in a “windfall” to any individual household.</i> <i>d. Include alternatives to the construction of inclusionary units within a project that could result in greater benefit to low- and moderate-income households or to special needs households.</i> <i>e. Consider a waiver to inclusionary requirements for projects that transfer development rights.</i> <i>f. Consider a waiver to inclusionary requirements for mixed-use development in the NCRO-2 District.</i>				Delete		Program H6a: Adopt an inclusionary housing program that results in benefit to low- and moderate-income households and that addresses the following issues associated with inclusionary requirements: a. Establish a threshold for project size that does not discourage infill multi-family development. b. Establish a threshold for the number of inclusionary units that does not place an excessive cost transfer to the market rate units in a project. c. Make certain that the inclusionary program results in long-term affordability and does not result in a “windfall” to any individual household. d. Include alternatives to the construction of inclusionary units within a project that could result in greater benefit to low- and moderate-income households or to special needs households. e. Consider a waiver to inclusionary requirements for projects that transfer development rights. f. Consider a waiver to inclusionary requirements for mixed-use development in the NCRO-2 District. (Also see new program under Goal B)	PC: 5/14/09

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Policy H7 Encourage utilization of a density bonus to provide housing affordable to very-low- and/or low-income households.				Revise		Policy H7 <u>Policy H.B.5</u> Encourage utilization of the a density bonus <u>program</u> to provide housing affordable to very-low- and/or low-income households.	PC: 5/14/09
<i>Program H7a: Amend the zoning ordinance consistent with California Government Code Section 65915 to include provisions for density bonuses for affordable housing.</i>				Revise		Program H7a: Amend the zoning ordinance consistent with California Government Code Section 65915 to include provisions for density bonuses for affordable housing. <u>Program H.B.5.a Amend the Affordable Housing Ordinance (BMC Chapter 17.31) to permit the City to grant a proportionately lower density bonus and/or incentives for affordable housing projects that do not qualify under Government Code Section 65915 due to their small size or other limitations, as well as to grant a density bonus and/or other incentives greater than required for projects that meet or exceed the qualifications for a density bonus (as provided by AB 2280).</u>	PC: 5/14/09
<i>Program H7a(1): Consider a program to conditionally approve density bonuses greater than that provided in Government Code Section 65915 for projects that address special needs.</i>				Delete		Program H7a(1): Consider a program to conditionally approve density bonuses greater than that provided in Government Code Section 65915 for projects that address special needs. <i>(Note: No longer necessary given new State law.)</i>	PC: 5/14/09
<i>Program H7a(2): Evaluate a fee waiver program for affordable housing projects.</i>	Y			Delete		Program H7a(2): Evaluate a fee waiver program for affordable housing projects. <i>(Done)</i>	PC: 5/14/09
Policy H8 Examine ways in which housing construction costs may be reduced.				OK		Policy H8 <u>Policy H.B.6</u> ...	PC: 5/14/09
<i>Program H8a: Study hillside development to see if housing development costs can be reduced on hillside lots through the use of innovative design and grading practices.</i>				OK		Program H8a: Program H.B.6.a ...	PC: 5/14/09
Policy H9 Seek private and public funding sources for affordable housing construction.				OK		Policy H9 <u>Policy H.B.7</u> ...	PC: 5/14/09
<i>Program H9a: Encourage housing developers to participate in available affordable housing programs sponsored by governmental agencies, such as:</i> a. Mortgage Credit Certificate Programs b. State and Federal Homeownership Assistance Programs c. State Rental Housing Construction Programs d. Other programs as they become available.				OK		Program H9a: Program H.B.7.a ...	PC: 5/14/09

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<i>Program H9b: Encourage housing developers to work in concert with nonprofit housing development organizations and lending institutions to incorporate affordable housing units in development projects.</i>				OK		Program H9b: <u>Program H.B.7.b</u> ...	<u>PC: 5/14/09</u>
<i>Program H9c: Support the Human Investment Program (HIP)'s program to provide counseling to older homeowners on home equity conversion opportunities.</i>				OK		Program H9c: <u>Program H.B.7.c</u> ...	<u>PC: 5/14/09</u>
Policy H10 Encourage owners of rental housing to participate in the Section 8 rent subsidy program and other rental assistance programs as they become available				OK		Policy H10 — <u>Policy H.B.8</u> ...	<u>PC: 5/14/09</u>
<i>Program H10a: Remain in close communication with the County Housing Department and the County Housing Authority to be informed about the availability of rent subsidies and to inform them of the availability of units for rental assistance programs.</i>				OK		Program H10a: <u>Program H.B.8.a</u> ...	<u>PC: 5/14/09</u>
Policy H11 Study alternatives for use of the City's Redevelopment Low and Moderate Income Housing Fund to provide affordable housing, and support affordable housing programs as opportunities arise and funds become available.				OK		Policy H11 <u>Policy H.B.9</u> ...	<u>PC: 5/14/09</u>
<i>Program H11a: Develop an ongoing relationship with nonprofit housing development corporations in order to take advantage of opportunities to supplement Redevelopment Low and Moderate Income Housing Funds to create affordable housing.</i>				OK		Program H11a: <u>Program H.B.9.a</u> ...	<u>PC: 5/14/09</u>
<i>Program H11b: Purchase appropriate vacant sites to land bank for future affordable housing projects.</i>				OK		Program H11b: <u>Program H.B.9.b</u> ...	<u>PC: 5/14/09</u>
<i>Program H11b(1): Implement the PFP land use designation in the General Plan so that the City has the first opportunity to consider surplus lands owned by public agencies as potential housing sites.</i>				OK		Program H11b(1): <u>Program H.B.9.c</u> ...	<u>PC: 5/14/09</u>
<i>Program H11c: Acquire and rehabilitate vacant/ abandoned/ deteriorated residences and make them available as affordable housing.</i>				OK		Program H11c: <u>Program H.B.9.d</u> ...	<u>PC: 5/14/09</u>
<i>Program H11d: Examine how Redevelopment Low and Moderate Income Housing Funds and municipal and assessment bonds could be used to subsidize development costs in privately financed residential and mixed-use projects.</i>				OK		Program H11d: <u>Program H.B.9.e</u> ...	<u>PC: 5/14/09</u>

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<i>Program H11e: Continue and expand the City's first-time homebuyer program using low- and moderate-income housing funds to subsidize mortgage finance costs.</i>				OK		Program H11e: <u>Program H.B.9.f</u> ...	<u>PC: 5/14/09</u>
<i>Program H11f: Collaborate with the County of San Mateo and other agencies with very-low-, low- and moderate-income rehabilitation programs to expand the scope and eligibility for assistance.</i>				OK		Program H11f: <u>Program H.B.9.g</u> ...	<u>PC: 5/14/09</u>
<i>Program H11g: Assist self-help and sweat equity construction and rehabilitation projects.</i>				OK		Program H11g: <u>Program H.B.9.h</u> ...	<u>PC: 5/14/09</u>
<i>Program H11h: Use Redevelopment Low and Moderate Income Housing Funds to provide leverage for state and federal programs for affordable housing that require a local match.</i>				OK		Program H11h: <u>Program H.B.9.i</u> ...	<u>PC: 5/14/09</u>
<i>Program H11i: Provide financial assistance in the form of loans or grants to retrofit existing units for special needs households.</i>				OK		Program H11i: <u>Program H.B.9.j</u> ...	<u>PC: 5/14/09</u>
<i>Program H11j: Evaluate City fee schedules for processing development applications and consider providing a subsidy for projects providing affordable very-low- and low-income housing.</i>				OK		Program H11j: <u>Program H.B.9.k</u> ...	<u>PC: 5/14/09</u>
<i>Program H11k: Encourage the State of California and the Federal Government to restore and enhance subsidy programs for affordable housing similar to those that have proven successful in the past in assisting low- and very-low- income households and households with special needs, such as Section 202, Section 8 New Construction, Section 8 Moderate Rehabilitation and Rental Rehabilitation Programs.</i>				OK		Program H11k: <u>Program H.B.9.l</u> ...	<u>PC: 5/14/09</u>
<i>Program H11l: Encourage the State of California to amend Housing Element and Redevelopment Law to allow cities to combine their Redevelopment Low and Moderate Income Housing Funds to fund joint projects at the most suitable locations for affordable housing.</i>				OK		Program H11l: <u>Program H.B.9.m</u> ...	<u>PC: 5/14/09</u>
					Y	<u>Goal H.C Preserve residential character by encouraging the maintenance, improvement, and rehabilitation of existing housing and ensuring that new housing reflects excellence in design and the diversity of the community.</u>	<u>PC: 5/14/09</u>

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<p>Policy H 15 Promote rehabilitation of substandard residential structures while maintaining their affordability to very-low-, low- and moderate- income households.</p>				OK		<p>Policy H 15 <u>Policy H.C.1</u> ...</p>	<p><u>PC: 5/14/09</u></p>
<p><i>Program H15a: Establish a voluntary code inspection program to identify basic safety and sanitation problems. Within this program, disseminate information about basic safety improvements, such as fire extinguishers and smoke detectors.</i></p>				OK		<p>Program H15a: <u>Program H.C.1.a</u> ...</p>	<p><u>PC: 5/14/09</u></p>
<p><i>Program H15b: At least once a year, actively publicize and encourage the use of County, State and Federal programs for low-interest rehabilitation loans by owners of older residential units. Work with the San Mateo County Housing Rehabilitation Program to develop a promotional strategy. Seek available State and Federal funds.</i></p>				OK		<p>Program H15b: <u>Program H.C.1.b</u> ...</p>	<p><u>PC: 5/14/09</u></p>
<p><i>Program H15c: Examine the zoning ordinance regulations pertaining to nonconforming residential uses and structures to determine if amendments to the regulations could facilitate private sector maintenance and improvement of these properties.</i></p>				Revise		<p>Program H15c: <u>Program H.C.1.c</u> <i>Re-examine the zoning ordinance regulations pertaining to nonconforming residential uses and structures to determine if <u>further</u> amendments to the regulations could facilitate private sector maintenance and improvement of these properties.</i></p>	<p><u>PC: 5/14/09</u></p>
<p><i>Program H2d(1): Encourage maintenance of existing units in the NCRO-2 Downtown Brisbane Neighborhood Commercial District through the use of Redevelopment Low and Moderate Income Housing Funds, County, State and Federal rehabilitation funds.</i></p>				Relocated Out		<p>Program H2d(1): Encourage maintenance of existing units in the NCRO-2 Downtown Brisbane Neighborhood Commercial District through the use of Redevelopment Low and Moderate Income Housing Funds, County, State and Federal rehabilitation funds.</p> <p><i>(Relocated to follow Policy H1)</i></p>	<p><u>PC: 5/14/09</u></p>
<p><i>Program H2d(1): Encourage maintenance of existing units in the NCRO-2 Downtown Brisbane Neighborhood Commercial District through the use of Redevelopment Low and Moderate Income Housing Funds, County, State and Federal rehabilitation funds.</i></p>				Revise		<p>Program H2d(1): <u>Program H.C.1.d</u> Encourage maintenance of existing units in the NCRO-2 Downtown Brisbane Neighborhood Commercial District through the use of Redevelopment Low and Moderate Income Housing Funds, County, State and Federal rehabilitation funds.</p> <p><i>(Note: The County's CDBG funded program serves Brisbane and has adequate funding. Relocated from H2d(1).)</i></p>	<p><u>PC: 5/14/09</u></p>
<p>Policy H16 Protect the character of existing residential neighborhoods.</p>				Revise		<p>Policy H16 <u>Policy H.C.2</u> Retain the small town character of existing residential neighborhoods, while allowing for increased housing density appropriate to the multi-family residential districts.</p> <p><i>(See Land Use Policy LU.47)</i></p>	<p><u>PC: 5/14/09</u></p>
<p><i>Program H16a: Continue to develop master plans to maintain and upgrade public infrastructure in residential neighborhoods. Seek grants and other special funds to supplement utility and gas tax funds to implement improvement projects.</i></p>				OK		<p>Program H16a: <u>Program H.C.2.a</u> ...</p>	<p><u>PC: 5/14/09</u></p>

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<i>Program H4a(4): Amend the zoning ordinance to conditionally permit dwelling groups in the R-2 and R-3 Districts.</i>				Revise		Program H4a(4): <u>Program H.C.2.b Consider Amending the zoning ordinance Amend the zoning ordinance to conditionally permit to permit dwelling groups in the R-2 and R-3 Districts, without use permit approval. Amend the R-2, R-3 and SCRO-1 Districts regulations to allow dwelling groups (as defined by Brisbane Municipal Code Section 17.02.240) as a permitted use (instead of a conditional use).</u>	PC: 5/14/09
					Y	<u>Program H.C.2.c Revise the SCRO-1 District setback requirements to similar to the R-3 District standards for residential uses, while specifying appropriate setbacks for commercial uses similar to those for the TC-1 District, with exceptions possible through Use Permit approval.</u>	PC: 5/14/09
					Y	<u>Program H.C.2.d Amend the Design Permit provisions applicable to multiple family dwellings for the zoning districts intended to accommodate affordable housing, so as to comply with Government Code Section 65583.2(i); adopt objective, quantifiable development standards in the applicable districts to non-subjectively address concerns that would otherwise be taken care of through discretionary design review approval; and amend the Design Permit subsections under the applicable zoning district chapters to clarify that any design review for those districts intended to accommodate affordable housing would comply with the restrictions set by AB 2348.</u>	PC: 5/14/09
					Y	<u>Goal H.D Encourage compact, in-fill, mixed use and transit oriented development to reduce vehicle miles traveled and greenhouse gas emissions.</u>	PC: 5/14/09
					Y	<u>Policy H.D.1 Encourage housing that supports transit oriented development (TOD) and smart growth to minimize automobile trips, and reduce greenhouse gases.</u>	PC: 5/14/09
<i>Program H1b: Encourage the development of a broad range of housing types, sizes, tenure, and affordability in order to ensure the City's capacity to meet the identified range of housing needs.</i>				Relocated In		Program H1b: Encourage the development of a broad range of housing types, sizes, tenure, and affordability in order to ensure the City's capacity to meet the identified range of housing needs. Program H17c <u>Program H.D.1.a Consider further revisions to Continue to revise the Zoning regulations to include mixed-use and live-work housing consistent with the policies in the 1994 General Plan where appropriate.</u> <i>(Note: Duplicates Policy H1a above. Replace with relocated Program H17c.)</i>	PC: 5/14/09

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<i>Program H17c: Continue to revise the Zoning regulations to include mixed-use and live-work housing consistent with the policies in the 1994 General Plan.</i>				Relocated Out		Program H17c: Continue to revise the Zoning regulations to include mixed-use and live-work housing consistent with the policies in the 1994 General Plan. <i>(Relocated to follow Policy H1.)</i>	PC: 5/14/09
				Relocated In		Program H2d <u>Program H.D.1.b</u> Continue to allow residential uses above or behind storefront uses in the NCRO-2 Downtown Brisbane Neighborhood Commercial District and encourage residential uses in new mixed-use developments in designated zoning districts. <i>(Note: The first part of the program is covered by ordinance. Relocated from Program H2d.)</i>	PC: 5/14/09
					Y	<u>Program H.D.1.c Expand the boundaries of the NCRO-2 District to include all of the following split zoned properties:</u> <ul style="list-style-type: none"> • <u>3 Inyo Street (ptn. of APN 007-221-180)</u> • <u>(330) Mariposa Street (APN 007-221-160 & 007-221-020)</u> • <u>(335) Mariposa Street (APN 007-271-060 & -070)</u> • <u>(348) Monterey Street (APN 007-281-100)</u> • <u>(420) Mendocino Street (APN 007-272-230)</u> • <u>(331) Mendocino Street (APN 007-321-060)</u> 	PC: 5/14/09
<i>Program H2d: Continue to allow residential uses above or behind storefront uses in the NCRO-2 Downtown Brisbane Neighborhood Commercial District and encourage residential uses in new mixed-use developments in designated zoning districts.</i>				Relocated Out		Program H2d: Continue to allow residential uses above or behind storefront uses in the NCRO-2 Downtown Brisbane Neighborhood Commercial District and encourage residential uses in new mixed-use developments in designated zoning districts. <i>(Relocated to follow Policy H1)</i>	PC: 5/14/09
					Y	<u>Program H.D.1.d Replace the General Plan's Subregional/ Commercial/ Retail/ Office land use designation for the Southwest Bayshore subarea with a type of Residential Mixed Use designation that emphasizes multi-family residential uses over commercial uses, such that commercial uses would be limited to those that would be compatible with housing. Also, revise the district regulations to permit multi-family housing (including mobilehome parks) as permitted uses and to conditionally permit single-family residences and commercial uses that would be compatible with residential uses.</u>	PC: 5/14/09

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					Y	<p><u>Program H.D.1.e Rezone portions of the TC-1 District to permit residential use at a minimum density of 1 unit per 2,178 sq. ft. (to qualify under AB 2348) as part of a mixed use district:</u></p> <ul style="list-style-type: none"> • <u>125 Valley Drive (APN 005-212-130)</u> • <u>25 Park Lane (APN 005-212-100)</u> • <u>43 Park Lane (APN 005-202-160)</u> • <u>280 Old County Road (APN 005-202-210)</u> <p><u>A 25 percent dedication of land area to public space shall be required with redevelopment.</u></p>	PC: 5/14/09
					Y	<p><u>Program H.D.1.f H1-1a: Consider changes to the zoning ordinance for multifamily housing as part of transit oriented development (within ¼ mile of a transit stop), such as:</u></p> <ol style="list-style-type: none"> a. <u>Reduce parking minimums and establish parking caps</u> b. <u>Increase building height limits</u> c. <u>Provide for flexible setbacks and increased lot coverage</u> d. <u>Promote adaptive reuse of existing buildings</u> e. <u>Allow TOD housing that meets the requirements of the zoning ordinance without the requirement of a use permit.</u> 	PC: 5/14/09
					Y	<p><u>Goal H.E Encourage sustainable residential development to conserve resources and improve energy efficiency to reduce housing costs and reduce greenhouse gas emissions.</u></p>	PC: 5/14/09
					Y	<p>New Program E.1 <u>Policy H.E.1 Continue to implement the green building program and periodically review and update it as new information becomes available.</u></p>	PC: 5/14/09
<p>Policy H12 Assist in publicizing energy conservation programs and weatherization services that provide low or no cost energy conservation inspections and assistance.</p>				OK		<p>Policy H12 <u>Policy H.E.2 ...</u></p>	PC: 5/14/09
<p><i>Program H12a: Provide information about home energy conservation programs and the financial benefits of energy conservation through articles in the Brisbane Star, water bill inserts, flyers, bulk mailing or other local sources of public information.</i></p>				Revise		<p>Program H12a: <u>Program H.E.2.a</u> Provide information about home energy conservation programs and the financial benefits of energy conservation through the <u>City's website</u>, articles in the Brisbane Star, water bill inserts, flyers, bulk mailing or other local sources of public information.</p>	PC: 5/14/09

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<i>Program H12b: Encourage energy conservation retrofitting of existing homes in conjunction with home repairs and renovation by providing accessible public information on code requirements and recommended improvements.</i>				OK		Program H12b: <u>Program H.E.2.b</u> ...	<u>PC: 5/14/09</u>
					Y	<u>Program H.E.2.c E-2 Pursue funding opportunities and provide public information on programs to increase the energy efficiency of existing homes and the production of renewable energy.</u>	<u>PC: 5/14/09</u>
Policy H13 Publicize water conservation programs and develop local measures to assist very-low-, low- and moderate-income households manage their utility costs.				OK		Policy H13 <u>Policy H.E.3</u> ...	<u>PC: 5/14/09</u>
<i>Program H13a: Provide information about water conservation programs and the financial benefits of water conservation through articles in the Brisbane Star, water bill inserts, flyers, bulk mailing or other local sources of public information.</i>				OK		Program H13a: <u>Program H.E.3.a</u> ...	<u>PC: 5/14/09</u>
<i>Program H13b: Consider opportunities to make low-flow and other conservation devices to very-low-, low- and moderate-income households and provide available counseling on conservation measures for landscape irrigation.</i>				OK		Program H13b: <u>Program H.E.3.b</u> ...	<u>PC: 5/14/09</u>
Policy H14 Promote sustainable development that addresses affordability through the use of solar sensitive design in new housing development projects.				OK		Policy H14 <u>Policy H.E.4</u> ...	<u>PC: 5/14/09</u>
<i>Program H14a: Enforce Title 24 energy conservation requirements and require project design to take advantage of natural heating and cooling and the benefits of solar access to the extent possible given site constraints.</i>				OK		Program H14a: <u>Program H.E.4.a</u> ...	<u>PC: 5/14/09</u>
					Y	<u>Goal H.F Provide housing opportunities for people who work in Brisbane to reduce vehicle miles traveled and green house gas emissions.</u>	<u>PC: 5/14/09</u>
					Y	<u>Policy H.F.1 Require new employers (100 or more daily commute trips) to offer relocation assistance to employees who agree to relocate to Brisbane.</u>	<u>PC: 5/14/09</u>
					Y	<u>Program H.F.1.a Inform local employees about available housing units and housing assistance programs through the City website and their place of employment.</u>	<u>PC: 5/14/09</u>

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					Y	<i>Program H.F.1.b Monitor, through periodic survey of local employers and employees, the implementation of the relocation assistance policy.</i>	PC: 5/14/09
					Y	Goal H.G Ensure that housing development that is not in urbanized areas mitigates the associated cost and impacts of development.	PC: 5/14/09
<i>Program H16b: Continue to refine zoning district and other regulations pertaining to new residential development in subareas outside of Central Brisbane in conformance with the policies in the 1994 General Plan.</i>			N	Delete		<i>Program H16b: Continue to refine zoning district and other regulations pertaining to new residential development in subareas outside of Central Brisbane in conformance with the policies in the 1994 General Plan.</i> <i>(Note: Rezoning for residential development outside Central Brisbane has been defined and addressed specifically elsewhere. There is no need for this program.)</i>	<i>(Note: Deletion suggested by staff after the PC review.)</i>
Policy H17 Assure that new development absorbs the cost of mitigating the environmental, social and service impacts it brings to the community.				OK		Policy H17 <u>Policy H.G.1</u> ...	PC: 5/14/09
<i>Program H17a: For new development applications, condition approvals so that proper fees and charges are levied to cover the costs of the development to the community. Consider subsidizing fees for projects which provide a significant proportion of housing units affordable to very-low- and/or low-income households.</i>				OK		<i>Program H17a: <u>Program H.G.1.a</u> ...</i>	PC: 5/14/09
<i>Program H17b: Require fiscal impact studies for residential and non-residential projects that could have a significant effect on the City's ability to provide services.</i>				OK		<i>Program H17b: Require fiscal impact studies for residential and non-residential projects that could have a significant effect on the City's ability to provide services.</i> <i>(Note: Non-residential projects need not be addressed in the Housing Element.)</i>	<i>(Note: edit suggested by staff after the PC review.)</i>
Policy H18 Regulate the development of environmentally sensitive and hazardous lands to assure the mitigation of significant impacts.				OK		Policy H18 <u>Policy H.G.2</u> ...	PC: 5/14/09
<i>Program H18a: Work with responsible agencies to protect identified environmentally sensitive areas, including, but not limited to, wetlands, riparian habitat, critical wildlife habitat, geologically hazardous areas, areas subject to flooding, visually prominent or sensitive areas, and electric transmission line corridors.</i>				OK		<i>Program H18a: <u>Program H.G.2.a</u> ...</i>	PC: 5/14/09

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<p><i>Program H18b: Revise the zoning ordinance regulations pertaining to Transferable Development Rights (TDRs) to be simpler and more comprehensive so that the program can act to conserve sensitive open space and conservation areas and place housing development where it can be best served by infrastructure and public safety services. Consider enhancing the program by increasing the ratio of units permitted to be transferred.</i></p>				Revise		<p>Program H18b: <u>Program H.G.2.b</u> Revise the zoning ordinance regulations pertaining to Transferable Development Rights (TDRs) to be simpler and more comprehensive so that the program can act to conserve sensitive open space and conservation areas and <u>to permit clustered development in the Brisbane Acres subarea, consistent with the San Bruno Mountain Area Habitat Conservation Plan, to</u> place housing development where it can be best served by infrastructure and public safety services. Consider enhancing the program by increasing the ratio of units permitted to be transferred.</p>	PC: 5/14/09
					Y	<p><u>Program H.G.2.c Clarify the R-BA District's density transfer provisions so that if multiple properties are acquired for dedication as open space through density transfer, the combined area would be used to calculate the number of transfer units, not each property individually (BMC Section 17.12.050.A.1).</u></p>	PC: 5/14/09
					Y	<p><u>Program H.G.2.d Clarify the R-BA District's density transfer provisions to recognize the density transfer value of undeveloped "paper streets" in the upper Brisbane Acres, once it can be established that they are not subject to claims of access rights by necessity from any remaining private property owners in the upper Brisbane Acres, even though the Open Space Plan did not specifically designate them as having open space value (BMC Section 17.12.050.A.2).</u></p>	PC: 5/14/09
<p><i>Program H18c: Adopt an ordinance requiring that all new housing development be constructed to achieve an interior noise level of 45dB CNEL or less, based on aircraft noise events.</i></p>				Delete		<p>Program H18c: Adopt an ordinance requiring that all new housing development be constructed to achieve an interior noise level of 45dB CNEL or less, based on aircraft noise events</p> <p><i>(Note: Not necessary given new California Building Code.)</i></p>	PC: 5/14/09
					Y	<p><u>Goal H.H Remove unreasonable government constraints to the provision of housing.</u></p>	PC: 5/14/09
<p>Policy H4 Distinguish between those local governmental regulations that are necessary for the protection of public health, safety and welfare and those which could be modified to lessen adverse effects on the provision of housing. Reduce or eliminate constraints as much as possible.</p>				Revise		<p>Policy H4 <u>Policy H.H.1</u> Distinguish between those local governmental regulations that are necessary for the protection of public health, safety and welfare and those which could be modified to lessen adverse effects on the provision of housing. Reduce or eliminate constraints as much as possible.</p> <p><u>Seek to reduce regulatory constraints on the development of new housing, especially infill housing and housing that adds to the mix of types, size, tenure and affordability.</u></p>	PC: 5/14/09

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Housing Element Goals, Policies & Programs Evaluation Matrix

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<i>Program H4a: Systematically evaluate the City's zoning ordinance, the development review process and the building permit process. Implement changes to the codes and procedures where appropriate. Pass on any significant savings in processing costs to applicants through reduced application fees.</i>				Revise		Program H4a: <u>Program H.H.1.a</u> Systematically evaluate the City's zoning ordinance, the development review process and the building permit process. <u>Continue to evaluate and</u> implement changes to the <u>zoning ordinance and permitting process to simplify and streamline approval of projects that meet the City's housing goals.</u> codes and procedures where appropriate. Pass on any significant savings in processing costs to applicants through reduced application fees.	<u>PC: 5/14/09</u>
<i>Program H4a(1): Process zoning ordinance amendments to tie the parking requirements to unit size for all dwelling units, including secondary dwelling units.</i>				Revise		Program H4a(1): <u>Program H.H.1.b</u> Process zoning ordinance amendments to tie the parking requirements to unit size for all dwelling units, including secondary dwelling units. <u>Revise the residential parking requirements so as to be based upon floor area and/or number of bedrooms, consistent for single-family dwellings, secondary dwelling units, duplexes and multi-family dwelling units.</u>	<u>PC: 5/14/09</u>
<i>Program H1d: Examine the Zoning Ordinance regulations permitting secondary dwelling units in single-family districts to determine if the requirements should be amended to better address issues of housing availability and affordability without detriment to health and safety.</i>				Revise		Program H1d: <u>Program H.H.1.c</u> Examine the Zoning Ordinance regulations permitting secondary dwelling units in single-family districts to determine if the requirements should be amended to better address issues of housing availability and affordability without detriment to health and safety to <u>encourage smaller, more affordable units.</u>	<u>PC: 5/14/09</u>
					Y	<u>Program H.H.1.d Amend the Zoning Ordinance to provide a permit process parallel to the modification permitted in the Subdivision Ordinance (Brisbane Municipal Code Section 16.36.040) to allow property to be split into sites that meet the minimum lot area standard even if they do not meet the minimum lot dimension standards.</u>	<u>PC: 5/14/09</u>
<i>Program H1c: Simplify the "substandard lot" provisions of the Zoning Ordinance.</i>				Revise		Program H1c: <u>Program H.H.1.e</u> Simplify <u>Clarify the "substandard lot" provisions of the Zoning Ordinance, and update the merger ordinance.</u>	<u>PC: 5/14/09</u>
<i>Program H4a(3): Adopt an ordinance consistent with State law to merge substandard lots as appropriate in the R-1, R-2 and R-3 Districts.</i>				Delete		Program H4a(3): Adopt an ordinance consistent with State law to merge substandard lots as appropriate in the R-1, R-2 and R-3 Districts. <u>(Covered by Program H.1c)</u>	<u>PC: 5/14/09</u>
<i>Program H4b: Evaluate City staffing requirements with regard to improving procedures for processing development applications.</i>				OK		Program H4b: <u>Program H.H.1.f</u> ...	<u>PC: 5/14/09</u>

Notes: Recommended edits following the Planning Commission study sessions are shown as Underlined Redline or ~~strikeout~~. Sidebar comments are in (green).

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<p>Policy H4(1) Identify constraints on the provision of housing resulting from the authority of County, Regional, State and Federal agencies. Distinguish between those regulations that are necessary for the protection of public, health, safety and welfare and those which could be modified to lessen adverse effects on the provision of housing. Cooperate with the League of California Cities to identify and address these constraints.</p>				Revise		<p>Policy H4(1) <u>Policy H.H.2</u> Identify <u>and seek to remove unnecessary</u> constraints on the provision of housing resulting from the authority of County, Regional, State and Federal agencies. Distinguish between those regulations that are necessary for the protection of public, health, safety and welfare and those which could be modified to lessen adverse effects on the provision of housing. Cooperate with the League of California Cities to identify and address these constraints.</p> <p><i>(Note: See Program H4(1)b for the later part of this Policy.)</i></p>	PC: 5/14/09
<p><i>Program H4(1)a: As issues arise regarding constraints on affordable housing posed by the authority of other agencies, act to make the agencies aware of the constraints and encourage them take appropriate action.</i></p>				OK		<p>Program H4(1)a: <u>Program H.H.2.a</u> ...</p>	PC: 5/14/09
					Y	<p>Program H4(1)b: <u>Program H.H.2.b</u> <u>Work with the League of California Cities to identify and address constraints on housing due to the preemption of other agencies.</u></p> <p><i>(Note: Taken from Policy H4(1), above.)</i></p>	PC: 5/14/09
<p>Policy H19 Evaluate and update the Housing Element.</p>				Delete		<p>Policy H19 Evaluate and update the Housing Element</p> <p><i>(Note: Not necessary since it's required by State law.)</i></p>	PC: 5/14/09
<p><i>Program H19a: Review and update the Housing Element as necessary to remain consistent with the comprehensive General Plan.</i></p>				Delete		<p>Program H19a: Review and update the Housing Element as necessary to remain consistent with the comprehensive General Plan.</p>	PC: 5/14/09
<p><i>Program H19b: Prepare an annual report to the City Council and State Department of Housing and Community Development on progress made in implementing the General Plan and Housing Element policies and programs.</i></p>				Delete		<p>Program H19b: Prepare an annual report to the City Council and State Department of Housing and Community Development on progress made in implementing the General Plan and Housing Element policies and programs.</p>	PC: 5/14/09
<p><i>Program H19c: Undertake and complete Housing Element updates in accordance to the timeframes established by the State Department of Housing and Community Development.</i></p>				Delete		<p>Program H19c: Undertake and complete Housing Element updates in accordance to the timeframes established by the State Department of Housing and Community Development.</p>	PC: 5/14/09

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