



CITY COUNCIL AGENDA REPORT

Meeting Date: March 7, 2019

From: John Swiecki, Community Development Director

Subject: Receive the 2018 Annual Housing Element Progress Report

Community Goal/Result

Community Building

Purpose

To comply with the reporting requirements of State law.

Recommendation

Direct staff to submit the report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

Background/Discussion

The City is required to prepare an annual report to the State on the City's progress in implementing the Housing Element (which was adopted April 2, 2015), using the format adopted by HCD. Government Code Section 65400(a)(2)(B) requires that the City hold a public meeting on the report before submitting it to HCD and OPR by the April 1st deadline.

Historically, State –mandated Housing Element annual reports have tracked the number of building permits issued for housing units in a given calendar year, as well as an update on the status of each actionable Housing Element program. Beginning this year, changes in State housing law require the City to submit data regarding planning applications for housing that are in process, planning applications for housing that have been approved ("entitlements"), issued building permits for housing, and issued certificates of occupancy for housing. Thus, the attached report contains more information than in years past in accordance with the provisions of State law.

As detailed in the attached report, in 2018 the City approved planning permits for 12 market rate residential units and 4 moderate income units. Building permits were issued for 1 market rate unit and 5 moderate income units.

Fiscal Impact

None.

Measure of Success

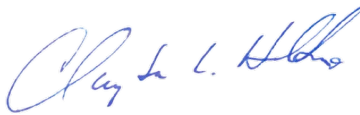
Submittal of the 2018 Housing Element Annual Report to HCD and OPR within the deadline prescribed by state law.

Attachments

1. Annual Housing Element Progress Report



John Swiecki, Community Development Director



Clay Holstine, City Manager

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Brisbane	(Jan. 1 - Dec. 31)
Reporting Year	2018	

Table A2																										
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																										
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits											
1					2	3	4								5	6	7					8	9	10		
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	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	Entitlement Date Approved	# of Units issued Entitlements	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	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	
Summary Row: Start Data Entry Below							0	0	0	0	0	4	12		16	0	0	0	0	0	5	1		6	0	
	007262130	564A Klamath ST	ADU-1-18		ADU	R						1		2/14/2018	1							1		3/1/2018	1	
	007313200	357A Humboldt RD	ADU-4-18		ADU	R						1		12/6/2018	1										0	
	007292120	401A San Bruno AVE	ADU-5-18		ADU	R						1		12/10/2018	1										0	
	007452030	220A Glen Park WAY			ADU	R															1		7/30/2018	1		
	007362090	661 San Bruno AVE	DP-3-17		2 to 4	O							4	6/12/2018	4										0	
	007361220	221 Tulare ST	DP-2-18		2 to 4	O							3	6/12/2018	3										0	
	007303120	90 Kings RD	EX-2-17		SFD	O							1	8/9/2018	1										0	
	007262110	481A Mendocino ST			ADU	R															1		5/1/2018	1		
	007441020	670 Sierra Point RD			SFD	O									0						1		3/19/2018	1		
	007461020	100A Lake ST	ADU-3-18		ADU	R						1		6/20/2018	1											
	007482010	41A Margaret AVE			ADU	R									0						1		8/15/2018	1		
	007350370	88A Thomas AVE	SDU-2-15		ADU	R									0						1		7/2/2018	1		
	007223080	23 San Bruno AVE	DP-1-15 extension		2 to 4	R							4	3/13/2018	4											
	007223210	100 Santa Clara AVE	New SFD		SFD	O																				
	007511210	879 Humboldt RD	New SFD		SFD	O																				
	007341080	212 Santa Clara ST	New SFD with ADU		2 to 4	O																				

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy							11	12	13	14	15	16	17	18	19	20			21
Current APN	Street Address	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	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*	
r: Start Data Entry Below		0	0	0	0	1	3		4	0	0						0	0	0		
007262130	564A Klamath ST								0	0	N	Y			ADU affordability determined by annual rental rate survey data from owners of permitted ADUs		0				
007313200	357A Humboldt RD								0	0	N	Y			ADU affordability determined by annual rental rate survey data from owners of permitted ADUs						
007292120	401A San Bruno AVE								0		N	Y			ADU affordability determined by annual rental rate survey data from owners of permitted ADUs						
007452030	220A Glen Park WAY										N	Y			ADU affordability determined by annual rental rate survey data from owners of permitted ADUs						
007362090	661 San Bruno AVE								0		N	Y									
007361220	221 Tulare ST								0		N	Y									
007303120	90 Kings RD								0		N	Y									
007262110	481A Mendocino ST					1	8/30/2018		1		N	Y			ADU affordability determined by annual rental rate survey data from owners of permitted ADUs						
007441020	670 Sierra Point RD								0		N	Y									
007461020	100A Lake ST								0		N	Y			ADU affordability determined by annual rental rate survey data from owners of permitted ADUs						
007482010	41A Margaret AVE								0		N	Y			ADU affordability determined by annual rental rate survey data from owners of permitted ADUs						
007350370	88A Thomas AVE								0		N	Y			ADU affordability determined by annual rental rate survey data from owners of permitted ADUs						
007223080	23 San Bruno AVE										N	Y									
007223210	100 Santa Clara AVE					1	3/16/2018		1		N	Y									
007511210	879 Humboldt RD					1	5/17/2018		1		N	Y									
007341080	212 Santa Clara ST					1	8/20/2018		1		N	Y									

Table B
ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Brisbane	
Reporting Year	2018	(Jan. 1 - Dec. 31)

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	25	0		0	0	0	0	0	0	0	0	25
	Non-Deed Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	13	0		0	0	0	0	0	0	0	0	13
	Non-Deed Restricted		0	0	0	0	0	0	0	0	0		
Moderate	Deed Restricted	15	0	0	0	0	0	0	0	0	0	12	3
	Non-Deed Restricted		1	3	3	5	0	0	0	0	0		
Above Moderate		30	2	4	4	1	0	0	0	0	0	11	19
Total RHNA		83											
Total Units 44			3	7	7	6	0	0	0	0	0	23	60

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Brisbane
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Table C																		
Sites Identified or Rezoned to Accommodate Shortfall Housing Need																		
Project Identifier				Date of Rezone	Affordability by Household Income				Type of Shortfall	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	Type of Shortfall	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					147	151	0	0							298	0		
005212100	25 Park PL	Parkside Overlay		2/1/2018	17	18			Shortfall of Sites	1.25	PRTC	PAOZ-1	20	28	35	Non-Vacant	Office	
005202160	43 Park PL	Parkside Overlay		2/1/2018	15	16			Shortfall of Sites	1.11	PRTC	PAOZ-1	20	28	31	Non-Vacant	Office	
005190100	145 Park LN	Parkside Overlay		2/1/2018	40	40			Shortfall of Sites	2.87	PRTC	PAOZ-2	20	28	80	Non-Vacant	Warehouse	
005202200	91-99 Park LN	Parkside Overlay		2/1/2018	25	26			Shortfall of Sites	1.85	PRTC	PAOZ-2	20	28	51	Non-Vacant	Warehouse	
005202150	105-115 Park LN	Parkside Overlay		2/1/2018	29	30			Shortfall of Sites	2.13	PRTC	PAOZ-2	20	28	59	Non-Vacant	Warehouse	
005202210	280 Old County RD	Parkside Overlay		2/1/2018	21	21			Shortfall of Sites	1.50	PRTC	PAOZ-1	20	28	42	Non-Vacant	Office/ Warehouse	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Brisbane
Reporting Year	2018 (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
Program H.I.1.g: Inform water/sewer providers	Deliver Housing Element to water and sewer providers	Upon adoption	Completed April 2015.
Program H.I.1.h: Annual Report	Prepare annual progress report	Annually	Annual Report for 2018 calendar year delivered to California Department of Housing and Community Development and Governor's Office of Planning and Research prior to April 1, 2019 deadline.
Program H.I.2.a: Housing constraints	Advise outside agencies regarding unnecessary constraints	Ongoing	Ongoing as development projects are submitted for consideration.
Program H.I.2.b: League of Cities	Work with League of Cities to identify and address housing constraints due to preemption of outside agencies	Ongoing	Ongoing as development projects are submitted for consideration.
Program H.A.1.a: Fair housing information	Inform public through website and other means	Ongoing	Fair housing information and resources available on dedicated webpage. Housing Element available on City website, www.brisbaneca.org .
Program H.A.1.b: Other housing information	Inform public on housing policies and opportunities	Ongoing	Housing opportunities and resources in the City and County and Housing Element containing City housing policies are posted on dedicated webpages on City website, www.brisbaneca.org .
Program H.B.1.a: Rezoning	Accommodate RHNA shortfall	31-Jan-16	Required overlay zoning incorporated into Parkside Precise Plan adopted 10/30/2017. Implementing zoning adopted via Ordinance 624 2/1/2018.
Program H.B.1.b: Zoning for current RHNA	Accommodate RHNA	31-May-18	Existing zoning regulations will accommodate remainder of 2015-2023 RHNA. Overlay zoning for shortfall accommodated in implementation of H.B.1.a (above)
Program H.B.1.c: General Plan revisions	Land Use Element consistency	31-Jan-16	General Plan amendments to implement rezoning pursuant to H.B.1.a adopted via Ordinance 624 2/1/18
Program H.B.1.d: Second Units	Monitor ADU affordability	Annually	ADU rent survey conducted in March 2017. Survey respondents reported occupied units rented at BMR rent or no rent at all.
Program H.B.1.e: Second Units	Encourage ADUs	31-May-18	City Council adopted zoning text amendments to streamline ADU regulations via Ordinance 626 on 5/17/18.
H.B.1.f: Definitions	Update definition of single-family dwelling to comply with CHSC Sec. 17021.5	Jan-16	Ordinance 606 adopted by City Council on 4/21/2016
Program H.B.1.g: SRO's	Amend SCRO-1 District to permit Single Room Occupancy units as conditional use.	December 2018	Ordinance 622 adopted by City Council on 11/2/2017
Program H.B.1.h: Encourage development	Outreach to encourage private redevelopment in new affordable housing overlays and SCRO-1 district.	As new zoning regulations are adopted.	City engaged with property owners consistently throughout Parkside Precise Plan process. City maintains informational webpages and handouts on PAOZ overlay districts and SCRO-1 district.
Program H.B.1.i: Mobilehomes	Rezone mobilehome park to R-MHP District for mobilehome use only.	31-Dec-18	City Council adopted zoning map and text amendments to rezone mobile home park R-MHP via Ordinance 630 adopted 12/6/18.
Program H.B.2.a; "At risk" affordable units	Preserve affordable units.	Ongoing	None at risk within planning period.
Program H.B.3.a: Special needs housing	Identify suitable sites	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding opportunities and limited land/site availability. City held exploratory discussions with school district in 2018 regarding potential teacher/district employee housing on city-owned site.
Program H.B.3.b: Parking for senior housing	Reduce parking requirement	Dec-15	Ordinance 576 adopted May 19, 2016.

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
Program H.B.3.c: Parking for accessible units	Reduce parking requirement	Dec-15	Ordinance 576 adopted May 19, 2016.
Program H.B.3.d: Reasonable accommodation	Minimize constraints	Ongoing	Ordinance 558 adopted April 2011.
Program H.B.3.e: Convalescent homes	Permit as conditional use in SCRO-1 district	31-Dec-18	Convalescent homes are conditionally permitted in SCRO-1 district.
Program H.B.3.f: HIP Housing	Support Human Investment Program (HIP) shared housing program.	Ongoing	Updated information and rental listings posted regularly on City website www.brisbaneca.org .
Program H.B.3.g: Density bonus	Encourage special needs housing	Ongoing	Coordinating with H.B.5.a. No density bonuses requested during reporting period.
Program H.B.3.h: Continuum of Care/HEART	Shelter and serve the homeless	Ongoing	City is member agency of HEART and information is linked on www.brisbaneca.org .
Program H.B.3.i: Emergency Shelters	Allow in SCRO-1 district	Ongoing	Ordinance 443 adopted in 2000 allows emergency shelters as permitted use in the SCRO-1 district.
Program H.B.3.j: Water and sewer service	Adopt policies to prioritize affordable units	December 2017	Department of Public Works adopted administrative policies consistent with Program requirements 12/28/2017
Program H.B.4.a: Condominium conversions	Maintain affordable rental units	Ongoing	Ordinance 566 adopted October 2013 requires Use Permit for condominium conversions.
Program H.B.4.b: Inclusionary Housing	Update Inclusionary Housing Ordinance	31-Dec-16	Planning Commission workshops held in summer and fall 2018. Public hearing scheduled for March 2019. Combined with H.B.5.a below
Program H.B.5.a: Density bonus	Expand program per AB 2280	31-Dec-16	Planning Commission workshops held in summer and fall 2018. Public hearing scheduled for March 2019. Combined with H.B.4.b above
Program H.B.6.a: Hillside development	Reduce development costs	Ongoing	Incorporate into General Plan Update in 2019.
Program H.B.7.a: Affordable housing information	Encourage affordable housing	Ongoing	Housing Element available on www.brisbaneca.org . Housing Element progress webpage contains opportunity site information and handouts
Program H.B.7.b: Private/non profit partnerships	Encourage affordable housing	Ongoing	Housing Element available on www.brisbaneca.org . City held exploratory discussions with HEART and school district in 2018 regarding potential teacher/district employee housing on city-owned site.
Program H.B.7.c: Project Sentinel	Housing counseling and budget training for seniors and low/mod income households	Ongoing	Information on Project Sentinel's programs is available on www.brisbaneca.org
Program H.B.8.a: Section 8 rent subsidies	Keep informed of opportunities from County	Ongoing	Ongoing coordination with County Housing Department and Housing Authority as opportunities arise
Program H.B.9.a: City/non profit partnerships	Develop relationships with nonprofit housing organizations	Annually	Housing Element available on www.brisbaneca.org . City held exploratory discussions with HEART and school district in 2018 regarding potential teacher/district employee housing on city-owned site.
Program H.B.9.b: Land banking	Acquire sites for affordable housing	Ongoing	On hold pending establishment of ongoing funding source.
Program H.B.9.c: Public parks and facilities	Reserve potential surplus lands	Dec-17	Incorporate into General Plan Update, 2019.
Program H.B.9.d: Rehab housing	Preserve/provide affordable units	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding.
Program H.B.9.e: Affordable housing subsidies	Investigate subsidies for mixed use or residential projects	Annually, as part of the budget process	None identified in 2018. Reevaluate in 2019 budget process.
Program H.B.9.f: HEART	Subsidize mortgage costs for first-time homebuyers	Ongoing	City is a current member of HEART.
Program H.B.9.g: County rehab programs	Preserve affordable housing	Annually	Ongoing coordination with County Housing Department as opportunities arise.
Program H.B.9.h: Self-help/sweat equity programs	Preserve and provide affordable units	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding.
Program H.B.9.i: Leveraging low/mod funds	Match state/federal programs	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding.

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
Program H.B.9.j: Special needs loans/grants	Retrofit existing units	Ongoing	Opportunities considered on a case-by-case basis but constrained by limited funding.
Program H.B.9.k: Fee schedule	Subsidize affordable housing	Annually, as part of the budget process	Development fee waiver requests are considered as projects are submitted. No fee waiver requests were received in 2017.
Program H.B.9.l: State and Federal programs	Encourage affordable housing	Ongoing	City evaluates projects for eligibility for State/Federal funding programs and potential matches as projects arise. No such projects were eligible in 2018.
Program H.C.1.a: Voluntary code inspection program	Identify basic life safety problems	Ongoing	Ongoing coordination with North County Fire Authority.
Program H.C.1.b: Low-interest rehab loan program	Publicize and encourage use.	Ongoing	Brochures available at Building and Planning Counter and information available on www.brisbaneca.org
Program H.C.1.c: Nonconforming provisions	Encourage maintenance of nonconforming units	Ongoing	Ordinance 576 adopted May 19, 2016.
Program H.C.1.d: NCRO-2 district rehab	Encourage maintenance of units	Ongoing	Ongoing coordination with County Housing Department. No opportunities identified in 2018.
Program H.D.1.a: Infrastructure Master Plans	Update residential infrastructure	Ongoing	Ongoing coordination with Public Works Department. Water main replacement project initiated in Sept 2018 to be completed spring 2019.
Program H.D.1.b: Dwelling Groups	Allow in R-2, R-3, SCRO-1, and new affordable housing overlays	31-Dec-18	Parkside Plan adopted 10/30/2017. Implementing housing overlay zones allow dwelling groups, Ordinance 624 adopted 2/1/2018. R-2, R-3, and SCRO-1 currently allow dwelling groups.
Program H.D.1.c: Affordable Housing Overlays	Guidelines for affordable housing overlay zoning	31-Jan-16	Parkside Plan adopted 10/30/2017, contains housing overlay development regulations and design guidelines. Implementing zoning in Ordinance 624 adopted 2/1/2018.
Program H.D.2.a: Affordable Housing Overlays	Consider amendments to non-residential zoning districts adjacent to affordable housing overlays.	31-Dec-18	No revisions to adjacent districts to PAOZ-1 and PAOZ-2 housing overlays identified in 2018.
Program H.E.1.a: Mixed-use and live/work housing	Encourage mixed use	Ongoing	See H.B.1.a & b. Mixed-use and live-work permitted in most commercial districts.
Program H.E.1.b: Mixed-use development	Encourage mixed use	Ongoing	Mixed use is permitted in NCRO-2 district.
Program H.E.1.c: General Plan revisions	Land Use Element consistency for mobilehome park zoning	31-Dec-18	See H.B.1.i. No General Plan amendments identified; zoning amendments consistent with existing general plan land use designation.
Program H.E.1.d: Transit-oriented development	Encourage smart growth	General Plan Update	Incorporate into General Plan update in 2019. City Council amended General Plan to allow residential uses within 1/2 mile of Bayshore Caltrain Station (GPA-1-18).
Program H.F.1.a: Green building ordinance	Update as needed	Ongoing	City Council adopted Ordinance 613 in January 2017. Ordinance requires solar/thermal and cool roofs on new development. Staff annually evaluates CBC and best practices in green building as applicable to local ordinances. No updates identified in 2018.
Program H.F.2.a: Energy conservation	Inform public via various means	Ongoing	Resources regularly published on City website, City STAR newsletter, social media pages, and Housing Element is published on www.brisbaneca.org
Program H.F.2.b: Energy conservation retrofitting	Inform public via various means	Ongoing	Information and Housing Element linked to www.brisbaneca.org .
Program H.F.2.c: Renewable energy	Inform public via various means	Ongoing	City joined Peninsula Clean Energy in 2016. Information available on www.brisbaneca.org
Program H.F.3.a: Water conservation	Inform the public via various means	Ongoing	Ordinance 607 adopted by the City Council on April 7, 2016 updating the City's water conservation in landscaping ordinance. Water conservation information provided on the City's website and advertised in City newsletters and social media accounts.
Program H.F.3.c: Water conservation in multi-family development	Encourage water conservation in landscaping and appliances in multifamily and mixed-use housing	In coordination with program H.F.1.a	Ordinance 607 adopted April 7, 2016 updating City's water conservation in landscaping ordinance. Planning staff advises all applicants of conservation opportunities and requirements in new and re-landscaping projects.

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Housing Programs Progress Report			
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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program H.F.4.a: Natural heating/cooling	Encourage energy conservation	Ongoing	Ordinance 566 adopted in October 2013. Title 24 compliance is enforced and required for all eligible building permit applications.
Program H.G.1.a: Regional Planning	Cooperate in Plan Bay Area process	Ongoing	City actively participated in Plan Bay Area 2040 update in 2017
Program H.G.1.b: Congestion management	Cooperate in implementation of C/CAG Congestion Management Program	Ongoing	Ongoing as development projects are considered.
Program H.H.1.a: Development costs	Minimize costs of development	Ongoing	Ongoing as development projects are considered. City Council to consider study and potential adoption of impact fees in spring 2019.
Program H.H.1.b: Fiscal impact studies	Study impact of large residential projects on city services	Ongoing	Implemented as new residential projects with potential significant impacts are considered.
Program H.H.2.a: Sensitive/hazardous lands	Identify/mitigate impacts	Ongoing	Ordinance 562 adopted October 2011.
Program H.H.2.b: Clustered development	Promote clustered development in areas near sensitive habitat	Ongoing	Ordinance 562 adopted October 2011 to relax certain development standards if clustered development is pursued.
Program H.H.2.c: Flood hazard management	Comply with CGC Sec. 65302	General Plan update	Incorporate into General Plan Update in 2019.
Program H.I.1.a: Regulatory constraints	Streamline permit processing	Ongoing	Ordinance 612 adopted December 8, 2016, streamlining application process for new condominium developments. City Council adopting streamlining for accessory dwelling units via Ordinance 615 adopted 2/2/2017 and Ordinance 626 adopted 5/17/2018.
Program H.I.1.b: Parking requirements	Revise parking standards	Dec-15	Ordinance 576 adopted on May 19, 2016 reduced parking requirements for smaller homes and minor additions.
H.I.1.c: Second Unit Parking	Revise second unit parking requirements	Dec-15	Ordinance 576 adopted by City Council May 19, 2016 to reduce accessory dwelling unit parking requirements. Ordinance 615 adopted 2/2/2017 eliminated accessory dwelling unit parking requirements.
Program H.I.1.d: Design Permits	Reduce unnecessary constraints	Ongoing	Ongoing as development projects are submitted for review. Design Permit for 16-unit senior housing/commercial development approved in October 2017.
Program H.I.1.e: Nonconforming structures	Preserve housing units	Ongoing	See Program H.C.1.c
Program H.I.1.f: City staffing	Efficient permit processing procedures	Annually, as part of the budget process	No need for additional staffing identified in 2016 budget process. Reevaluate as part of 2019 budget process.