Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

HOUSING POLICY DEVELOPMENT, HCD
APR 06 2011

City or County Name: City of El Cerrito

Mailing Address: Department of Environmental and Development Services

10890 San Pablo Avenue, El Cerrito, CA 94530

Contact Person: Jennifer Carman Title: Development Services Manager

Phone: 510-215-4332 FAX: 510-233-5401 E-mail: jcarman@ci.el-cerrito.ca.us

Reporting Period by Calendar Year: from 1/1/2010 to 12/31/2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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

Jurisdiction City of El Cerrito

Reporting Period 1/1/2010 - 12/31/2010

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	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	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			See Instructions	See Instructions	
914 Lexington	SF	O				x	1	1			
610 Everett	SF	O				x	1	1			
7812 Terrace	SF	O				x	1	1			
1755 Arlington	SU	N/A				x	1	1			
1411 Arlington	SU	N/A				x	1	1			
1739 Elm	SU	N/A				x	1	1			
1316 Norvell	SU	N/A				x	1	1			
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	7	7				
(10) Total by income Table A/A3 ► ►						7	7	7			
(11) Total **Extremely Low-Income** Units*			0								

* Note: These fields are voluntary

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Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of El Cerrito

Reporting Period 1/1/2010 - 12/31/2010

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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet 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)

	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 **Moderate**						0	
No. of Units Permitted for **Above Moderate**	4			3		7	7

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of El Cerrito

Reporting Period 2007-2014

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8			
Very Low	Deed Restricted	93			28							28	65
	Non-deed restricted												
Low	Deed Restricted	59	9									9	50
	Non-deed restricted												
Moderate	Deed Restricted	80	10		28							38	42
	Non-deed restricted												
Above Moderate		199	147	6	9	7						169	30
Total RHNA by COG. Enter allocation number:		431										244	187
Total Units ► ► ►			166	6	65	7							
Remaining Need for RHNA Period ► ► ► ► ►													

Attachment 1

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: El Cerrito
Reporting Period: 2010

Table C
Program Implementation Status - Certified HE 2003 (new 2007-2014 HE is currently under review by HCD)

Program Description (By Housing Element Program Names)		
Name of Program	**Deadline in HE**	**Status of Implementation**
IP.1 Maintain Residential Zoning	2002	Completed and ongoing
IP.2 Certificate of Occupancy Program	2002	Ongoing
IP.3 Condo Conversions	2004	Completed with adoption of new Zoning Ordinance in 2008
IP.4 Rehabilitation Preservation Program	2005	Ongoing
IP.5 New Housing and Housing Rehab in Non-Conforming Areas	Ongoing	Ongoing
IP.6 Capital Improvement Program	Ongoing	Ongoing
IP.7 Relocation of Mobile Home Residents	Only in the case of a redevelopment project	Not needed at this time
IP.8 Hire Code Enforcement Staff	2002	Completed
IP.9 Mixed Use	2004	Completed with adoption of new Zoning Ordinance in 2008
IP.10 Adaptive Reuse	2004	Ongoing
IP.11 Facilitate Second Dwelling Unit Construction Additional Senior Housing	2004	Completed with adoption of new Zoning Ordinance in 2008
IP.12 Prepare the Appropriate Housing Impact and Mitigations Reports/Studies	Ongoing	Ongoing
IP.13 Additional Housing for Senior Households	2004	Completed with adoption of new Zoning Ordinance in 2008
IP.14 Accessible Units for the Handicapped	2004	Completed with adoption of new Zoning Ordinance in 2008
IP.15 Fast Tracking of Affordable Housing for Special Needs Groups	2004	Completed with adoption of new Zoning Ordinance in 2008
IP.16: Density Bonus	2004	Completed with adoption of new Zoning Ordinance in 2008
IP.17 Evaluate the Feasibility of an Inclusionary Housing Ordinance	2003	Not included in 2008 ZO update, but still under consideration. For new residential projects within the Redevelopment Project Area, the City has successfully implemented a 15% inclusionary policy, which resulted in 24 affordable units constructed in 2006.
IP.18 Housing Fund	2004	Completed by Redevelopment Agency
IP.19 Tax-Exempt Financing	2003	Completed by Redevelopment Agency
IP.20 Conversion of Section 8 and BMR units	2004	Not included in 2008 ZO update, but still under consideration
IP.21 Standards for Emergency and Transitional Housing	2004	Not included in 2008 ZO update, but still under consideration
IP.22 Rental Deposit Guarantee and Revolving Loan Fund Programs	2004	Ongoing. The City is a member of the Urban County CDBG Consortium, administered by the County, which funds this program.
IP.23 Maintain Estimates of the demand for emergency housing	Ongoing	Ongoing
IP.24 Adopt Zoning Ordinance Amendments	2004	Completed in 2008
IP.25 Equal Housing Opportunity	Ongoing	Ongoing
IP.26 Non-Discrimination Clauses	Ongoing	Completed by Redevelopment Agency.
IP.27 Prepare an Annual Report	Ongoing	Ongoing
IP.28 Update Demographic Information	2002	Completed

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THE CITY OF
EL CERRITO

Annual Progress Report on the General Plan 2010

March 2011

City of El Cerrito
Environmental and Development Services Department
10890 San Pablo Avenue
El Cerrito, CA 94530
Accepted by City Council on March 21, 2011

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, 2010 to December 31, 2010.

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 use 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

General Plan Element	Latest Adoption
Land Use	1999
Circulation	1999

Housing	2003
Open Space	1999
Conservation	1999
Safety	1999
Noise	1999

2. List of General Plan Amendments

No General Plan amendments were made during the 2010 reporting period.

GENERAL PLAN UPDATES

1. General Plan Housing Element Update

On February 22, 2011, the 2007-2014 Draft Housing Element was presented to City Council for review and comment. The document has since been transmitted to the Department of Housing and Community Development and the City awaits comments. The review period is 60 days. Comments should be received by May 1, 2011.

2. Overall General Plan Update

Staff is generating a scope for a General Plan update to commence as soon as funding can be identified – ideally in fall 2011.

GENERAL PLAN IMPLEMENTATION

Chapter 4: Community Development and Design

Land Use

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

The City adopted the 2010 California Building Code update in the Fall of 2010. This update includes the California Green Building Standards, or "CALGreen", which applies to all new construction. CALGreen's intent is to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices

The City is also participating in Retrofit Bay Area, a regional residential energy retrofit program to be administered by the Association of Bay Area Governments (ABAG) and to be implemented by the County Department of Conservation and Development within Contra Costa County. Contra Costa County will provide home energy retrofit services such as subsidized home energy assessments and rebates towards the cost of energy efficiency improvements to qualifying homeowners that implement home improvement projects that achieve at least a 20% reduction in home energy consumption.

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

The City Council approved the creation of a Master Developer Area for a block at the corner of San Pablo Avenue and Moeser Lane to help foster redevelopment in a strip commercial center as a major grocery store within that center closes and relocates within the City. The Master Developer area is a tool used by the Redevelopment Agency, with the process tailored to address development concerns, expand the possible options available to the Agency and possibly the property owners for the Center, and achieve a positive outcome for the community.

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

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.

Goal LU4: A safe, attractive, and interesting community

The City approved and began implementation of the San Pablo Avenue Streetscape Public Art Project that will move the City's identity forward through a public art project on the light poles that line San Pablo Avenue.

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

The City approved an ordinance eliminating parking requirements on the City block that contains the Cerrito Theater. The City believes this will assist in facilitating business investment and development improvements around the Theater District and the San Pablo Avenue corridor. The goal is to stimulate business expansion, private investment, improvement, and higher and better use of underutilized parcels

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.

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.

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

The San Pablo Avenue Streetscape and Gateway Identity program includes street tree planting, pedestrian safety improvements, transit stop improvements and improved

amenities along the entire length of the Avenue in 2010. The program also included several now completed components including: establishment of the streetlight pole banner program; the signage and wayfinding project; the median landscape and irrigation renovations, and San Pablo Avenue street frontage improvements at the Baxter Creek Gateway Park. The goal of the program was to create a more attractive and improved multi-modal transportation and economic development environment along the Avenue.

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

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

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

In 2010, 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.

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

The City continues to actively coordinate with regional planning and transit agencies on various regional projects and grants.

Goal GM2: Compliance with applicable level of service standards.

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 level of service standards. All application regardless of traffic generation are processed in a timely fashion.

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

The San Pablo Avenue Specific Plan is examining different methods of reducing traffic impacts of new development projects. The recently initiated Del Norte Transit Oriented Development Strategy will similarly explore ways of reducing traffic impacts from new development, with particular focus on balancing local and commuter traffic in the area around the Del Norte BART Station.

Goal GM5: An effective system of providing urban services.

The City, in partnership with Albany, Piedmont, San Pablo, and Strategic Energy Innovations (SEI), a local non-profit agency, is participating in the Small Cities Climate Action Partnership. The central premise of the program is to create a model in which the four small cities will pool staff and consultant resources and aggregate the population base to support the implementation of common municipal and community emissions reduction activities, while also supporting each jurisdiction to advance individual emissions reduction activities. Deliverables expected include:

- A Climate Action and Resiliency Plan
- A utility management protocol and monitoring system that will provide easily assessed information on city facility energy and water use
- Energy audits to inform the Five-Year Plan for Clean Energy Projects
- Energy efficiency and/or clean energy retrofits of city facilities
- Additional energy efficiency rebates for residents and businesses to complement existing energy efficiency programs
- More coordination with PG&E and other regional emission reduction program providers to increase participation

This grant will augment the City of El Cerrito's on-going work to develop and implement a Climate Action Plan and to undertake clean energy projects both in our own facilities and in the community.

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.

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. The El Cerrito City Council adopted the NTMP on September 20, 2010.

The NTMP provides City staff and community members the resources to work together in addressing neighborhood traffic concerns. More specifically, the NTMP provides citywide guidelines and procedures for responding to citizen's request for traffic management in their neighborhoods and a toolbox of potential traffic management measures.

<u>Program Objectives</u>

- Promote safe and convenient travel by pedestrians, bicyclists, and vehicles.
- Encourage compliance with designated speed limits.
- Encourage through traffic to take more appropriate travel routes based on roadway classification, but limit impacts to other local streets.

- Maintain capacity and facilitate traffic flow on the City's arterial and collector streets.
- Closely collaborate with Police and Fire to balance neighborhood traffic management needs with public safety needs, specifically emergency response.
- Provide a well-defined process that is responsive to all neighborhoods in El Cerrito and avoids neighborhood divisiveness.
- Provide objective criteria to help City staff prioritize requests.
- Provide a process that maximizes neighborhood participation and decision-making, and obtains measureable consensus from the neighborhood throughout.
- Use the least restrictive measure that will address neighborhood concerns, and test any physical measures before permanent installation when appropriate and possible.
- Maintain and enhance existing routes for accessibility.
- Provide for effective and timely implementation of needed traffic management measures.

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

The City continues to implement the Zoning Ordinance with a focus on Transit Oriented Development nodes.

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

The Measure A Street Improvement Program is entering its third year in 2010 with two major projects out for bid and slated to begin field construction in the summer months. The program was originally scheduled to see major construction activity for four years that included resurfacing approximately 70% of the City's streets. However, staff has accelerated the work and most of the work was completed in three years, or by the late fall of 2010. If the work done in 2007 (before Measure A was passed) is included, there will have been over 80% of the City's streets repaired and resurfaced.

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

The San Pablo Avenue Specific Plan is examining different methods of reducing parking in future development projects and minimizing the intrusions into neighborhoods. A study session on a Del Norte Transit Oriented Development strategy where parking regulatory tools were highlighted was held with City Council in February 2010.

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.

The El Cerrito Swim Center has been very successful since it's opening in 2004 often reaching capacity early in the day. Council approved an increase in capacity of the Swim Center by approving the installation of an aquatic playground making available an additional water play area at the Swim Center for children 0-12 years old. Installing a splash park at the northern end of the site will allow our families an additional water play opportunity, taking away some of the pressure from the small pool. The play area opened in October 2010.

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.

A local off-leash dog park – a recommendation contained in the City's Ohlone Greenway Master Plan – was included in the City's Capital Improvement Program in late 2009. The Ohlone Greenway Master Plan included a local dog park to provide an amenity for dog owners – particularly in the higher density, western portion of town. The grand opening of the Bruce King Memorial Dog Park was held in April 2010.

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

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 Greening project is intended to enhance community, environmental quality and neighborhood livability through integrating additional ecological and community functions along the Greenway. The project's conceptual 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.

The project aims to pilot and demonstrate the types of improvements and high-quality design that will complement the upcoming trail restoration work that will be completed along the Greenway following BART's Earthquake Safety Retrofit program.

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.

On November 15, 2010, the City Council authorized a design-build contract to design and construct a new Recycling and Environmental Resources Center on the site of the current Recycling Center. This project is 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 the small sorted bin method that has 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 reduces 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.

Public Services and Infrastructure

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

In November 2010, the El Cerrito Police Department added a "Canine Handler" position to their job descriptions. In December 2010, the City's first police dog, "King" received his badge. The El Cerrito Police Employees Association funded the unit solely from a crab feed fundraiser last January that raised $20,000.

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 eighteen years, the City's annual fire hazard abatement program has been very successful in reducing fire hazards throughout the hill neighborhoods of El Cerrito. What started in 1992 as a program with over $40,000 worth of abatement actions has been transformed into a program in 2009 that required one abatement action and no abatement actions in 2010.

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

The 2010 Pavement Rehabilitation Program Project was an original component to the accelerated four-year Street Improvement Program. This project was intended to repair streets with the most severely distressed pavement. The streets included in this project will be resurfaced by removing and replacing the entire existing asphalt concrete pavement.

In addition to the resurfacing work, this project includes the repair of a few substandard storm drain inlets. Also included in this project is the repair of approximately 3,400 feet of badly deteriorated or deficient curb and gutter. This work was necessary to maximize the effectiveness and life of the resurfacing work. Badly deteriorated curb and gutter provides avenues for significant amounts of water to invade the subsurface of the roadway and deteriorates its structural integrity, causing potholes, localized structural failures and reducing the useful life of the roadway. In addition, their capacity to carry surface water from rainfall has been greatly reduced either by prior repeated overlays (reducing the curb face height), substantial cracking (creating infiltration), or significant upheaval from tree roots.

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 be 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. The City held its required annual public hearing to consider the method of collecting the City Storm Drain Fee on May 17, 2010.

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.

On July 1, 2010, the City implemented a new "mixed organics" collection program as part of the City's overall recycling collection program. Due to implementation of this long awaited program, El Cerrito residents will be able to put food scraps, food soiled paper, and approved compostable items (e.g. paper take-out containers) into their yard waste containers for composting. This will help residents to reduce the amount of waste they put in their garbage containers, decrease the overall amount of waste El Cerrito sends to landfills, and help mitigate the greenhouse gas emissions associated with the waste stream.

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.

The Energy and Water Efficiency Program (EWEP) was begun in 2009 in which projects are developed that will save on non-renewable resources. The first few years of cost savings are then reinvested into other projects that will save even more resources. In Fiscal Year 2010-11 the Capital Improvement Program includes several new projects

funded in part by the EWEP which include Lighting upgrades in several City facilities, energy efficient LED lighting along the Ohlone Greenway and installation of solar panels on City Hall.

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

The City issued a request for proposal in May 2010 seeking a qualified consultant to develop a historic context statement for the City of El Cerrito, and conduct a reconnaissance survey focused on historic and archeological resources. The responses to this RFP are in being evaluated and potential funding identified.

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 2010, the City continued to oversee residential rental inspection program as it moved into multi-family housing

The City also completed implementation of Unreinforced Masonry (URM) building hazard mitigation ordinance.

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

In 2010, 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

The 2010 General Plan Annual Progress Report is the first annual report on the implementation status of the El Cerrito General Plan. 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

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

Jurisdiction City of El Cerrito

Reporting Period 1/1/2010 - 12/31/2010

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	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	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			See Instructions	See Instructions	
914 Lexington	SF	O				x	1	1			
610 Everett	SF	O				x	1	1			
7812 Terrace	SF	O				x	1	1			
1755 Arlington	SU	N/A				x	1	1			
1411 Arlington	SU	N/A				x	1	1			
1739 Elm	SU	N/A				x	1	1			
1316 Norvell	SU	N/A				x	1	1			
(9) Total **of Moderate and Above Moderate** from Table A3 ► ►					0	7	7				
(10) Total by income Table A/A3 ► ►						7	7	7			
(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 1/1/2010 - 12/31/2010

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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet 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)

	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 **Moderate**						0	
No. of Units Permitted for **Above Moderate**	4			3		7	7

* Note: This field is voluntary

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

Jurisdiction City of El Cerrito

Reporting Period 2007-2014

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8			
Very Low	Deed Restricted	93			28							28	65
	Non-deed restricted												
Low	Deed Restricted	59	9									9	50
	Non-deed restricted												
Moderate	Deed Restricted	80	10		28							38	42
	Non-deed restricted												
Above Moderate		199	147	6	9	7						169	30
Total RHNA by COG. Enter allocation number:		431										244	187
Total Units ► ► ►			166	6	65	7							
Remaining Need for RHNA Period ► ► ► ► ►													

Attachment 1

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: El Cerrito
Reporting Period: 2010

Table C
Program Implementation Status - Certified HE 2003 (new 2007-2014 HE is currently under review by HCD)

Program Description (By Housing Element Program Names)		
Name of Program	**Deadline in HE**	**Status of Implementation**
IP.1 Maintain Residential Zoning	2002	Completed and ongoing
IP.2 Certificate of Occupancy Program	2002	Ongoing
IP.3 Condo Conversions	2004	Completed with adoption of new Zoning Ordinance in 2008
IP.4 Rehabilitation Preservation Program	2005	Ongoing
IP.5 New Housing and Housing Rehab in Non-Conforming Areas	Ongoing	Ongoing
IP.6 Capital Improvement Program	Ongoing	Ongoing
IP.7 Relocation of Mobile Home Residents	Only in the case of a redevelopment project	Not needed at this time
IP.8 Hire Code Enforcement Staff	2002	Completed
IP.9 Mixed Use	2004	Completed with adoption of new Zoning Ordinance in 2008
IP.10 Adaptive Reuse	2004	Ongoing
IP.11 Facilitate Second Dwelling Unit Construction Additional Senior Housing	2004	Completed with adoption of new Zoning Ordinance in 2008
IP.12 Prepare the Appropriate Housing Impact and Mitigations Reports/Studies	Ongoing	Ongoing
IP.13 Additional Housing for Senior Households	2004	Completed with adoption of new Zoning Ordinance in 2008
IP.14 Accessible Units for the Handicapped	2004	Completed with adoption of new Zoning Ordinance in 2008
IP.15 Fast Tracking of Affordable Housing for Special Needs Groups	2004	Completed with adoption of new Zoning Ordinance in 2008
IP.16: Density Bonus	2004	Completed with adoption of new Zoning Ordinance in 2008
IP.17 Evaluate the Feasibility of an Inclusionary Housing Ordinance	2003	Not included in 2008 ZO update, but still under consideration. For new residential projects within the Redevelopment Project Area, the City has successfully implemented a 15% inclusionary policy, which resulted in 24 affordable units constructed in 2006.
IP.18 Housing Fund	2004	Completed by Redevelopment Agency
IP.19 Tax-Exempt Financing	2003	Completed by Redevelopment Agency
IP.20 Conversion of Section 8 and BMR units	2004	Not included in 2008 ZO update, but still under consideration
IP.21 Standards for Emergency and Transitional Housing	2004	Not included in 2008 ZO update, but still under consideration
IP.22 Rental Deposit Guarantee and Revolving Loan Fund Programs	2004	Ongoing. The City is a member of the Urban County CDBG Consortium, administered by the County, which funds this program.
IP.23 Maintain Estimates of the demand for emergency housing	Ongoing	Ongoing
IP.24 Adopt Zoning Ordinance Amendments	2004	Completed in 2008
IP.25 Equal Housing Opportunity	Ongoing	Ongoing
IP.26 Non-Discrimination Clauses	Ongoing	Completed by Redevelopment Agency.
IP.27 Prepare an Annual Report	Ongoing	Ongoing
IP.28 Update Demographic Information	2002	Completed