Community Development Department
610 Foster City Blvd.
Foster City, CA 94404

Transmittal

To:	Dept. of Housing and Community Development 1800 Third Street Sacramento, CA 95814 State Clearinghouse and Planning Unit Office of Planning and Research P.O. Box 3044 Sacramento, CA 95812-3044	**From:**	Leslie Carmichael, Consulting Planner
Date:	February 21, 2013	**Phone:**	650 286-3236
Re:	General Plan Annual Report for 2012	**CC:**	

Housing Policy Department
Received on:
FEB 27 2013

☐ **Urgent** ☑ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

•Comments:

Attached please find Foster City's General Plan Annual Report for 2012 and City Council Minute Order 1308.

Thank you,

Leslie Carmichael

Consulting Planner

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MINUTE ORDER

No. 1308

OFFICE OF THE CITY CLERK/
DISTRICT SECRETARY
FOSTER CITY, CALIFORNIA

Date: February 20, 2013

Attention: City Council/EMID Board
Curtis Banks, Community Development Director

City Council/EMID Board of Directors Meeting Date: February 19, 2013

Subject: General Plan Annual Report for 2012

Motion by Councilmember Kiesel, seconded by Vice Mayor Bronitsky, and carried unanimously, 5-0-0, IT WAS ORDERED to receive and accept the General Plan Annual Report for 2012.

CITY CLERK/DISTRICT SECRETARY
BY PRISCILLA TAM, RECORDS ANALYST I

GENERAL PLAN ANNUAL REPORT – 2012

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
LAND USE AND CIRCULATION ELEMENT	Adopted May 1993; Amended June 1999 Update in progress; Draft background section and goals/policies sections were reviewed by Planning Commission on November 18, 2004, and direction provided to staff. The Planning Commission reviewed background reports on Community Profile, Climate Change Background, Strengths, Weaknesses Opportunities and Threats (SWOT) Analysis. In late 2011, the Planning Commission reviewed draft goals and policies.	Throughout 2012 the Planning Division worked on the update of the Land Use and Circulation Element, bringing the Goals, Policies and Programs up to date to align with the City's population and employment projections, and modernizing the language in the background and introductory text. This update effort also includes incorporating the ideas and anticipated projects of the Sustainable Foster City strategies and developing the City's first Climate Action Plan. The update effort is still underway, including a programmatic EIR, and is anticipated to conclude in 2013. The City adopted Complete Streets policies on September 10, 2012. The Complete Streets policies solidify the City's commitment to designing streets and transportation for all users, including pedestrians, bicyclists, cars and buses, children, families and the elderly.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
LUC-a Periodic Monitoring of Land Uses	The Community Development Department has done this, resulting in such efforts as the redevelopment of the failing Marlin Cove and Port O'Call shopping centers in 1999-02 and the Chess/Hatch and Pilgrim/Triton land use studies in 2005-06. Draft policies were developed and endorsed by the City Council in February 2006. The Pilgrim-Triton Master Plan, including new General Plan policies for the area, was approved in November 2009. The Development Agreement for the Pilgrim-Triton Master Plan, as well as the Use Permit for Phase I was approved. The Chess/Hatch EIR was certified and the General Plan Amendment were approved in November 2009. The Gilead Master Plan, EIR and Development Agreement were approved in 2009. Study Sessions were held in 2010 and 2011 to review the Chess-Hatch Master Plan.	Construction is nearing completion for Pilgrim Triton Phase A, with the first units to be occupied in mid-January 2013. Entitlements were processed for the Triton Pointe development (Phase D of Pilgrim Triton Master Plan). Pre-application discussions were held regarding Pilgrim Triton Phase C. Gilead continued construction of a new lab building and continued discussions to implement their approved Master Plan. Gilead Sciences, Inc. submitted a proposal to amend the Vintage Park General Development Plan to integrate their approved ±40-acre South Campus (1,200,480 square feet) with the newly acquired ±32-acre North Campus for an integrated overall Campus build-out of 2,500,600 square feet. The integrated campus master plan proposal requires the processing of a General Development Plan/Rezoning; Environmental Assessment and an Amended and Restated Development Agreement. Negotiations continued related to the development agreement for the Chess-Hatch Master Plan. The City is reviewing a development proposal for a mixed-use senior housing project on the City-owned 15-Acre site. A project level EIR is currently being drafted with anticipated completion in Summer of 2013.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
LUC-b Periodic review of architectural guidelines	Changes to the architectural review process were adopted in 2003 and 2005.	No changes or updates approved in 2012.
LUC-c Continue code enforcement	Ongoing	Ongoing
LUC-d Parks Facilities Plan	Park facilities improvements are included in the five-year Capital Improvements Program	Park facilities improvements are included in the CIP approved for FY 2012-13 (also see PC implementation measures).
LUC-e Community Development Agency Funds	Ongoing use of CDA funds in CIP programs.	CDA funding ended due to Project Area One reaching its revenue cap and the State's dismantling of redevelopment agencies.
LUC-f Chess Drive Special Study Area	Chess/Hatch and Pilgrim/Triton land use studies were conducted in 2005-06. Draft policies were developed and endorsed by the City Council in February 2006. Chess/Hatch General Plan policies were adopted in November 2009. Chess/Hatch General Development Plan reviewed at Study Sessions in 2010 and 2011.	Negotiations continued related to the development agreement for the Chess-Hatch Master Plan.
LUC-g M-1 (Light Industrial) zoning	No action. The Chess/Hatch Master Plan for 11 acres of this area as approved in 2009.	Negotiations continued in 2012 regarding the Chess/Hatch Master Plan Development Agreement on 11 acres of the M-1 area. This is anticipated to conclude in 2013 with the review of the Rezoning(General Development Plan), Development Agreement, Environmental Assessment and Use Permit.
LUC-h C-1 (Neighborhood Business) Zoning	This amendment was approved in 1999.	
LUC-j Werder Pier Land Use and Recreation Plan	The City is acquiring the property and will redevelop it for public use.	The City successfully negotiated with the County to acquire the property adjacent to Werder Pier, including the parking lot and restrooms. The site is now referenced as Werder Park. The City will hold four public meetings in 2013 to consider potential uses for the site.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
LUC-k City-owned and controlled lands	Civic Center Master Plan and related Design Guidelines were adopted in 1999. Policy adopted for use of the City-owned 15-Acre site adjacent to City Hall in 2003 (Resolution 2003-76). In 2006, after much study and public debate, the City Council determined that the land uses for the 15-Acre site should be senior housing and retail with 4 acres reserved for a public charter high school and initiated a RFP process. Developer was selected and business terms negotiated in 2007. In March 2010, after months of discussions, PRS and the City agreed that business terms acceptable to both parties were not possible at that time given the economic climate and the limited availability of capital to finance a project of this size.	In early 2012, the City Council entered into an agreement for exclusive negotiations with Foster City Community Partners to develop the 15-Acre site. The land uses remain senior oriented housing with a 20% affordable requirement as well as a public plaza/open space. In June of 2012, the City entered into contract with Urban Planning Partners, Inc. for consulting services for the preparation of environmental analysis for the development of the 15-Acre parcel. On September 20, 2012, the applicant presented a draft land plan to the City Council and Planning Commission at a joint study session. The Planning Commission has reviewed various iterations of the plan in November and December of 2012. The development review process is anticipated to continue through the winter and spring of 2013, with anticipated adoption of the General Development Plan for the site in Summer 2013.
LUC-l Monitor neighborhood retail centers	This is an ongoing program, which resulted in the redevelopment of the Marlin Cove and Port O'Call shopping centers in 1999-2002. Status of retail centers was reviewed in 2003 and discussed with the Planning Commission.	Ongoing
LUC-m East Third Avenue site	Now developed as Bayside Towers. A third building approved in December 2005 (but approval later expired). The approval for the third building expired in March 2009.	No action in 2012.
LUC-n Traffic management program	Developments with TSM programs must submit annual reports. TSM programs required in new developments per C/CAG Guidelines.	Ongoing-Annual Reports are submitted and reviewed for various developments.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
LUC-o Periodically monitor traffic conditions	Ongoing; As part of the review of new developments, a Multi-Project Traffic Study was prepared in 2008 that analyzed traffic impacts and possible mitigations related to the Pilgrim Triton Master Plan, Gilead Sciences Corporate Campus Master Plan, 15-Acre site and Chess Drive Offices. In 2009 prepared Engineering Feasibility Study of traffic improvements and incorporated funding for these improvements into Development Agreements for the Pilgrim Triton and Gilead developments. The first payment was received in 2010 from Pilgrim Triton for funding of traffic improvements recommended in the 2009 Engineering Feasibility Study. Funding was also included in the Gilead Development Agreement.	Funding of improvements will also be included in the Chess/Hatch Development Agreement. In 2012, staff learned that Caltrans changed the regulations regarding freeway ramps and will not approve modifications to the Chess Drive on-ramp. The City applied for Measure A Special Projects Funding from the Transportation Authority. Funding in the amount of $650,000 was approved at the October 4, 2012 San Mateo County Transportation Authority Meeting as part of Measure A Highway Program Funds for County Supplemental Projects. This will be used to fund the Metro Center Boulevard Median and Triton Drive Widening Improvement Project, the first of the improvements, scheduled for construction in March 2013.
LUC-p Bicycle route and pedestrian plan	New bike routes and signage were added.	Ongoing maintenance. The City adopted Complete Streets policies on September 10, 2012 and directed that the policies be included in the next substantial revision of the Land Use and Circulation Element. The Complete Streets policies solidify the City's commitment to designing streets and transportation for all users, including pedestrians, bicyclists, cars and buses, children, families and the elderly.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
LUC-q Designation of new bus routes	City worked with AC/Transit in the development of the Line M. City developed employer-funded shuttles now managed by the Peninsula Traffic Congestion Relief Alliance. Senior Shuttle continues to be managed by the Park and Recreation Department. The Ad-Hoc Transportation Committee developed a transportation plan in 2009 to create more transit options. Revenue issues required cutbacks in Connections Shuttle Red Line service in 2010.	Elimination of the Connections Shuttle Red and Blue Lines took place in July 2012. Several employer-funded shuttles managed by the Peninsula Traffic Congestion Relief Alliance continued, with shuttle requirements included in the development approvals for Gilead, Triton Plaza and Triton Pointe. SamTrans is conducting a comprehensive review of services and has issued a draft Service Plan that is expected to be released in early 2013 with changes recommended over a 2-5 year period. Changes to routes in Foster City that are included in the draft plan are the elimination of the 359 service to Millbrae intermodal and a reduction in the 251 service to Hillsdale Caltrain. Staff provided comments and attended public outreach meetings regarding the draft Service Plan.
LUC-r Vintage Park transit service	City developed employer-funded shuttles serving Vintage Park now managed by the Peninsula Traffic Congestion Relief Alliance.	Ongoing.
LUC-s Collect information on parking use	Done on a project-by-project basis as needed.	No action in 2012
LUC-t Capital Improvement Program (CIP)	Ongoing	Ongoing
LUC-u Fire Department annual inspections	Ongoing	Ongoing
LUC-v Child care funding mechanisms	City has approved new employer-provided child care facilities, such as at EFI.	No action in 2012
LUC-w Child care facility regulations	No action	No action in 2012

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
LUC-x Household hazardous waste management plan	Ongoing. Curbside HHW program prepared in 2010 and adopted by City Council in February 2011.	Ongoing.
LUC-y Library/Community Center	New library was completed in 1998. Library was renovated in late 2009. City funding for 3 additional hours of library service per week ended December 31, 2010 as part of budget cutbacks.	No changes in 2012. Ongoing maintenance of the building and participation in the JPA board.
LUC-z Water system improvements	Ongoing; 4th water tank completed in 2005	Ongoing
LUC-aa Water rationing	Water rationing plan is in place as part of the Urban Water Management Plan. An Urban Water Management Plan for 2010-2015 was adopted in May 2011	No water emergency in 2012.
LUC-bb Foster City/Triton/Metro Center improvements	Completed in 1995	
LUC-cc Edgewater/SR 92 ramps improvements	Completed in 1998	
LUC-dd Community Development Agency plan	State law passed in 2011 that disbanded the CDA as of February 1, 2012. An Oversight Committee has been established to oversee the remaining obligations.	Staff continued throughout 2012 to work with the Oversight Board and others to oversee the winding down of the CDA.
LUC-ee Chess Dr/SR 92 Improvements	Completed in 2001	
HOUSING ELEMENT	New Element adopted in February 2010 and certified by the Department of Housing and Community Development April 6, 2010.	See ANNUAL HOUSING ELEMENT PROGRESS REPORT on forms provided by the California Housing and Community Development Department
PARKS OPEN SPACE AND CONSERVATION ELEMENT	Updated Element was adopted in 2009.	
PC-a Recreation User Surveys	Ongoing	Ongoing
PC-b Changing Recreation Needs	Ongoing	Ongoing

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
PC-c Foster City Bikeway System Report	Ongoing	Ongoing
PC-d Improve Facilities	Ongoing. Leo Ryan Park renovation was completed in 2006. Teen Center and skate park completed in 2009. Dog Park Renovation completed in 2009.	Installation of synthetic turf and related improvements at Sea Cloud Park and Port Royal Park took place in 2012. The projects have been completed and were opened for public play in September of 2012
PC-e Park Inspections	Ongoing	Ongoing
PC-f Playfield Inspections	Ongoing	Ongoing
PC-g Pedway Maintenance	Ongoing. The Levee/Pedway Improvement and Repair (CIP 607) is a project for repairs/improvements along approximately eight miles of the levee pathway system from the City limits north of East Third Ave. to portions of the levee pathway along the Marina Lagoon. The first two phases of the CIP 607 project have been completed.	Ongoing; Phase III of the project will repair the pedway section from the northern property limits of Lantern Cove Development to the northern property limits of the Shell Cove Development. The final plans and specifications have been completed and the construction is scheduled to be completed in the summer of 2013. Ongoing quarterly inspections are conducted and maintenance performed as necessary.
PC-h Pedway Enhancement	Ongoing	Ongoing
PC-i Senior Activities	Ongoing	Ongoing
PC-j Special Needs	Ongoing	Ongoing
PC-k Public Access	Ongoing during Plan Review	Ongoing
PC-l Wetlands Enhancement	Ongoing during Plan Review	No development proposals near wetlands
PC-m Median Strip Planting	Ongoing	Ongoing
PC-n Architectural Review	Ongoing during Plan Review. Pilgrim Triton public plaza reviewed in 2009 for access to sunlight & provision of street furniture & landscaping	Ongoing.
PC-o Youth and Teen Activities	New Teen Center opened in 2009	Ongoing
PC-p Youth Advisory Committee	Ongoing	Ongoing
PC-q Teen Center	New Teen Center Completed in 2009	

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
PC-r Parks and Recreation Committee	Ongoing	Ongoing
PC-s Shoreline Band	Ongoing	Ongoing
PC-t Court Resurfacing	Ongoing	Ongoing
PC-u Leo J Ryan Park and Boardwalk	Completed	
PC-v Bay Trail	Ongoing	Ongoing
PC-w Destination Park	Included in 5-year CIP	Destination Park will be included in public meeting process that begins in February 2013, Potential site use and conceptual designs will be completed for City Council review by September 2013
PC-x Cultural Arts	Ongoing	Ongoing.
PC-y Special Events	Ongoing	Ongoing
PC-z Recreation Programs Outreach	Ongoing	Ongoing
PC-qq Lagoons & Waterways	Ongoing	Ongoing
PC-bb Shared Use Facilities	Ongoing	Ongoing
PC-cc Maintenance of Lagoon Pathways	Ongoing	Ongoing
Conservation Programs Retained in Conservation Element:		

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
C-a Water Saving Landscaping and Irrigation	The Environmental Sustainability Task Force developed recommendations in 2009 to reduce water use. Indoor and Outdoor Water Ordinances adopted. CIP 608 included installation of central irrigation computer satellite controllers at several parks. Conservation-based water rates were adopted in July 2010, including "water budgets" for irrigation customers and establishment of "Sustainability Fund" to provide rebates, resources and incentives for customer water conservation, including rebates for replacement of turf with low water use landscaping, free water use audits for high water users and low interest loans for the segregation of landscaping water meters from domestic use meters.	
C-b Water Saving Techniques	Ongoing. The Environmental Sustainability Task Force developed recommendations in 2009 to reduce water use. Indoor and Outdoor Water Ordinances adopted. Conservation-based water rates were adopted in July 2010, including establishment of "Sustainability Fund" to provide rebates, resources and incentives for customer water conservation. The City/ESTF hosted several community outreach events to educate residents and property management companies about the new conservation-based water rates. Through the new rate structure, most commercial and multifamily properties now have landscape water use budgets.	Ongoing. No new programs in 2012.
C-c Water Emergencies	When needed.	No water emergency in 2012

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
C-d Water Conservation Plan	The Urban Water Management Plan was updated in 2005. The Environmental Sustainability Task Force developed recommendations in 2009 to reduce water use. An Urban Water Management Plan for 2010-2015 was adopted in May 2011. It summarizes resources that are available in managing water supplies to improve the quality, quantity, and reliability of those supplies. This version of the UWMP also satisfies the new provisions included in SBX7-7 enacted in November 2009, requiring agencies to reduce water consumption 20% by 2020.	Ongoing. The Urban Water Management Plan is in effect through 2015.
C-e Water Quality	Ongoing	Ongoing
C-f Lagoon Water Quality	Ongoing	Ongoing
C-g Lagoon Views & Recreational Opportunities	Ongoing	Ongoing
C-h Public Information	Ongoing	Ongoing
C-i Water Quality Discharge	Ongoing	Ongoing
C-j Air Quality Impacts	Included in project reviews.	Ongoing
C-k Air Pollution Sensitive Land Uses	Ongoing	Ongoing
C-l TSM Ordinance Enforcement	Developments with TSM programs must submit annual reports. TSM programs required in new developments per C/CAG Guidelines. TSM programs reviewed as part of Pilgrim-Triton, Mirabella, Chess and Gilead development proposals.	Ongoing.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
C-m Reduction in Automobile Trips	Ongoing – advertising of Connections Shuttle and bus routes. The Ad-Hoc Transportation Committee created a transportation plan in 2009 to reduce automobile trips. 50% reduction of Red Line service was instituted in July 2010 due to budget cuts. Elimination of Connections Shuttle Red and Blue Lines took place in July 2012.	Ongoing.
C-n Coordination with Other Agencies	Coordinated with other agencies as part of Multi-Project Traffic Study. The Ad-Hoc Transportation Committee created a transportation plan in 2009 to create more transit options.	Ongoing. SamTrans is conducting a comprehensive review of services and has issued a draft Service Plan that is expected to be released in early 2013 with changes recommended over a 2-5 year period. Changes to routes in Foster City that are included in the draft plan are the elimination of the 359 service to Millbrae intermodal and a reduction in the 251 service to Hillsdale Caltrain. Staff provided comment and attended public outreach meetings regarding the draft Service Plan. SamTrans provided information about the cost to expand service in Foster City. Service expansion was deemed to be cost prohibitive.
C-o Title 24	Environmental Sustainability Task Force developed recommendations in 2009 to reduce electricity and natural gas consumption and increase use of renewable energy. City adopted basic CALGreen on December 20, 2010.	Ongoing implementation of the energy conservation requirements of Title 24 in conformance with the California Energy Code and CALGreen continued. Through the drafting of Climate Action Plan, implementation of Title 24 requirements is being analyzed to determine energy savings with new construction and remodeling. The Climate Action Plan is anticipated to be adopted in Spring of 2013.
C-p Solar Heating and Cooling	Ongoing. Fees for solar installations were eliminated in 2007.	Ongoing

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
C-q Solar Heating for Pools	Ongoing. Fees for solar installations were eliminated in 2007.	Ongoing
C-r Energy Information and Outreach	Brochures provided to the public in City Hall lobby. Environmental Sustainability Task Force developed recommendations in 2009 to reduce electricity and natural gas consumption and increase use of renewable energy, including public outreach.	The City continued to participate in Energy Upgrade California, publicizing the availability of rebates and public information meetings about the program through its Social Media accounts. The City continues to participate in the California FIRST program which is a PACE financing option for non-residential buildings. California FIRST was validated this year and the City is working with the Chamber of Commerce to make businesses aware of the option. The City is studying options for solar at the Library/Community Center.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
C-s Citywide Recycling Program .	In 1999, introduced a yard waste (greenwaste) collection program. In 2004, introduced a commercial organics (food waste) collection program. . In 2004, introduced a free cell phone and battery drop-off option (in City Hall) for residents. In 2004, the City began offering free annual Spring and Fall compost give-away events for residents. In 2006, the City began offering free annual e-waste collection events for residents. In 2007, franchised hauler implemented a residential curbside batteries and cell-phone collection program for residents. In 2009, the City began offering free annual document destruction/shred events for residents. In 2009, staff worked with the SBWMA, Allied Waste (the City's franchised waste hauler then), and the Parks Department to implement a program to assist operators of qualifying large events and venues to establish waste reduction plans for the events in accordance with AB2176.	Ongoing programs. The City worked with the Rethinkwaste and CalRecycle (the State) to develop an implementation plan for the City's commercial sector to comply with the requirements of AB341 (Mandatory Commercial Recycling Ordinance) which took effect on July 1, 2012, and requires that all businesses and public entities that generate four (4) or more cubic yards of garbage per week and multi-family dwellings with five (5) or more units are subject to mandatory recycling.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
C-s Citywide Recycling Program (continued)	In 2009, executed a new Franchise Agreement with Recology for the collection of solid waste, recyclables, and organics materials effective January 1, 2011 through December 31, 2020. In 2009, the SBWMA sold bonds to finance the improvements to the Shoreway facility for single stream recycling. In 2011, construction improvements to the transfer station and Materials Recovery Facility (Shoreway Environmental Center) were completed. In July 2010, worked with Franchised Hauler's (Recology) Recycling staff to target the commercial sector, specifically multi-family dwellings (MFD's) and food-based businesses to encourage recycling and increase the City's diversion. In 2010 staff participated in construction progress meetings with SBWMA's construction management team for the construction of improvements to the Shoreway Environmental Center to retrofit the existing facilities to increase processing capacity and enable the processing of single stream recyclable materials. The facility was completed as of June 6, 2011. On November 15, 2010, the City Council considered and endorsed the adoption of a curbside household hazardous waste collection program. The Residential HHW Curbside Collection Program was implemented on March 1, 2011.	Ongoing programs.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
	On January 3, 2011, initiated the CartSMART program for the new weekly Recycle, Compost, and Garbage collection services for residents in single-family homes. This program replaces the Recycling, Yard Trimmings, and Garbage collection service that had been provided by Allied Waste of San Mateo County, whose contract expired on December 31, 2010.	
C-t Source Reduction and Recycling Element	In 2005, adopted construction & demolition materials recycling requirements (Ordinance #523). Submit the Electronic Annual Report to the CalRecycle (formerly CIWMB—Waste Management Board) indicating City's annual compliance with the State's mandated 50% diversion rate. For 2010, the City has met the per capita disposal rate requirements per resident/employee for the years 2007-2011.	Ongoing programs. On October 17, 2011 the City adopted a Polystyrene food service-ware ordinance. The ordinance took effect on April 2, 2012. The City passed first reading of reusable bag ordinance on December 17, 2012. The ordinance is expected to pass second reading for implementation in April 2013. The City's IT Department works with the San Mateo Foster City Elementary School District to donate computers the City no longer uses. In 2012, the IT and Parks Departments worked with on-line auction house to sell excess IT equipment.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
C-u Recycling Information	Publish quarterly newsletter (Rethinkwaste) for residents including multi-family dwellings. In 2008, the SBWMA website: www.RethinkWaste.org was redesigned to improve usability. **2009** In 2009, the Environmental Sustainability Task Force (ESTF) developed recommendations to reduce solid waste and increase recycling. **2010** Beginning on July 21, 2010 the Environmental Sustainability Task Force held a bi-monthly education series call the "Go Green Series." The ESTF will focus on solid waste reduction for 2011. On November 10, 2010, held a City-wide community outreach meeting to further educate the public about the new collection services starting in 2011. On October 21, 2010 held a Green Team Block Leader Training to enlist the help of community volunteers to educate their friends, neighbors and relatives about the new collection services starting in 2011. In 2010 participated in the development of outreach materials for the rollout of new weekly single stream and organics collection services to start in 2011.	Ongoing programs. Starting in January 2012, the SBWMA (Rethinkwaste) began offering free tours and buses to the Shoreway Environmental Center to 4th through 6th grade public and private school classes in the Rethinkwaste Service area. Students learn about the 4Rs, resource management and conservation, and what happens to recyclables, yard trimmings, food scraps and garbage. Free tours area also offered to community groups and schools outside of the Rethinkwaste service area as scheduling permits. The City held a Community Earth Day Fair in the parking lot of the City Hall Plaza on Saturday, April 21st from 10am – 3pm.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
	In 2010, developed several brochures targeted to the commercial (BIZSMART) and residential (CARTSMART) sectors; business shelter design, banner design, cart labels, etc. In 2010, posted video of citywide community meeting on FCTV and the City's website. In 2010, posted videos targeting multi-family dwellings, commercial & residential customers about the new services on FCTV. **2011** The ESTF focused on solid waste reduction themes for the Go Green series and the Earth Day Fair in 2011.	
C-v Recycling Bins Incentives	Instituted a 25% discount for commercial organics (food scraps) collection program. Effective June 2008, instituted a tiered rate structure for commercial customers (progressive rates). On January 18, 2011, the City Council adopted an anti-scavenging ordinance to prevent the theft of recyclables from curbside containers: Title 8, Health and Safety, Chapter 8.07 Storage and Disposal of Solid Wastes and Recyclable Materials.	Ongoing programs.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
C-w City Procurement	Purchased recycled content benches and kiosks for City Parks and Levee/Pedway using funds from the Department of Conservation grant. In April 2010, the City Council directed staff to set reduction goals and develop and implement a plan to reduce greenhouse gas emissions that result from City operations.	Ongoing programs.
C-x Public Viewing Areas	Completed along levee pedway.	
C-y Wetland Habitat	Ongoing	Ongoing
C-z 57-Acre Wildlife Refuge	Ongoing	Ongoing
C-aa Projects in Vicinity of Shoreline Bans	Ongoing	Ongoing
C-bb NPDES Stormwater management Plan	Ongoing	Updated procedures and forms were put in place to implement the "C.3" requirements related to stormwater management. The threshold for qualifying development was 5000 square feet of disturbed area, updated to 2500 square feet in December of 2012. Two qualifying projects were approved in 2012 and reported to the Regional Water Quality Control Board. The proposed Reusable Bag ordinance will assist The City in meeting the requirements of the NPDES permit.
NOISE ELEMENT	Adopted May 1993. Some work done on an update of the Element in 2000 but then put on hold due to staffing reductions.	
N-a Noise Ordinance and Training	Ongoing	Ongoing
N-b Periodic Noise Monitoring	Noise readings taken in 2000.	No action in 2012.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
N-c Purchase of City Vehicles/Equipment	Ongoing. In April 2010, the City Council directed staff to set reduction goals and develop and implement a plan to reduce greenhouse gas emissions that result from City operations.	Ongoing.
N-d Regulation of Special Events	Ongoing	Ongoing
N-e Coordinate Complaints Information	Ongoing	Ongoing
N-f Allied Waste Contract (formerly BFI)	Implemented a Service Resolution Tracking System in 2007 in addition to the hauler's existing customer service tracking system to follow-up and resolve residents' complaints such as excessive noise.	Ongoing
N-g Airport Noise Mitigation	Ongoing	Ongoing
SAFETY ELEMENT	Adopted October 1995.	
S-a Geotechnical and Engineering Reports	Ongoing	Ongoing
S-b Geotechnical Reports Library	Completed	Ongoing
S-c Seismic Safety Education	Ongoing	Ongoing
S-d Non-Structural Hazards Assessment	Ongoing	Ongoing
S-e Expand Seismic Hazards Identification Program	No action	No action in 2012.
S-f Protect City's Infrastructure and Facilities	Ongoing. Based on review of Caltrans' bi-annual inspection reports for the City owned bridges, CIP 762 provided for maintenance work and repair work. Design was completed and construction performed.	Ongoing.
S-g Maintain Levees and Lagoon for Flood Protection	Ongoing	Ongoing

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
S-h Flood Plain Regulations	Flood plain regulations updated in 1995.	San Mateo's levee was certified in 2012 and the new flood maps were issued October 16, 2012. No change was made in the flood zone classification for Foster City. City's flood classification will remain "flood insurance is not mandatory" for land areas.
S-i Use of Uniform Codes	Ongoing	Ongoing
S-j Development Review for Fire Safety	Ongoing	Ongoing
S-k Fire Education/Prevention	Ongoing	Held annual open house with a Fire Safety Trailer. Continued CERT program. Continued fire plan check and inspection program for new and existing occupancies construction projects.
S-l Annual Inspections for Fire Safety and Hazardous Materials	Ongoing	Ongoing
S-m Water Supply and Delivery	Ongoing	Ongoing
S-n Resale and Rental Housing Inspections	No action	No action in 2012
S-o Electromagnetic Fields	Ongoing	Ongoing
S-p Emergency Response	Ongoing. Extensive employee training was implemented, as required by FEMA.	Ongoing
S-q Emergency Plan	Ongoing	Ongoing
S-r Emergency Power	All 49 lift stations have either permanent power or ability to use temporary power. Stand-by power was added at critical facilities.	Ongoing

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2012
S-s Monitoring of Water, Sewer and Lagoon Systems	Ongoing. Since 1999/2000, as of Spring 2012, 22 of the District's 49 lift stations have been rehabilitated.	CIP 603 Completed March 2012 - CIP 603 included preventative maintenance and upgrades to 6 lift stations as well as replacement of 2 standby emergency generators, 1 portable emergency generator and 9 control cabinets. CIP 603 also included replacing the SCADA communication system with all new radios operating on a licensed radio frequency. A control cabinet at the lagoon intake gates was also replaced. CIP 612 provided for an internal pipeline investigation of the 4 mile section of the 24-inch transmission main from the City's turnout on Crystal Springs Road in San Mateo, to the City's water tanks on East Third Avenue, to monitor and assess the condition of the pipeline. Based on the results of the inspection surveys performed in April 2012, the pipeline was found to be in good condition and no needed repairs or improvements were identified.
S-t Water Supply	Studies undertaken; New water tank added in 2005.	Ongoing.
S-u Water Delivery System	Ongoing	Ongoing
S-v Police Services	Ongoing	Ongoing
S-w Crime Prevention	Ongoing	Ongoing
S-x Development Review for Crime Prevention	Ongoing	Ongoing

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

Jurisdiction Foster City

Reporting Period 1/1/2012 - 12/31/2012

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	
(9) Total **of Moderate and Above Moderate** from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►											
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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

Jurisdiction Foster City

Reporting Period 1/1/2012 - 12/31/2012

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	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				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**						0	

* Note: This field is voluntary

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

Jurisdiction Foster City

Reporting Period 1/1/2012 - 12/31/2012

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	Year 9		
Very Low	Deed Restricted	111	0	0	0	0	15	0				15	96
	Non-deed restricted		0	0	0	0	0	0					
Low	Deed Restricted	60	0	0	0	0	40	0				40	20
	Non-deed restricted		0	0	0	0	0	0					
Moderate	Deed Restricted	94	0	0	0	0	5	0				5	89
	Non-deed restricted		0	0	0	0	0	0					
Above Moderate		201	0	0	1	0	240	0				241	-40
Total RHNA by COG. Enter allocation number:		466											
Total Units ► ► ►					1		300					301	165
Remaining Need for RHNA Period ► ► ► ► ►													

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

ANNUAL HOUSING ELEMENT PROGRESS REPORT – 2012
Housing Element Implementation
(CCR Title 25, §6202)

Jurisdiction Foster City

Reporting Period Jan 2012 - Dec 2012

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report – Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-A-1-a Annual Tracking of Housing Activity	Provide statistical summary of residential building activity.	Annually as part of GP Report	See Tables A and B, attached. Building permits were issued in 2011 for 300 units in Pilgrim Triton Phase I, but no building permits for new units were issued in 2012.
H-A-1-b Construction of New Units	Review residential proposals as they are received toward RHA of 486 units in 2007-2014.	486-1039 housing units between 2007-2014.	The 300 units in Triton Plaza (Pilgrim Triton Phase A) are part of the 730 units were approved for Pilgrim-Triton in 2008. These were nearly finished in 2012 and expected to begin occupancy in January 2013. In 2012, Triton Pointe (Pilgrim Triton Phase D) received approvals for 160 residential units. These are expected to begin construction in 2013. In 2011, the City Council entered into an exclusive right to negotiate with Foster City Partners for development of the 15 acres of

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report – Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
			City-owned property adjacent to City Hall. In 2012, the City began review of a development proposal for the mixed-use senior housing project with 414 units. A project level EIR is being drafted with anticipated completion in summer of 2013. The land uses remain senior oriented housing with an affordable housing requirement as well as a public plaza/open space.
H-A-1c Future Housing Element Updates	Update the Housing Element consistent with State requirements.	Next update in 2014.	The new Housing Element was adopted in February 2010.
H-A-3-a Community Outreach	Improve citizen awareness of rehabilitation and disaster assistance loan subsidy programs, code enforcement, energy conservation programs, fair housing laws and affordable housing programs.	Ongoing	Ongoing - primarily through web site, distribution of information packets and through agreement with HIP Housing.
H-A-3-b Technical Assistance to Non-Profits	Provide technical assistance to non-profit groups organized to encourage provision of affordable housing and sponsors of affordable housing projects and programs.	Ongoing	The 15 Acre project includes the non-profit Mid-Peninsula Housing as a development partner.
H-A-3-c Water and Sewer Agency Coordination	Annually review water and sewer procedures and priority for water and sewer service allowances for developments with units affordable to lower-income households.	Annually	In Urban Water Management Plan.
H-A-4-a Air Quality Impacts	Study air quality impacts of proposed housing.	Ongoing	Impacts were and are being studied for the Pilgrim-Triton and 15-acre developments in their respective EIRs.
H-A-4-b Geotechnical Studies	Perform geotechnical study of proposed housing.	Ongoing	Impacts were and are studied for the Pilgrim/Triton and 15-acre developments in their respective EIRs.

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report – Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-A-4-c Uniform Building Code & Title 24	Buildings shall conform to requirements of UBC and Title 24.	Ongoing	Ongoing. The International Building Code was adopted to replace the Uniform Building Code.
H-A-4-d Site Investigation	Conduct site investigations for proposed housing.	Ongoing	Impacts were and are being studied for the Pilgrim/Triton and 15-acre developments in their respective EIRs.
H-A-4-e NPDES Requirements	NPDES requirements should be met or required as mitigation measures.	Ongoing	Ongoing. New forms are being used in conformance with County-wide program.
H-A-4-f Noise Studies	Perform noise studies for proposed housing.	Ongoing	Impacts were and are being studied for the Pilgrim/Triton and 15-acre developments in their respective EIRs.
H-A-4-g Traffic Evaluations	Complete traffic evaluation for proposed housing.	Ongoing	Impacts were and are being studied for the Pilgrim/Triton and 15-acre developments in the Multi-Project Traffic Study and their respective EIRs.
H-B-1-a Continue Code Enforcement	Continue code enforcement program.	Ongoing	Ongoing
H-B-1-b Expand Code Enforcement	Consider expansion of program to include: 1) resale inspections of single family homes; 2) rental housing inspections; 3) public outreach and education.	Ongoing	Public outreach has been expanded to use FCTV, utility bill inserts and other means.
H-B-2-a Rehabilitation Loans	Encourage rehabilitation loan and disaster assistance programs to the extent possible given program funding criteria and local need.	20 loans by 2014	Loans are advertised with other housing programs.
H-B-2-b Facilitate Rehab Assistance	Start a community outreach program to help the disabled and elderly maintain or rehabilitate their homes to match households in need with non-profit organizations.	2010	No activity in 2012.

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report – Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-B-3-a Energy Conservation Assistance	Consider adopting measures for new residential development and rehabilitation projects to incorporate sustainable construction and green building practices.		City adopted CALGreen building standards in 2010.
H-B-3-b Increased Energy Conservation	Continue to enforce Title 24, consider fee waivers and fast-track incentives for energy conservation improvements, and will review its development ordinances to determine if zoning, building subdivision and others discourage the use of energy conservation measures.	Ongoing	Fees for solar installations are waived.
H-B-4-a Architectural Review	Continue Architectural Review to ensure that development preserved character and scale of neighborhoods.	Ongoing	Ongoing
H-C-1-a Condo Conversion Regulations	Continue implementation of the condo conversion ordinance linking any conversions to the development of additional rental housing within the City. The ordinance provides for lifetime leases for seniors and handicapped tenants. Amend the existing conversion regulations to change the percentage of converted units required to be set aside for qualified low and moderate income owners from ten to fifteen percent. Continue the requirement for deed restrictions on resale (unless financing is impossible), or 1% of gross sales must be contributed to the City, and comparable rental housing must be available in the Housing Market Area.	Ongoing	No conversions have been proposed.

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report – Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-C-2-a Phased Redevelopment of Existing Apartments	If a large apartment development is redeveloped, the project shall be phased so that displacement of residents is minimized to the extent feasible. The application for redevelopment shall include a plan to minimize displacement of existing residents.	Ongoing	No redevelopment of large apartment developments has been proposed.
H-C-3-a Moderate Rent Increases	Continue working with PCRC and Tri-County Apt. Association as a vehicle to moderate rent increases and to resolve rental disputes.	Ongoing	Ongoing
H-C-4-a Rental Dispute Resolution	Continue the City's financial contribution to and encourage resident use of PCRC as a vehicle to resolve rental disputes.	Ongoing	Ongoing.
H-C-5-a Rental Housing Assistance	Encourage the use of federal, State and local rental housing programs. Continue to publicize programs and work with the San Mateo County Housing Authority to implement the Section 8 Rental Assistance Program and, as appropriate, assist similar non-profit housing sponsor rental assistance programs.	15 extremely low and very low-income households provided assistance per year.	Ongoing. Information is included in housing packets provided to the public.
H-C-5-b City Rental Assistance Program	Develop a local housing rental assistance program, and work with the owners of existing rental projects in the City to provide as many subsidized rental units as possible. .	An additional 10 extremely low income, 10 very low income and 20 low income by rental subsidy by 2014	No action in 2012. The loss of redevelopment funding eliminated the source of funds for this program.

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report – Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-D-2-a Tier 1 Housing Opportunity Sites	The City will work with the developers of Pilgrim-Triton (597 units with project zoning in place) and Mirabella (440 units located on publicly owned property, but subject to final approval) to assure that the City's RHNA can be met at these designated "Tier 1" housing opportunity sites. The Housing Element concludes that these sites are sufficient to meet all of the City's RHNA for the 2007-2014 planning period, including the need for very low, low, moderate and above-moderate income housing.	Approvals by 2010.	The Pilgrim/Triton proposal for redevelopment began its review in 2007, including 730 housing units and was approved in 2008, including a requirement for 20% affordable units. Phase A for 300 units was approved in 2009. Phase A began construction in 2011 and will be complete in 2013. Triton Pointe (Phase D of Pilgrim Triton) obtained development approval in 2012 for 160 residential units. The City initiated the process for housing on the City's 15-acres in 2006. Subsequently, the Village Square (Mirabella) proposal was submitted in 2007 for senior housing, but consideration was discontinued in March 2010 due to lack of financing. The City Council entered into an agreement to negotiate with Foster City Partners in 2011 for a new development proposal. In 2012, the City began review of a development proposal for the mixed-use senior housing project with 414 units. A project level EIR is being drafted with anticipated completion in summer of 2013. The land uses remain senior oriented housing with an affordable requirement as well as a public plaza/open space.

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report – Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-D-2-b Study of Potential Longer-Term Housing Opportunity Sites	The City will undertake a study of potential housing sites that may be available to address housing needs in Foster City beyond the current Housing Element planning period (beyond 2014). Based on the study, a set of strategic directions will be identified to (1) assure the availability of adequate housing sites for the next Housing Element planning period; (2) assess properties or areas that may offer opportunities for redevelopment consistent with achieving multiple City goals; and (3) undertake implementing actions based on City Council directions.	2011	No action in 2012.
H-D-3-a Potential Re-Use of Commercial Sites	The City will reevaluate the land use designations for the neighborhood shopping centers or other commercial sites if, at a future date, any of these commercial activities become not viable.	As appropriate	The City initiated the General Plan Amendment for the Pilgrim/Triton area in 2006. The Pilgrim/Triton proposal for redevelopment began its review in 2007, including 730 housing units and was approved in 2008. Phase A including 300 units is nearly complete. Phase D is expected to begin construction in 2013.
H-D-3-b Increase Supply of Rental Units	Work to increase the supply of rental units in the City by re-planning and rezoning failed, or underutilized commercial properties to include rental units.	Following completion of H-D-2-b	The City initiated the General Plan Amendment for the Pilgrim/Triton area in 2006. The Pilgrim/Triton proposal for redevelopment began its review in 2007, including 730 housing units and was approved in 2008. Phase A including 300 units is nearly complete. Phase D is expected to begin construction in 2013. The 15-acre development will also include rental units.

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report – Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-D-4-a Mixed Use Housing	Encourage mixed residential-commercial uses in areas consistent with the Land Use Plan.	2014	Pilgrim/Triton proposal for redevelopment submitted in 2006, including 730 housing units and commercial space, including some live-work units. The City Council entered into an agreement with Foster City Partners to negotiate a new development proposal for the 15 acre site. The land uses remain senior oriented housing with an affordable requirement as well as a public plaza/open space and commercial space.
H-D-6-a Second Units	Continue implementation of the City's second unit ordinance.	2 moderate income units by 2014	No new units in 2012.
H-D-8-a Community Development Agency	The CDA will use its power to reduce the costs and expedite the construction of affordable housing in Foster City.	Ongoing	The CDA approved $6.3 million in financial assistance for affordable housing in the Pilgrim Triton Phase A, which was committed before the State terminated redevelopment agencies.
H-D-9-a Government Constraints	Review the development process and remove any government and regulatory constraints to the production of affordable housing, including a review of ways to allow more types of projects to be approved at the staff level.	2011	No action in 2012.
H-D-9-b Pre-Permit Review Process	Continue to hold pre-application reviews of affordable housing projects.	Ongoing	Ongoing

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report – Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-D-9-c Minimum Density Requirements	Consider enacting minimum density requirement to prevent use of land zoned for multiple-family use for lower density housing in order to make more efficient use of the limited opportunity to provide additional housing. .	2011	No action in 2012.
H-D-9-d Zoning Incentives	Evaluate zoning incentives that encourage the development of diverse housing types such as smaller more affordable unit and 2- and 3-bedroom units for families.	2011	The Triton Pointe development approved in 2012 included some waivers to the minimum square footage requirements in order to allow slightly smaller units.
H-D-9-e Reevaluate Parking Requirements	Conduct a study of whether, how and when to modify parking requirement to allow higher densities and reduced housing costs in areas appropriate for reduced parking requirements.	2011	No action in 2012. The Triton Pointe development included use of the reduced parking standards mandated by the State Housing Density Bonus law.
H-D-9-f Development Fee Waivers	Where appropriate and feasible, continue to allow waivers of development fees as a means for promoting BMR housing.	Ongoing	No action in 2012.
H-D-9-g Nonconforming Uses	Allow use of development agreements and amend Chapter 17.70, Nonconformity Uses, of the Foster City Municipal Code to reduce or eliminate disincentives to having an existing non-residential site zoned for housing. Allow non-conforming uses to continue indefinitely on sites zoned for housing and also allow them to be expanded or rebuilt if destroyed.	2011	Included in Pilgrim Triton Development Agreement.

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report – Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-D-9-h Definition of Family	Remove or revise the definition of family contained in Title 17, Section 17.04.210 of the City of Foster City Municipal Code which is not in compliance with California Fair Housing Law and may pose a constraint to providing housing for people with disabilities.	2011	Amendment adopted with Ordinance 557 on June 7, 2010.
H-E-1-a New Project Development Program	All new residential development within redevelopment project areas will meet affordable housing requirement on-site. Where applicable in new developments, the Agency will continue to return 20% of tax increment. The Agency will work with developers to determine the potential for creating an additional number of affordable units. When required to accomplish the stated Goals of the Plan, amend the General Plan land use designation of the site to an appropriate housing designation and/or the Zoning Ordinance to allow greater densities of affordable and market rate units.	Ongoing	Although not in a redevelopment project area, the Pilgrim/Triton proposal was approved in 2008, including 730 housing units and 20% BMR housing. The City Council entered into an agreement to negotiate with Foster City Partners for a new development proposal on the 15-acre site. The land uses remain senior oriented housing with a 20% affordable requirement as well as a public plaza/open space. The termination of redevelopment agencies has eliminated a major source of funding that could be used to encourage additional affordable housing.

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report – Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-E-1-b Existing Unit Purchase Program	Purchase existing older units to provide affordable rental housing. Strive not only to avoid a concentration of affordable units in any one location or area, but to disperse affordable units throughout the community to complement and enhance the diversity that is already found in the City. Target units that need rehabilitation and thereby improve the neighborhood in which they are located.	3 units by 2014	Two units were purchased in 2008 that required rehabilitation. One unit was purchased in 2009 in a different neighborhood than any of the other units in the program.
H-E-1-c First-Time Homebuyer Program	Continue the First-Time Homebuyer program using a revolving fund to provide low interest and/or deferred second mortgages.	Ongoing	As of 12/31/12, a total of 33 loans have been made, with 12 loans still outstanding. No additional loans are being made due to the termination of CDA funding for the program.
H-E-1-d Homeowner Rehab Loan Program	Increase use of CDBG loans administered by the County, through improved promotion and publicity to residents; target the elderly.	Ongoing	Ongoing
H-E-2-a Private Development of Affordable Housing	Encourage the provision of affordable housing by the private sector through: requiring that 20% of the units, excluding bonus units, in specified residential projects be affordable (an inclusionary requirement); requiring construction or subsidy of new affordable housing as a condition for approval of any commercial development which affects the demand for housing in the City; providing incentives to encourage the provision of affordable housing as provided in Policy H-E-3.	Ongoing	The 20% BMR requirement has been made clear to all project applicants of new housing developments and is being included in all new projects.

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report – Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-E-3-a Density Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law	Offer density bonuses consistent with State Density Bonus Law.	2010	The Triton Pointe development utilized the State Housing Density Bonus Law, specifically the lower parking requirements.
H-E-3 b Financing and Subsidy Programs	Encourage project sponsors to apply for available federal, state and locally subsidized new affordable construction programs, including subsidies for extremely low income, very low income, and low income housing, by providing technical assistance on available programs and supporting data, structuring development agreements and other requirements to match program funding criteria, as appropriate and possible, and leveraging tax increment financing when possible. The City will also lobby Federal and State elected officials for housing legislation that includes appropriations for low and moderate income housing programs.	Ongoing	Project sponsors were made aware of available housing subsidies, specifically HEART loans and County funds.
H-E-3-c Cooperative Ventures	Encourage cooperative and joint ventures between owners, developers and non-profit groups to provide BMR housing.	Ongoing	The City entered into an exclusive right to negotiate with Foster City Partners for the development of the 15-acre site.
H-E-4-a Maintain Owner Occupied BMR Units	Administer agreements for existing ownership BMR units to ensure continued affordability.	Ongoing	Annual owner/occupant check performed.
H-E-5-a Maintain Existing Rental BMR Units	Administer the agreements for the existing rental BMR units to ensure the continued affordability of these units for the terms of their agreements.	Ongoing	Ongoing-review annual and semi-annual reports.

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report – Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-E-6-a Homeshare Program	Continue to work with HIP to expand the existing outreach program for the Homeshare Program for both rental and ownership housing, including outreach to extremely low and very low income persons.	15 new matches per year	In FY 2011-12, 11 low-income residents were placed in shared housing arrangements; 48 residents were provided with housing and community resource information. 38 residents were interviewed for the home sharing program.
H-E-7-a Ownership Housing for Employees	In order to improve the jobs to housing balance in large-scale commercial developments, the City will undertake outreach efforts to employers and developers, encouraging them to provide joint homeownership programs for employers and employees in order to provide affordable ownership housing for employees for firms locating in Foster City.	Ongoing	No action in 2012.
H-E-8-a BMR Eligibility Guidelines	Implement BMR selection guidelines based on BMR Eligibility Priorities.	Ongoing	Ongoing
H-F-1-a Non-Discrimination	Ensure that state and federal laws are adhered to regarding fair housing. The City will assist local non-profit organizations, as appropriate, to provide public information and education services.	Ongoing	Ongoing
H-F-2-a Facilities/Services for Special Needs	Support housing that incorporates facilities and services to meet the health care, transit or social service heeds of households with special needs, including seniors, extremely low income households and persons with disabilities.	Ongoing	Ongoing

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report – Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-F-2-b Victims of Domestic Violence	Assist victims of domestic violence by coordinating with and providing referrals to existing service agencies providing legal assistance, hotline, and emergency housing and prevention services to victims of domestic violence. In addition, in coordination with existing service providers, determine any other actions the City can take to assist persons in Foster City.	2010 and ongoing	Ongoing
H-F-2-c Density Bonuses for Handicapped	The City may allow a one-for-one density bonus up to 25% of the number of units otherwise allowed, for developers who provide actual handicapped access features and fixtures.	Ongoing	Ongoing
H-F-2-d Adaptable/Accessible Units	The City will ensure that new multi-family housing includes units that are accessible and adaptable in conformance with the Building Code.	2% of units built	Pilgrim Triton Phases will include the required amount of adaptable units.

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report – Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-F-2-e Reasonable Accommodation.	Adopt a Reasonable Accommodation Ordinance. The City has established internal review procedures that provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of these procedures and an ordinance is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning or building laws, rules, policies, practices and/or procedures of the City.	2010	Drafted in 2011 – will be subject to Planning Commission and City Council review in 2013.
H-F-3-a Emergency Housing Assistance	Participate and allocate funds for County and non-profit programs providing emergency shelter and related counseling services.	Ongoing	Funding provided to social service agencies, including CALL Primrose, HIP Housing, Samaritan House & Shelter Network.
H-F-3-b Emergency Shelter Uses	Contribute a portion of Housing Set Aside fund to non-profit agencies involved in providing housing for the homeless. The City will also review proposals for emergency shelter uses based on the policies in the General Plan and other City development standards and requirements.	Ongoing	Funding provided to social service agencies, including CALL Primrose, HIP Housing, Samaritan House & Shelter Network.

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report – Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H-F-3-d Emergency Shelter Zoning	The City will establish an overlay zone that would allow a year-round emergency shelter as a permitted use in Neighborhood Business (C-1), Central Business (C-2), the Pilgrim-Triton and Marlin Cove areas and in the Commercial Mix (CM/PD) Zoning Districts, and at churches/synagogues in the Public Facilities (PF) Zoning District. In addition, the City will establish written and objective standards.	June 2010	Drafted in 2011 – will be subject to Planning Commission and City Council review in 2013.
H-F-4-a Transitional and Supportive Housing Zoning	Amend residential zones to specifically allow transitional and supporting housing, as required by State law, so they are treated as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.	June 2010	Drafted in 2011 – will be subject to Planning Commission and City Council review in 2013.