



HOUSING POLICY
DEVELOPMENT, HCD

APR 20 2009

CITY OF NEWPORT BEACH GENERAL PLAN ANNUAL PROGRESS REPORT Housing Element Report 2008 Calendar Year

As required by Government Code Sections 65584 and 65583, the Housing Element portion demonstrates the City's progress in meeting its share of regional housing needs and Housing Element goals. As mandated by Government Code Section 65400, staff used guidelines provided by the Department of Housing and Community Development (HCD) to prepare this portion.

The Housing Element report includes the following information: (A) annual building activity reports for new housing units; (B) regional housing needs allocation progress; and (C) program implementation status including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.

A. Annual Building Activity Reports for New Housing Units

Data from the Newport Beach Building Department "Building Activity Report" was used to prepare the following table, illustrating the number of permits issued for construction of new housing units and for demolished housing units in calendar years 2007 and 2008:

PERMITS ISSUED FOR HOUSING UNITS 2008			
CALENDAR YEAR	NEW UNITS	DEMOLISHED UNITS	NET INCREASE IN UNITS
2008	131	121	10

B. REGIONAL HOUSING NEEDS ALLOCATION PROGRESS

The Southern California Association of Governments (SCAG) prepared a Regional Housing Needs Allocation (RHNA) to identify the housing needs for each jurisdiction within the SCAG region. SCAG, through the RHNA process, assigned Newport Beach a share of the region's new housing units that should be constructed in the 2006-2014 planning period to satisfy housing needs

resulting from the projected growth in the region. To accommodate projected growth in the region, SCAG determined the City's share of RHNA to be 1,784 dwelling units.

The City submitted a draft Housing Element to HCD on August 25, 2008. Staff received comments from HCD on October 24, 2008 and is currently working on addressing these comments before resubmitting the draft Housing Element to HCD for certification.

The table, below, summarizes the City's share of RHNA for new housing construction, for households at different income levels, for the 2006-2014 Planning Period.

TOTAL RHNA CONSTRUCTION NEED BY INCOME 2006-2014				
VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
392	322	362	708	1,784
22%	18%	20.3%	39.7%	100%

CITY'S PROGRESS IN MEETING IT'S SHARE OF THE REGIONAL HOUSING NEEDS ASSESSMENT DURING RHNA PERIOD 2006-2014					
	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
PROJECTED NEED	392	322	362	708	1,784
NEW UNITS PERMITTED (06-07)	0	0	0	18	18
NEW UNITS PERMITTED (07-08)	0	0	0	10	10
REMAINING NEED	392	322	362	680	1,756

C. PROGRAM IMPLEMENTATION STATUS/ LOCAL EFFORTS TO REMOVE GOVERNMENTAL CONSTRAINTS

GOAL H1		
PROGRAM	GOAL	STATUS
1.1.1	Improve housing quality and prevent deterioration of existing neighborhoods by strictly enforcing building code regulations and abating code violations and nuisances.	<i>On-going</i> A quarterly report on code enforcement activities is provided to the City Council and public and kept on file at the City.

1.1.2	Participate with the Orange County Housing Authority and Housing and Community Development Division in their administration of rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners to encourage preservation of existing City housing stock.	<p><i>On-going</i></p> <p>City staff attends OCHA's City's Advisory Committee meetings to keep up to date on rehabilitation programs offered by the County.</p>
1.1.3	Require replacement of housing demolished within the Coastal Zone when housing is or has been occupied by very-low, low-, and moderate-income households within the preceding 12 months. The City shall prohibit demolition unless a Coastal Residential Development Permit has been issued. The specific provisions implementing replacement unit requirements are contained in the Municipal Code.	<p><i>On-going</i></p> <p>The City uses Chapter 20.86 "Low and Moderate Income Housing within the Coastal Zone" to implement this program. CRDP issued in 2007:</p> <ul style="list-style-type: none"> • Project at 5515 River Avenue received Coastal Development Permit effective 8/16/2008 and requires replacement of six rental units affordable to low and moderate income households for a minimum of 30 years.

GOAL H2		
PROGRAM	GOAL	STATUS
2.1.1	Maintain rental opportunities by restricting conversions of rental units to condominiums unless the vacancy rate in Newport Beach for rental housing is an average 5 percent or higher for four (4) consecutive quarters, and unless the property owner complies with condominium conversion regulations contained in Chapter 20.83 of the Newport Beach Municipal Code.	<p><i>On-going</i></p> <p>A vacancy rate survey is completed every quarter to monitor consistency with this policy.</p>

2.1.2	Take all feasible actions, through use of development agreements, expedited development review, and expedited processing of grading, building and other development permits, to ensure expedient construction and occupancy for projects approved with low- and moderate-income housing requirements.	<p><i>On-going</i></p> <p>No applications for construction of affordable housing were submitted.</p>
2.1.3	Participate with the County of Orange in the issuance of tax-exempt mortgage revenue bonds to facilitate and assist in financing, development and construction of housing affordable to low and moderate-income households.	<p><i>On-Going</i></p> <p>The issuance of tax-exempt mortgage revenue bonds is project driven, and the developer typically applies for the bonds. No applications were received.</p>
2.1.4	Conduct an annual compliance-monitoring program for units required to be occupied by very low-, low-, and moderate-income households.	<p><i>On-Going</i></p> <p>Annual compliance monitoring report for the City's income and rent restricted units was completed in November 2008.</p>
2.2.1	<p>Require a proportion of affordable housing in new residential developments or levy an in-lieu fee. The City's goal over the five-year planning period is for an average of 15 percent of all new housing units to be affordable to very low-, low-, and moderate-income households. The City shall either (a) require the payment of an in-lieu fee, or (b) require the preparation of an Affordable Housing Implementation Plan (AHIP) that specifies how the development will meet the City's affordable housing goal, depending on the following criteria for project size:</p> <p>1. Projects of 50 or fewer units shall have the option of preparing an</p>	<p><i>On-going</i></p> <p>No projects with more than 50 units were approved. However, delayed construction of one mixed-use unit from the Cannery Lofts (approved 2001) project paid an in-lieu fee of \$6,359 in January 2008.</p>

	<p>AHIP or paying the in-lieu fee.</p> <p>2. Projects where more than 50 units are proposed shall be required to prepare an AHIP. Implementation of this program will occur in conjunction with City approval of any residential discretionary permits or Tentative Tract Maps. To insure compliance with the 15 percent affordability requirements, the City will include conditions in the approval of discretionary permits and Tentative Tract Maps to require ongoing monitoring of those projects.</p>	
2.2.2	The City shall provide more assistance for projects that provide a higher number of affordable units or a greater level of affordability. At least 15 percent of units shall be affordable when assistance is provided from Community Development Block Grant funds or the City's in-lieu housing fund.	<p>On-going</p> <p>No projects providing greater than the required affordability component were proposed.</p>
2.2.3	For new developments proposed in the Coastal Zone areas of the City, the City shall follow Government Code Section 65590 and Title 20.	<p>On-going</p> <p>See status of Program 1.1.3.</p>
2.2.4	All required affordable units shall have restrictions to maintain their affordability for a minimum of 30 years.	<p>On-going</p> <p>No new affordable units were approved.</p>
2.2.5	Advise existing landowners and prospective developers of affordable housing development opportunities available within the Banning Ranch, Airport Area, Newport Center, Mariners' Mile, West Newport, and Balboa Peninsula areas.	<p>On-going</p> <p>City staff has been discussing affordable housing development opportunities with the applicants on the Banning Ranch, Koll and Conexant projects.</p>
2.2.6	Periodically contact known local developers and landowners to solicit new affordable housing construction.	<p>On-going</p> <p>The City Manager's Office and</p>

		<p>Community and Economic Development periodically discuss the construction of new affordable housing with local developers and landowners.</p> <p>City staff also introduces the idea of constructing affordable housing to developers who propose large residential projects and discuss density bonuses to assist in the construction of affordable housing.</p>
2.2.7	Participate in other housing assistance programs that assist production of housing.	<p><i>On-going</i></p> <p>City staff attends OCHA Cities Advisory Committee meetings to keep up-to-date with programs that assist in the production of housing.</p> <p>Staff informs developers of programs that are available to assist in the production of housing for all income levels.</p>
2.2.8	New developments which provide housing for lower income households that help meet regional needs shall have priority for the provision of available and future resources or services, including water and sewer supply and services.	<p><i>On-going</i></p> <p>The City has provided a copy of the Housing Element to water and sewer service providers. Pursuant to state law, water and sewer providers must grant priority to developments that include housing units affordable to lower income households.</p>
2.3.1	Study housing impacts of proposed major commercial/industrial projects during the development review process. Prior to project approval, a housing impact assessment shall be	<p><i>On-going</i></p> <p>Staff is monitoring legal challenges to inclusionary housing requirements, and will</p>

	<p>developed by the City with the active involvement of the developer. Such assessment shall indicate the magnitude of jobs to be created by the project, where housing opportunities are expected to be available, and what measures (public and private) are requisite, if any, to ensure an adequate supply of housing for the projected labor force of the project and for any restrictions on development due to the "Charter Section 423" initiative.</p>	<p>consider developing housing impact fees for all new commercial and industrial developments as an additional or alternative resource for providing affordable housing.</p> <p>Staff monitors all new planning applications for applicability.</p>
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GOAL H3		
PROGRAM	GOAL	STATUS
3.1.1	<p>Provide a streamlined "fast-track" development review process for proposed affordable housing developments.</p>	<p><i>On-going</i></p> <p>The City considers "fast track" development review incentives on a project-by-project basis.</p>
3.1.2	<p>When a residential developer agrees to construct housing for persons and families of very low, low and moderate income above mandated requirements, the City shall either (1) grant a density bonus as required by state law, or (2) provide other incentives of equivalent financial value.</p>	<p><i>On-going</i></p> <p>The City considers density bonuses and other incentives on a project by project basis.</p>
3.1.3	<p>Review and consider in accordance with state law, the waiver of planning and park fees, and modification of development standards, (e.g., setbacks, lot coverage, etc.) at the discretion of City Council and Planning Commission for developments containing very low, low- and moderate-income housing in proportion to the number of low- and moderate-income units in each</p>	<p><i>On-going</i></p> <p>Waivers and incentives are considered by the Planning Commission and City Council on a project-by-project basis.</p>

	entire project.	
3.2.1	Identify the following sites as adequate, which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage development of a variety of housing types to meet City housing goals as identified pursuant to Government Code Section 65583(b): Banning Ranch, Airport Area, Newport Center, Mariners' Mile, and the Balboa Peninsula areas.	<p>Ongoing</p> <p>The City is currently rewriting the Zoning Code which will reflect changes to facilitate the development of the identified sites. A conceptual development plan has been prepared for future residential development on the Koll and Conexant properties in the Airport Area, and both property owners have submitted applications for zoning documents.</p> <p>Initial application received on September 3, 2008, for Banning Ranch which included a development plan consisting of a maximum 1,375 dwelling units, 75,000 square feet of commercial retail, and 75-room boutique hotel or bed and breakfast or other overnight accommodations, parks and open space.</p>
3.2.2	Update Zoning Code to reflect housing opportunities provided in the Land Use Element.	<p>Pending</p> <ul style="list-style-type: none"> ▪ Second administrative draft completed April 2008 ▪ First public review draft released September 2008, and the GP/LCP Committee began its review
3.2.3	When requested by property owners, the City shall approve rezoning of developed or vacant property from non-residential to	<p>On-going</p> <p>No applications to rezone land for residential use, other than</p>

	residential uses when appropriate. These rezoned properties shall be added to the list of sites for residential development.	those noted in 3.2.1, were received.
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GOAL H4		
PROGRAM	GOAL	STATUS
4.1.1	Periodically contact owners of affordable units for those developments listed in Table H12 to obtain information regarding their plans for continuing affordability on their properties.	<i>On-going</i> Staff maintains an updated contact list for affordable units in conjunction with the 2008 Housing Element Update.
4.1.2	Consult with the property owners regarding utilizing CDBG funds and in-lieu housing funds to maintain affordable housing opportunities in those developments listed in Table H12.	<i>On-going</i> No covenants expired and the City did not commit any funds in 2008.
4.1.3	Prepare written communication for tenants and other interested parties about Orange County Housing Authority Section 8 opportunities to assist tenants and prospective tenants to acquire additional understanding of housing law and related policy issues.	<i>On-going</i> Pamphlets informing prospective tenants and landlords about the OCHA Section 8 program have been made available in the public lobby and information is posted on the City website.
4.1.4	Investigate availability of federal, state, and local programs (including in-lieu funds) and pursue these programs if found feasible, for the preservation of existing low-income housing, especially for preservation of low-income housing that may increase to market rates during the next ten years. A list of these programs, including sources and funding amounts, will be identified as part of this program and maintained on an on-going basis.	<i>On-going</i> The City investigates available programs and evaluates the feasibility of participating in such programs.

4.2.1	Investigate the use of federal funds to provide technical and financial assistance, if necessary, to all eligible homeowners and residential rental property owners to rehabilitate existing dwelling units through low-interest loans or potential loans, or grants to very low-, low- and moderate-income, owner-occupants of residential properties to rehabilitate existing units.	<p><i>On-going</i></p> <p>The City investigates available programs and evaluates the feasibility of participating in such programs.</p>
4.2.2	In accordance with Government Code Section 65863.7, require a relocation impact report as a prerequisite for the closure or conversion of an existing mobile home park.	<p><i>On-going</i></p> <p>Consistent with state law, a detailed relocation impact report is a requirement for the permit for proposed closures or conversions. There were no closures or conversions in 2008.</p>
4.2.3	Should need arise, consider using a portion of its Community Development Block Grant funds for establishment and implementation of an emergency home repair program. Energy efficient products shall be required whenever appropriate.	<p><i>On-going</i></p> <p>A need for this program has not been demonstrated.</p>
4.2.4	Participate as a member of the Orange County Housing Authority Advisory Committee and work in cooperation with the Orange County Housing Authority to provide Section 8 Rental Housing Assistance to residents of the community. The City shall, in cooperation with the Housing Authority, recommend and request use of modified fair market rent limits to increase number of housing units within the City that will be eligible to participate in the program. The Newport Beach Planning Department shall prepare and implement a publicity program to educate and encourage landlords within the City to rent their units to Section 8 Certificate holders and to make very low-	<p><i>On-going</i></p> <p>Staff regularly attends the quarterly meetings of the OCHA Cities Advisory Committee.</p> <p>Staff continually works in cooperation with the County to provide Section 8 rental housing assistance to residents.</p> <p>A link to the Orange County Housing Authority website has been placed on the City</p>

	income households aware of availability of the Section 8 Rental Housing Assistance Program.	website to provide information on the Section 8 program.
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GOAL H5		
PROGRAM	GOAL	STATUS
5.1.1	Apply for United States Department of Urban Development Community Development Block Grant funds and allocate a portion of such funds to sub-recipients who provide shelter and other services for the homeless.	<p><i>On-going</i></p> <p>Through the approved Action Plans for Fiscal year 2008-2009, the City provided funding to the following organizations to preserve the supply of emergency and transitional housing: Human Options, Emergency Transitional Shelter (Orange Coast Interfaith Shelter), Serving People In Need (SPIN), and Fair Housing Council of Orange County.</p> <p>The following organization has been funded to assist homeless battered women and children: Human Options.</p>
5.1.2	Cooperate with the Orange County Housing Authority to pursue establishment of a Senior/Disabled or Limited Income Repair Loan and Grant Program to underwrite all or part of the cost of necessary housing modifications and repairs. Cooperation with the Orange County Housing Authority will include continuing City of Newport Beach participation in the Orange County Continuum of Care and continuing to	<p><i>On-going</i></p> <p>The City refers low income residents to Orange County for rehabilitation of mobile homes, to Neighborhood Housing for first time buyer programs, and to Rebuilding Together for handyman service for low income and senior households.</p>

	provide CDBG funding.	
5.1.3	Permit, where appropriate, development of "granny" units in single-family areas of the City.	<p><i>On-going</i></p> <p>Two permits were issued in 2008:</p> <p>One permit was approved on November 7, 2008, to allow the addition of an attached granny unit to an existing single-family dwelling. The building permit for the addition has been applied for and is pending permit issuance.</p> <p>A second permit was approved on October 3, 2008, to allow, in conjunction with a new single-family dwelling, a granny unit above a detached barn. A building permit was issued on October 10, 2008.</p>
5.1.4	Consistent with development standards in residential and commercial areas, permit emergency shelters and transitional housing under group housing provisions in its Zoning Code.	<p><i>On-going</i></p> <p>Emergency shelters and transitional housing are monitored for compliance with the development standards regulations contained in the Zoning Code. The Zoning Code re-write will accommodate emergency shelters and transitional housing as permitted uses within some zoning designations.</p>
5.1.5	Work with the City of Santa Ana to provide recommendations for the allocation of HUD Housing Opportunities for Persons with AIDS	<p><i>On-going</i></p> <p>The City attended the annual HOPWA Strategy meeting.</p>

	(HOPWA) funds within Orange County)	
5.1.6	Maintain a list of "Public and Private Resources Available for Housing and Community Development Activities."	<p>On-going</p> <p>City maintains a list of resources that are available for housing and community development activities. A list of resources and links are provided on the City's website.</p>

GOAL H6		
PROGRAM	GOAL	STATUS
6.1.1	Contract with an appropriate fair housing service agency for the provision of fair housing services for Newport Beach residents. The City will also work with the fair housing service agency to assist with the periodic update of the Analysis of Impediments to Fair Housing document required by HUD. The City will continue to provide pamphlets containing information related to fair housing at the Planning Department counter.	<p>On-going</p> <p>The City contracted with the OC Fair Housing Council to provide these services in 2007-08 and 2008-09.</p> <p>The Regional Fair Housing Impediments Analysis was completed in 2000. The next analysis is due in 2009.</p> <p>Pamphlets containing information of Fair Housing and Dispute Resolution Services are available at the public counter.</p>
6.1.2	Support fair housing opportunities by using Community Development Block Grant funds whenever necessary to enact federal, state, and City fair housing policies.	<p>On-going</p> <p>For the 2008-2009 Fiscal Year, Newport Beach allocated \$14,000 in CDBG funding to the Fair Housing Council of Orange County to assist the City in furthering fair housing through education, landlord/tenant counseling, and legal action when necessary.</p>

GOAL H7		
PROGRAM	GOAL	STATUS
7.1.1	As part of its annual General Plan Review, the City shall report on the status of all housing programs. The portion of the Annual Report discussing Housing Programs is to be distributed to the California Department of Housing and Community Development in accordance with California State Law.	<i>On-going</i> This annual Housing Element Progress Report for submission to HCD.



CITY OF NEWPORT BEACH

GENERAL PLAN ANNUAL PROGRESS REPORT

(Including Housing Element Report)

2008 Calendar Year

Consistent with Government Code Section 65400, the General Plan Annual Progress Report was prepared consistent with guidelines set forth by OPR and provides information for decision makers on the status of the General Plan and progress on implementation during the 2008 calendar year. The updated Newport Beach General Plan was adopted in November 2006 pursuant to guidelines provided in Government Code Section 65040.2 and consistent with Section 65400(a)(2)(c). On December 12, 2006, City Council created the General Plan/Local Coastal Program Implementation Committee for the purpose of guiding implementation of the General Plan and Local Coastal Plan. The Committee created the General Plan Implementation Task List to implement the General Plan. This report evaluates and provides the status of work on each task.

The Housing Element portion includes more specific requirements mandated by Government Code Section 65400(a)(2), Government Code Sections 65584 and 65583, and can be found following the General Plan Implementation tasks.

A. GENERAL PLAN IMPLEMENTATION TASKS

TASKS		STATUS
1.	Interim zoning resolution including the ability to require development agreements. (Land Use Element)	Complete One Interim Study Overlay was processed revising a districting map and approving a study plan that established development regulations for the subject property which provided for implementation of General Plan

		policies to permit a primary vehicle rental use consistent with the General Plan but inconsistent with the current Zoning Code.
2.	Procedures to implement single- and two-family design policies. (Land Use Element)	Complete
3.	Zoning Code and Specific Plan rewrite. (Land Use Element)	<p>Pending</p> <p>Staff and consultants are working on this task.</p> <ul style="list-style-type: none"> ▪ Second administrative draft completed April 2008 ▪ First Public Review Draft released September 2008, and the GP/LCP Committee began its review
4.	Housing Element certification by HCD (Housing Element)	<p>Pending</p> <p>Consultants and staff continue to move towards completion of this task.</p> <ul style="list-style-type: none"> ▪ On March 31, 2008, two public workshops were conducted – one for developers and one for the general public ▪ Draft to Planning Commission and City Council June 2008 ▪ Submitted draft to HCD on August 25, 2008 ▪ On October 24, 2008, HCD provided comments and recommended changes to bring the draft into compliance; staff and Consultants are working on responses to HCD comments
5.	Park dedication fee update (Quimby	Complete

	Act). (Natural Resources Element)	
6.	Economic Development Strategic Plan (Land Use Element)	Complete
7.	Economic Development Strategic Plan Implementation (Land Use Element)	<p>Ongoing</p> <ul style="list-style-type: none"> ▪ Updated the Strategic Plan Implementation schedule, which includes objectives from the plan and a time line with allocated staff hours ▪ Updated City Council Economic Development Policy ▪ Updated the mandate of the Economic Development Committee and made minor changes to its membership ▪ Objective 2.2 Facilitate changes by Newport Center/Fashion Island, is nearing completion with two new stores opening in 2008, two opening in 2009 and Nordstrom to open in 2010 ▪ Hired Buxton Community ID to conduct market research for business recruitment purposes. They have provided leads for Balboa Village and Lido/Cannery/McFadden which staff is starting to pursue.
8.	Fair Share Fee update (Circulation Element)	<p>Ongoing</p> <p>Consultants hired by the City continue to work towards completion with the City.</p>

		<ul style="list-style-type: none"> ▪ Nexus Study Draft reviewed by Implementation Committee in August and BIA in September
9.	Airport Area infrastructure study and fee (s) (Land Use Element)	<p>Pending</p> <p>Infrastructure recommendations have been prepared by ROMA Design Group.</p>
10.	Inclusionary Housing Ordinance and In-lieu fee (Housing Element)	<p>Pending</p> <p>Consultant, staff and General Plan/LCP Implementation Committee continue working on this task.</p> <ul style="list-style-type: none"> ▪ Revised in-lieu fee study completed in October 2008 ▪ Draft Inclusionary Housing Chapter of Zoning Code presented to GP/LCP Committee in September 2008 <p>Staff is conducting additional research to address comments from GP/LCP Committee members</p>
11.	Parking requirements and management (Circulation Element)	<p>On-going</p> <p>Staff and the Economic Development Committee (EDC) continue to work on this task.</p> <ul style="list-style-type: none"> ▪ Walker Parking Consultants held kick-off meeting for 4 out of 5 study areas (Corona del Mar, Balboa Island, Balboa Village, Mariners Mile), ▪ conducted parking counts in all areas, and prepared

		<p>technical memo of findings for Balboa Island and Corona Del Mar</p> <ul style="list-style-type: none"> ▪ Walker prepared comments on parking provisions in existing and draft code.
12.	Local Coastal Program Land Use Plan Amendments - Amend CLUP for consistency with General Plan Land Use Element (Land Use Element)	<p>Pending</p> <p>Both staff and consultants continue to work on this task.</p> <ul style="list-style-type: none"> ▪ Staff and the City's consultant met with CCC staff and Commissioners several times regarding the application ▪ A tour of the coastal zone with their staff was conducted in February 2008 ▪ CCC staff expressed concerns about several proposed land use changes and staff provided additional information regarding these issues and many of CCC staff's questions were resolved ▪ A CCC hearing was scheduled for November 2008 but then was continued until February 2009

13.	City Council Ordinance on development agreements (Land Use Element)	Complete
14.	Traffic signal synchronization (Circulation Element)	<p>Pending</p> <p>The Traffic Signal Communication Master Plan was completed in December 2007.</p> <ul style="list-style-type: none"> ▪ Public Works awarded a construction contract on May 27, 2008, for the Traffic Signal Modernization Phase 1 project which will implement CE 1.2.3 and CE 6.1.1 ▪ Phase 1 of the Traffic Signal Modernization project will be completed in Spring of 2009.
15.	Planned Community rewrite and revisions (Land Use Element)	<p>On-going</p> <ul style="list-style-type: none"> ▪ Property owners are responsible for amendments in the North Newport Center and Airport Area ▪ City prepared a conceptual development plan for Koll and Conexant (Airport Area) ▪ Koll and Conexant have submitted applications for zoning documents based on the conceptual development plans ▪ Banning Ranch application includes the development of a Planned Community

16.	Banning Ranch Pre-Annexation and Development Agreement (Land Use Element)	<p>Pending</p> <ul style="list-style-type: none"> • Initial application received on September 3, 2008. • City Council appointed Development Agreement Committee on April 22, 2008.
17.	Harbor Area Management Plan (Harbor and Bay Element)	<p>Pending</p> <p>Consultants, staff and Harbor Commission continue towards completion of task.</p> <ul style="list-style-type: none"> ▪ Final revisions made at the end of 2008
18.	Run-off and Pollution Reduction Plan (Natural Resources Element)	<p>On-going</p> <p>The Coastal/Bay Water Quality Committee and staff continue to work on this plan including meeting a new state mandated model landscape irrigation ordinance that the City is required to adopt by January 2010.</p>
19.	Land Use database refinements and maintenance (Land Use Element)	<p>On-going</p> <p>Maintenance and updates of databases is on-going.</p>
20.	Fiscal Impact Model training	Complete
21.	Traffic Phasing Ordinance revision regarding NBTAM (Circulation Element)	Complete
22.	Measure S guidelines regarding variable FAR (Land Use Element)	<p>Pending</p> <p>Draft amendments under review by City Attorney.</p>

23.	Municipal Code amendments regarding property maintenance standards (Land Use Element)	Complete
24.	Building Code amendments regarding green buildings (Land Use Element)	<p>Ongoing</p> <p>Resolution 2008-21 adopted by City Council on April 8, 2008, established the Task Force on Green Development.</p> <ul style="list-style-type: none"> ▪ Monthly meetings began May 28, 2008 ▪ Education/outreach provided and work towards the creation of a green building reference document
25.	Amend City Council Policies on historic, archaeo and paleo resources (Historical Resources Element)	Pending
26.	Funding and priority program for construction of noise barriers along arterials (Noise Element)	Not started

27.	Annual Review of CIP to determine consistency with the General Plan and Coastal Land Use Plan (Land Use Element)	<p>Pending</p> <p>On June 24, 2008, staff presented CIP for fiscal year 2008-2009 to the Planning Commission for review. Planning Commission provided comment and CIP was included with the CIP budget presentation to City Council.</p>
28.	Emergency Preparedness (Safety Element)	<p>Ongoing</p> <p>In October of 2008, the City Council approved and adopted the City's Local Hazard Mitigation Plan (LHMP). By having an approved LHMP, the City is eligible for pre and post disaster mitigation funding. The safety element of the General Plan was also amended to incorporate the LHMP. The City is also in the process of purchasing an outdoor tsunami warning siren system. In May of 2008, a siren demonstration was held to select the siren vendor.</p>