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## Annual Progress Report on the General Plan 2014

April 2015

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Community Development Department  
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El Cerrito, CA 94530

Housing Policy Department  
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## **INTRODUCTION**

As required by Government Code Section 65400 (b), every city must submit an annual progress report to their legislative body, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the implementation status of their General Plan. The annual report must also include discussion on the City's progress in providing its required share of affordable housing pursuant to Government Code Section 65584 and its efforts to remove governmental constraints for the maintenance, improvement and development of affordable housing per Section 65583.c(3) of the California Government Code.

This General Plan Annual Progress Report covers the period from January 1, 2014 to December 31, 2014.

The purpose for the Annual Progress Report is to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and, to provide information regarding local agency progress in meeting its share of regional housing needs.

## **BACKGROUND**

On August 30, 1999, the El Cerrito City Council adopted the City's current General Plan for implementation. The General Plan has nine elements contained within four separate chapters: Community Development and Design, Transportation and Circulation, Public Facilities and Services, Resources and Hazards. The General Plan contains the seven state-required elements which are land use, circulation, housing, conservation, open space, safety and noise. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion.

The General Plan is the City's vision for achieving more balanced residential, commercial, and civic uses within the city. The process of preparing the General Plan took place in 1998 and 1999 as the City embarked on a program to bring its 1975 General Plan up to date so that it could better meet future challenges. The process resulted in the following ten key principles designed to improve the quality of development and the long-term fiscal health of the City so that it can remain an attractive place to live and work:

1. No major changes in land-use patterns are expected to occur.
2. Emphasis will be on quality of development.
3. Incentives, if used, will have clear criteria and limits.
4. Emphasis will be on impacts of development, not on the type of development itself.
5. Increased residential development, where allowed, must be done with care in order to enhance neighborhoods.
6. New development in the San Pablo Avenue Corridor will be encouraged to take place in mixed-use activity centers that may extend up selected perpendicular streets in order to allow a more pedestrian friendly environment.

7. The preservation and enhancement of natural features – trees, creeks, natural open space areas – and historical features will be a high priority for the City.
8. The City should have distinct destination areas, including commercial areas, a civic center and community meeting places.
9. Development should contribute to the fiscal health of the City while minimizing adverse impacts.
10. Access should be improved by balancing automobile use with improved transit, bicycle, and pedestrian opportunities.

The General Plan sets forth the City's policies regarding the types and locations of future land uses and activities. It describes the desired character and quality of development as well as the process for how development should proceed.

While this General Plan can address many City issues, factors beyond El Cerrito's control have significant influence over its future land use and development patterns:

- Market forces play an important role in determining what types of uses are economically feasible and, therefore, built.
- Land use and transportation decisions in other cities and counties, and by state and regional agencies, affect El Cerrito.
- Our system of property rights places certain limitations on what cities can do in prescribing future land uses.
- California environmental law requires that we designate land uses in accordance with available infrastructure capacity (streets, sewer, water, natural resources, etc.).

Thus in creating the current General Plan, El Cerrito went through a process that ascertained the community's values for future land uses and activities, and balanced these values with market factors, city revenues, environmental constraints, and private property rights.

The El Cerrito General Plan reflects the aspirations and values of El Cerrito's residents and their elected representatives. The City Council and Planning Commission use the Plan in considering land use and planning-related decisions. City staff uses the Plan on a day-to-day basis to administer and regulate land use and development activity. Citizens can use the Plan to understand the City's approach to regulating development, protecting resources, and upholding community values.

## **GENERAL PLAN ADOPTION AND AMENDMENTS**

### **1. Adoption Dates of Mandatory General Plan Elements**

<b>General Plan Element</b>	<b>Latest Adoption</b>
Land Use	1999
Circulation	1999
Housing	2012 (2015 update pending)
Open Space	1999
Conservation	1999

Safety  
Noise

1999  
1999

## 2. List of General Plan Amendments

City Council approved a General Plan Amendment in September 22, 2014 to ensure internal consistency between the General Plan and the new San Pablo Avenue Specific Plan. The changes to the General Plan address the metrics that it uses to measure intensity and growth. This includes the removal of references to Density and Floor Area Ratio, (FAR) and a switch from the current automobile Level of Service standard (LOS) of D to an automobile LOS E along with Multimodal Level of Service (MMLoS) standards for transit, pedestrian and bicycle uses. Traditionally, density and FAR are ways that planners used to describe and quantify the amount of housing units in an acre and overall building intensity. Instead of using those more indirect building form controls, FBC uses building form regulation to control the configuration, features and architectural aspects of projects as they relate to the public realm. Amendments were made to Chapter 2 Strategic Approach, Chapter 4 Community Development and Design. The 2013 Growth Management Element Update, Chapter 5 Transportation and Circulation, 2007-2014 Housing Element.

The General Plan Map was also amended to illustrate the two new designations of Transit-Oriented Mid-Intensity Mixed Use (TOMIMU) and Transit-Oriented Higher-Intensity Mixed Use (TOHIMU) created by the San Pablo Avenue Specific Plan.

## GENERAL PLAN UPDATES

### 1. General Plan Housing Element Update

Within the 2014 reporting period, City staff commenced preparation of a Housing Element update for the period from 2015-2023. In December 2014, the Planning Commission recommended that the City Council authorize submission of the draft Housing Element to the California Department of Housing and Community Development. Adoption of the 2015-2023 Housing Element is expected in 2015.

### 2. Overall General Plan Update

Staff is generating a scope for a General Plan update to commence as soon as funding can be identified.

## GENERAL PLAN IMPLEMENTATION

### Chapter 4: Community Development and Design

#### Land Use

*Goal LU1: A high-quality residential character within El Cerrito.*

*Goal LU2: A land use pattern and mix of uses that contribute to the financial health and stability of the community.*

The City Council adopted the San Pablo Avenue Specific Plan to encourage a mixture of uses along San Pablo Avenue and to promote development opportunities along San Pablo Avenue which will contribute to the financial health of the City.

*Goal LU3: A development pattern that enhances a strong sense of community.*

The City Council adopted the San Pablo Avenue Specific Plan which identifies the areas nearest the City's two BART stations as areas for high-intensity mixed use development. It is envisioned that this development will promote a sense of place and community.

*Goal LU4: A safe, attractive, and interesting community*

In 2014, BART completed the retrofit of the aerial BART structure through El Cerrito and work on safety improvements to the Ohlone Greenway pursuant to the Ohlone Greenway Master Plan.

*Goal LU5: A land use pattern and types of development that support alternatives for the movement of people, goods, and ideas.*

In 2009, the city voters approved a bond measure (Measure A) to improve local streets. In 2014 Measure A funds were used to pay for street improvements such as paving, installation of curb ramps, and replacing damaged storm drain pipes throughout the City.

*Goal LU6: Development patterns that promote energy efficiency, conservation of natural resources, and use of renewable rather than nonrenewable resources.*

The City continues to implement the Zoning Ordinance recently updated in 2008. The revised ordinance puts a focus on more intense development in the "nodes" around the BART station and Civic Center areas as designated within the General Plan.

In 2014, the City continued to implement the Climate Action Plan which identifies energy efficiency and efficient development patterns as methods to achieve the City's greenhouse gas reduction targets.

### **Community Design**

*Goal CD1: A city organized and designed with an overall attractive, positive image and "sense of place."*

*Goal CD2: A city with attractive, safe, and functional streets, parking areas, and pedestrian walkways.*

In 2014 the City Council adopted the San Pablo Avenue Specific Plan, including a Complete Streets component which addresses the safety and usability of streets in the plan area.

*Goal CD3: A city with attractive landscaping of public and private properties, open space, and public gathering spaces.*

In 2014, the City completed construction of the Ohlone Greenway Natural Area and Raingardens project which will improve the Ohlone Greenway. The Design Review Board continues to review new landscaping plans on private properties.

The San Pablo Avenue Specific Plan (adopted in 2014) contains new standards for landscaping within the plan area.

*Goal CD4: Well designed buildings that are compatible with their surroundings.*

The City continued to implement the Design Review process pursuant to the Zoning Ordinance to ensure that new development is well-designed.

*Goal CD5: A design process that achieves design objectives while being efficient and allowing for flexibility.*

In 2014, the City continued to utilize the design review process to achieve the General Plan goals above. Design review in the City of El Cerrito is intended to encourage high-quality design, well-crafted and maintained buildings and landscaping, the use of higher-quality building materials, and attention to the design and execution of building details and amenities in both public and private projects.

*Goal CD6: An urban form that sustains a vital commercial community to meet the diverse needs of the local and regional population.*

**Housing** – see attachment for Housing Element annual report

### **Growth Management**

*Goal GM1: A coordinated regional and sub-regional planning system that provides better service and less congestion for residents of El Cerrito*

In 2014, the City participated in the I-80 Integrated Corridor Mobility Project, a multi-agency effort to ease congestion on Interstate 80. This project is an effort of CalTrans in cooperation with ten municipalities, two transit agencies and four regional agencies.

*Goal GM2: Compliance with applicable level of service standards.*

In 2014, the City, through the CEQA review process, continued to ensure that new development meets the level of service standards in the General Plan.

The San Pablo Avenue Specific Plan (adopted in 2014) adopted new service standards for streets within the plan area. These service standards are in greater compliance with the City's complete streets goals.

*Goal GM3: Timely review of projects that are heavy traffic generators.*

All development projects processed by the City are evaluated against and comply with applicable service standards. All applications regardless of traffic generation are processed in a timely fashion.

*Goal GM4: Effective community-wide programs to reduce traffic impacts of new projects.*

In 2014, the City approved the San Pablo Avenue Specific Plan that stepped away from Level of Service (LOS) metrics and towards Multi-Modal Level of Service (MMLoS). This will allow the quantification and analysis of all modes of transportation and create opportunities to maximize mode shift for transit, bicycles and pedestrians.

*Goal GM5: An effective system of providing urban services.*

## **Chapter 5: Transportation and Circulation**

*Goal T1: A transportation system that allows safe and efficient travel by a variety of modes and promotes the use of alternatives to the single-occupant vehicle.*

In 2010, the Public Works Department developed a Neighborhood Traffic Management Program (NTMP) to address resident concerns regarding speeding, high traffic volumes and pedestrian and bicycle comfort and safety in El Cerrito's neighborhoods. The NTMP was based on previous efforts in the City, guidance provided by the City's General Plan and City Council, policies and lessons learned from other jurisdictions, practices published by the transportation industry, and community input. In 2014 the ongoing NTMP process allowed neighborhoods and applicants to achieve safer streets through adding striping or speed bumps in neighborhoods.

In May 2014, the City sponsored an "Energizer Station" as part of Bike to Work Day, a regional effort to increase bicycling.

*Goal T2: A land use pattern that encourages walking, bicycling, and public transit use.*

The Complete Streets component of the San Pablo Avenue Specific Plan (adopted in 2014) seeks to accommodate all modes of transportation on San Pablo Avenue and prioritizes pedestrians and public transit along this corridor.

*Goal T3: A transportation system that maintains and improves the livability of the City.*

In 2014, the City approved the San Pablo Avenue Specific Plan that stepped away from Level of Service (LOS) metrics and towards Multi-Modal Level of Service (MMLoS). This will allow the quantification and analysis of all modes of transportation and create opportunities to maximize mode shift for transit, bicycles and pedestrians.

*Goal T4: A minimum amount of land used for parking and minimal parking intrusion in neighborhoods.*

The San Pablo Avenue Specific Plan (adopted in 2014) adopted new parking standards for both commercial and residential development. The Plan generally reduced parking requirements within the plan area, while ensuring that adequate parking is provided.

Further reductions of parking require preparation of a parking study and may require enhanced transportation demand management.

## **Chapter 6: Public Facilities and Services**

### **Parks, Recreations and Open Space**

*Goal PR1: Adequate, diverse, and accessible recreational opportunities for all residents – including children, youth, seniors, and others with special needs – in parks, school yards, and open space.*

To provide better recreational opportunities for the City's youth, the City has created after-school band programs at all Elementary Schools in the City. These programs replace previous school program which was cut due to funding shortages.

In 2014, the City continued to sponsor the popular worldOne 4<sup>th</sup> of July Festival at Cerrito Vista Park. The event features programs and activities for diverse audiences. The City also continued to sponsor various community film events at the Rialto Cinemas Cerrito Theatre and City Hall over the course of 2014.

The City offers ESL conversation classes at the El Cerrito Community Center. The City continues to offer a range of programs for seniors at the Senior Center as well as a range of programs for youth at various City facilities.

*Goal PR2: High quality open space protected for the benefit of present and future generations, reflecting a variety of important values: ecological, educational, aesthetic, economic and recreational. These values are interwoven throughout the community in numerous ways so that the preservation of open space is very important to the well being of the City.*

The City received a grant for improvements to the Ohlone Greenway south of the El Cerrito Plaza BART Station in 2010. The Ohlone Greenway Urban Natural Area and Raingardens project is intended to enhance community, environmental quality and neighborhood livability through integrating additional ecological and community functions along the Greenway. The project was completed in 2014. The project's design includes elements to treat urban stormwater runoff; create an informal play and gathering area; improve walkability; utilize and demonstrate low-maintenance, low water using native landscaping; improve riparian habitat; and foster connection to nature in an urban and accessible location adjacent to neighborhoods, schools, retail, transit and future development.

In 2012, the City was awarded a grant to prepare an Urban Greening plan for El Cerrito. The preparation of the Urban Greening Plan continued in 2014.

*Goal PR3: Public access to open space areas while protecting important habitats.*

In 2013, the City entered into a Purchase and Sale Agreement with the Trust For Public Land for the acquisition of the 8-acre Madera Hillside Open Space property. The acquisition process for this property continued in 2014. This property is adjacent to the

City's Hillside Natural Area and provides a unique opportunity to connect Hillside Natural Area North to Hillside Natural Area South.

### **Non-Recreational Facilities**

*Goal CF1: Safe and adequate community facilities that allow the City to offer better services and inspire a sense of community pride.*

In 2014, the City continued to enhance operations at the new Recycling and Environmental Resources Center which was completed in 2012. This project was funded entirely from the City's Integrated Waste Management Fund. With the 2009 change in the method of collection to a single stream (also known as "fully commingled") method with the larger carts instead of a small sorted bin method that had been in place for years, the amount and variety of recyclables has increased. Also the decision to discontinue sorting recyclables at the Center, and instead taking them directly to the recycling processor, eliminates the need for a sorting area. This reduced the size and cost of the facility, and allows for a greater focus on community education and drop-off for items that are difficult to recycle such as florescent lights, electronics and items that could be reused.

The City continued to serve the community from the City Hall which was completed in 2009.

### **Public Services and Infrastructure**

*Goal PS1: An adequate, comprehensive, coordinated law enforcement system consistent with the needs of the community.*

In 2014, the City of El Cerrito continued it's participation in National Night Out as a way to promote anti-crime programs in the City.

*Goal PS2: A community that has minimized the risks to lives and property due to fire hazards.*

El Cerrito's comprehensive fire hazard reduction program focuses upon reducing fire hazards in four areas: (1) on City property, (2) on property owned by other agencies (3) large landowners, and (4) on residential property.

The fire hazard abatement program is designed to reduce fire hazards on a large number of private properties during the spring and early summer months. A process of advance notice and hearings for property owners is coupled with a public education program involving the promulgation of standards for vegetation management in residents' yards and vacant lots.

This program seeks to remove weeds, rubbish, litter or other flammable material from private properties where such flammable material endangers the public safety by creating a public nuisance and a fire hazard. Most property owners voluntarily abate these hazards without Fire Department involvement. Ideally, 100% of the property owners would do so. We anticipate that a small number of owners are content to have the City do the work and place the costs on their tax bill.

Over the past nineteen years, the City's annual fire hazard abatement program has been very successful in reducing fire hazards throughout the hill neighborhoods of El Cerrito.

*Goal PS3: Safe and adequate public infrastructure to serve El Cerrito's residents, now and in the future.*

As mentioned previously, the City continued implementation of the Street Paving Project funded by Measure A.

*Goal PS4: An adequate storm drainage system to serve existing and future planned development*

In March 1993, the voters of the City of El Cerrito approved the issuance of \$6.3 million in revenue bonds for the reconstruction of the City's storm drain system. In June 1993, the City Council adopted Ordinance 93-4, providing for the imposition and collection of Storm Drain Fees to pay the debt service on the revenue bonds. Ordinance 93-4 set the Storm Drain Fee and provided that the fees are collected through the property tax based on amounts specified in an annual Engineer's report. This Engineer's report contains the description of each parcel of real property receiving storm drain services and the amount of the annual fee for each parcel.

*Goal PS5: A system that minimizes the City's generation and disposal of solid waste materials by providing an adequate and integrated waste management program and related facilities to serve existing and future planned development.*

In 2012, the City completed construction of the Recycling and Environmental Resource Center. The Center allows the City to improve collection for all constituents. In addition to the City's continued curbside pickup program, the Recycling and Environmental Resource Center provides convenient drop-off facilities. The Center allows the City to expand the range of items accepted for disposal. The Center has expanded the items that the City is able to accept, including compact fluorescent light bulbs and styrofoam. The Center has been designed as a facility that will provide maximum flexibility to meet future, changing waste disposal needs.

## **Chapter 7: Resources and Hazards**

### **Natural and Historic Resources**

*Goal R1: Protected natural resources (important habitat, ecological resources, key visual resources, ridges and ridgelines, creeks and streambanks, steeper slopes, vista points, and major features), and clean air and water.*

*Goal R2: Protected and rehabilitated architectural, historical, cultural, and archaeological resources that are of local, state, or federal significance.*

In 2014, the City Council approved the 1715 Elm Street project. As part of the project, the existing house will be relocated on the property and rehabilitated to the Department of the Interior's standards and the original rock-lined channel will be preserved intact.

## Hazards

*Goal H1: Minimal potential for loss of life, injury, damage to property, economic and social dislocation and unusual public expense due to natural and man-made hazards, including protection from the risk of flood damage, hazards of soil erosion, fire hazards, weak and expansive soils, potentially hazardous soils materials, other hazardous materials, geologic instability, seismic activity, and release of hazardous materials from refineries and chemical plants in West County.*

In 2014, the City continued to oversee the residential rental inspection program.

The City also continued implementation of the Unreinforced Masonry (URM) building hazard mitigation ordinance. The City continues to work with property owners to permit retrofit work for URM buildings.

*Goal H2: Government agencies, citizens and businesses are prepared for an effective response and recovery in the event of emergencies or disasters.*

In 2014, the Fire Department continued the very popular Community Emergency Response Team (CERT) program. The program teaches neighbors to help themselves and help each other. Through CERT, citizens receive hands-on training in Disaster First Aid, Disaster Preparedness, Basic Firefighting, Light Search and Rescue, Damage Assessment, and How to Turn Off Utilities.

The Fire Department has also continued internal National Incident Management System (NIMS) and the Incident Command System (ICS) training for City staff. Through the training, staff members directly involved in managing an emergency will understand command reporting structures, common terminology, and roles and responsibilities inherent in a response operation.

*Goal H3: New development complies with the noise standards established in the General Plan, all new noise sources are within acceptable standards, and existing objectionable noise sources are reduced or eliminated.*

All new development is evaluated under CEQA using the noise standards currently in the General Plan. These noise standards were incorporated into updated Zoning Ordinance in 2008 as performance standards required of all development.

## **CONCLUSION**

To date, staff believes the City has continued to faithfully implement the City's 1999 General Plan as the actions, plans, programs and projects documented in this report represent the City's commitment to achieve the goals and objectives set forth in the elements of the El Cerrito General Plan.

## **ATTACHMENTS:**

1. HCD - Housing Element Annual Report
2. Housing Successor Annual Report



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of El Cerrito  
 Reporting Period 1/1/2014 - 12/31/2014

Table A

**Annual Building Activity Report Summary - New Construction  
 Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income	Above-Moderate-Income						
Ohlone Gardens	R		56				56	56	56			
(9) Total of Moderate and Above Moderate from Table A3			56		0	6	6					
(10) Total by Income Table A/A3			56			6	62					
(11) Total Extremely Low-Income Units*			0									

\* Note: These fields are voluntary



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of El Cerrito  
 Reporting Period 1/1/2014 - 12/31/2014

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program, its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	No. of Units Permitted for Above Moderate	5			1		6

\* Note: This field is voluntary







# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction: El Cerrito  
Reporting Period: 2014

Table C  
Program Implementation Status - Certified HE 2012

Program Description (By Housing Element Program Names)	Name of Program	Deadline in HE	Status of Implementation
Program 1.1 - Continue to implement the Residential Rental Inspection Program		Ongoing	New cycle started in 2013
Program 1.2 - Continue to investigate complaints and take action about rental housing code violations		Ongoing	Ongoing
Program 1.3 - Continue to encourage the rehabilitation of existing housing units by providing program information		2010	Information available to the public at the front counter
Program 1.4 - Continue to permit new housing units & rehabilitation in mixed use & commercial zoning districts		Ongoing	Allowed for by Zoning Ordinance
Program 1.5 - Continue to regulate condominium conversions		Ongoing	Mandated by Zoning Ordinance
Program 1.6 - Continue to regularly monitor assisted housing units to help preserve existing stock of affordable housing		Annual	Annual monitoring completed in 2014
Program 1.7 - Continue to enforce notification requirements on BMR and Section units		Ongoing	Mandated by Zoning Ordinance
Program 1.8 - Annual review of the City Capital Improvements Program (CIP)		Annual	The Planning Commission reviewed and certified the CIP in 2014.
Program 2.1 - Retain existing residential zoning and discourage non-residential uses		Ongoing	Mandated by Zoning Ordinance
Program 3.1 - Consider enacting additional incentive programs to encourage retrofit of seismically unsafe buildings		Ongoing	Ongoing
Program 3.2 - Explore possible funding sources to minimize financial impact of retrofits on low/mod income residents		Ongoing	Ongoing
Program 4.1 - Conduct an annual evaluation of the City's inventory of available sites		Annual	Inventory was evaluated as part of the 2015-2023 Housing Element Update
Program 5.1 - Maintain General Plan designations for mixed use and high density housing		Ongoing	Ongoing
Program 6.1 - Continue to fast track processing for second units meeting established City standards		Ongoing	Allowed for by Zoning Ordinance
Program 6.2 - Consider the establishment of a "pre-approved" second unit program.		2012-2013	Evaluating Santa Cruz second unit program
Program 7.1 - Continue to implement City regulations that allow manufactured and prefab housing in residential districts		Ongoing	Allowed for by Zoning Ordinance
Program 8.1 - Continue to identify underutilized properties where transit oriented development can occur.		Ongoing	Ongoing
Program 9.1 - Use existing zoning regulations to allow innovative approaches to increasing affordable housing.		Ongoing	Allowed for by Zoning Ordinance
Program 10.1 - Revise the Zoning Ordinance to include housing size diversity standards		2012	Ongoing
Program 11.1 - Continue to enforce the Zoning Ordinance which provides incentives for affordable housing		Ongoing	Mandated by Zoning Ordinance
Program 11.2 - Continue to inform developers about and allow density bonuses		Ongoing	Ongoing



**Table C  
Program Implementation Status - Certified HE 2012**

Program Description (By Housing Element Program Names)	Name of Program	Deadline in HE	Status of Implementation
Program 12.1 - During the annual Master Fee Schedule revision, evaluate development fees.		Annual	Fees were updated with Master Fee Schedule as part of 2014 Budget
Program 13.1 - Streamline the application process by continuing to offer interdepartmental team meetings for applicants		Ongoing	Ongoing
Program 14.1 - Continue to enforce the Zoning Ordinance and encourage Transit Oriented development		Ongoing	Ongoing
Program 15.1 - Assist developers in obtaining state and federal funding available to develop affordable housing		Ongoing	Ongoing
Program 15.2 - Continue to enforce Federal and State Accessibility and Adaptability standards		Ongoing	Required by Building Code
Program 15.3 - Continue to fast track inspection processes for large family and special needs housing.		Ongoing	Ongoing
Program 15.4 - Continue to encourage and support development of senior housing		Ongoing	Ongoing
Program 15.5 - Facilitate the provision of housing that supports 'aging in place' for the City's senior population		Ongoing	The Planning Commission approved 56 units of "age in place" senior housing in December 2013. The project is not yet constructed.
Program 15.6 - Update the Zoning Ordinance to include a definition of transitional and support housing		2012	Completed with the adoption of the San Pablo Avenue Specific Plan (2014) and corresponding Zoning Ordinance Amendment.
Program 16.1 - Assist in the development of extremely low-, very low-, low- and moderate income housing		Ongoing	Ongoing
Program 16.2 - Study the feasibility of an inclusionary housing ordinance		2012	Under development
Program 16.3 - Encourage developers to leverage limited Housing Funds with other assistance		Ongoing	Ongoing
Program 17.1 - Continue to allow emergency and transitional housing as a permitted use within the CC zone		Ongoing	Mandated by Zoning Ordinance
Program 17.2 - Consult with other agencies to maintain 2007-2014 demand estimate for emergency housing		Ongoing	Ongoing
Program 17.3- Coordinate with the County and cities to develop the annual 5-year consolidated plan		Ongoing	Ongoing
Program 18.1 - Look for opportunities with non-profits and other cities to expand the City's supply of affordable housing		Ongoing	Ongoing
Program 19.1 - Continue to provide non-discrimination clauses in rental agreements and deed restrictions		Ongoing	Ongoing
Program 19.2 - Reasonable Accommodation procedures		Ongoing	Required by Building Code
Program 19.3 - Continue the City's participation in the Contra Costa Urban County CDBG Consortium.		Ongoing	Ongoing
Program 19.4 - Continue to allow emergency, transitional and supportive housing as a permitted use within the CC zone		Ongoing	Mandated by Zoning Ordinance
Program 20.1 - Develop an energy conservation strategy		2011	Implementation of the Climate Action Plan continued in 2014
Program 21.1 - Continue to enforce the State Energy Conservation Standards		Ongoing	Mandated by Building Code
Program 22.1 - Develop policies consistent with AB32 and SB375 to establish common thresholds for green buildings		2011	Implementation of the Climate Action Plan continued in 2014
Program 23.1 - Continue to provide for increased density, reduced parking and design and development standards		Ongoing	Allowed for by Zoning Ordinance

