



City of Pleasant Hill

Housing Policy Department
Received on:

APR 09 2013

April 5, 2013

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

RE: Annual General Plan and Housing Element Progress Report

To Whom It May Concern:

Attached is a copy of the City of Pleasant Hill report on the status of the General Plan and progress in meeting the City's share of the regional housing needs pursuant to California Government Code § 65400. It is submitted to the Department of Housing and Community Development per § 65400.

This report was approved by the Pleasant Hill City Council on April 1, 2013. If you have any questions, please contact me at 925-671-5224 or tfujimoto@ci.pleasant-hill.ca.us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Troy Fujimoto', written over a horizontal line.

Troy Fujimoto
Senior Planner

Attachments

CC: File

RESOLUTION NO. 21-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANT HILL,
ACCEPTING THE ANNUAL REPORT ON THE CURRENT STATUS OF
IMPLEMENTATION OF THE HOUSING ELEMENT AND GENERAL PLAN

WHEREAS, Section 65400 of the California Government Code requires that each legislative body report annually on the progress of the implementation of the Housing Element and General Plan to the Governor's Office of Planning and Research, and the State Department of Housing and Community Development; and

WHEREAS, an annual report has been prepared and submitted for Planning Commission review summarizing the progress that has been made in implementing the General Plan and Housing Element in 2012; and

WHEREAS, on March 19, 2013, the Planning Commission, as the City planning agency, recommended the City Council accept the annual report of the current status of the implementation of the Housing Element and General Plan; and

WHEREAS, this annual report is statutorily exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15262 ("Feasibility and Planning Studies") of the Guidelines for the Implementation of CEQA.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Pleasant Hill hereby accepts the attached annual report and directs staff to transmit the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

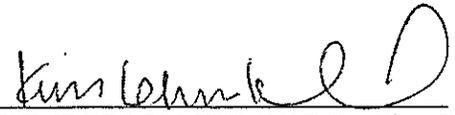
ADOPTED by the City Council of the City of Pleasant Hill, at a regular meeting of the City Council held on the 1ST day of April, 2013, by the following vote:

AYES: Carlson, Durant, Flaherty, Weir, Harris
NOES: None
ABSTAIN: None
ABSENT: None



MICHAEL G. HARRIS, OD, Mayor

ATTEST:



KIMBERLY LEHMKUHL, City Clerk

Approved as to form:



JANET E. COLESON, Interim City Attorney



CERTIFIED A TRUE COPY
DEPUTY CITY CLERK, CITY OF PLEASANT HILL



CITY COUNCIL STAFF REPORT

Meeting Date: April 1, 2013

City of Pleasant Hill

TO THE HONORABLE MAYOR AND CITY COUNCILMEMBERS

SUBJECT ANNUAL REPORT ON THE STATUS OF THE CITY OF PLEASANT HILL GENERAL PLAN AND PROGRESS IN MEETING THE CITY'S SHARE OF THE REGIONAL HOUSING NEEDS PURSUANT TO GOVERNMENT CODE SECTION 65400

SYNOPSIS

Government Code Section 65400 requires the City to provide an annual report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development (HCD) concerning the status of the General Plan, progress in its implementation, and progress toward meeting the City's share of regional housing needs. The attached report (Exhibit B) provides this information for 2012. The Planning Commission has reviewed the report and concurs with its content.

DISCUSSION

This annual report summarizes the City's key accomplishments in implementing the General Plan in 2012. This report provides an update based on the recent Housing Element that was adopted and approved by the City Council and the State Department of Housing and Community Development in 2011. To date, the City has approved approximately one third of the housing units established for the City by the Association of Bay Area Governments (ABAG) through its Regional Housing Need Allocation ("RHNA") for the current planning period concluding in December 2014. In addition, the City's progress toward achieving the RHNA goals for development of extremely low, very low, low, and moderate income level housing has been limited (two affordable units approved in 2012), in large part due to the ongoing recessionary economic climate affecting housing development at local, regional and national levels. More information is provided in the attached annual report. The annual report also provides a summary of the status of General Plan implementation activities for 2012, including a summary of various projects and major capital improvement project accomplishments.

FISCAL IMPACT

None.

**ANNUAL GENERAL PLAN AND
HOUSING ELEMENT REPORT**

April 1, 2013
Page 2

PUBLIC CONTACT

Public contact was made through posting of the City Council Agenda on the City's official notice bulletin board, posting of the agenda and staff report on the City's web page, and availability of the agenda and staff report in the City Clerk's office, at the County Central Library, and at the Pleasant Hill Police Department.

ALTERNATIVES TO RECOMMENDED ACTION

Provide staff with direction to modify the annual General Plan and Housing Element report prior to transmittal.

RECOMMENDED CITY COUNCIL ACTION

Adopt the resolution accepting the annual report of the current status of implementation of the Housing Element and General Plan and authorize transmittal of the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

Prepared by: Troy Fujimoto
Senior Planner

Reviewed by: Greg Fuz
City Planner
June Catalano
City Manager

Attachments: Exhibit A – Proposed Resolution
Exhibit B – March 19, 2013 Planning Commission Staff Report
Exhibit C – Planning Commission Resolution No. 02-13

Exhibit A

RESOLUTION NO. __ -13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANT HILL,
ACCEPTING THE ANNUAL REPORT ON THE CURRENT STATUS OF
IMPLEMENTATION OF THE HOUSING ELEMENT AND GENERAL PLAN

WHEREAS, Section 65400 of the California Government Code requires that each legislative body report annually on the progress of the implementation of the Housing Element and General Plan to the Governor's Office of Planning and Research, and the State Department of Housing and Community Development; and

WHEREAS, an annual report has been prepared and submitted for Planning Commission review summarizing the progress that has been made in implementing the General Plan and Housing Element in 2012; and

WHEREAS, on March 19, 2013, the Planning Commission, as the City planning agency, recommended the City Council accept the annual report of the current status of the implementation of the Housing Element and General Plan; and

WHEREAS, this annual report is statutorily exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15262 ("Feasibility and Planning Studies") of the Guidelines for the Implementation of CEQA.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Pleasant Hill hereby accepts the attached annual report and directs staff to transmit the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

ADOPTED by the City Council of the City of Pleasant Hill, at a regular meeting of the City Council held on the 1ST day of April, 2013, by the following vote:

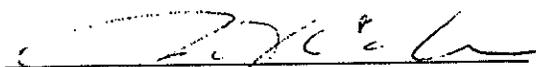
AYES:
NOES:
ABSTAIN:
ABSENT:

MICHAEL G. HARRIS, OD, Mayor

ATTEST:

KIMBERLY LEHMKUHL, City Clerk

Approved as to form:



JANET E. COLESON, Interim City Attorney

Exhibit B

Planning Commission

staff report

March 19, 2013

Consent Item 1: ANNUAL REPORT ON THE STATUS OF THE CITY OF PLEASANT HILL GENERAL PLAN AND PROGRESS IN MEETING THE CITY'S SHARE OF THE REGIONAL HOUSING NEEDS PURSUANT TO GOVERNMENT CODE SECTION 65400

Project Staff: Troy Fujimoto, Senior Planner
tfujimoto@ci.pleasant-hill.ca.us (925) 671-5224

I. INTRODUCTION

A. Background

State planning law requires the City to prepare an annual status report on the General Plan. Specifically, Government Code Section 65400 requires, in relevant part, that the City planning agency:

1. Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the General Plan or element of the General Plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the General Plan.
2. Provide an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:
 - a. The status of the plan and progress in its implementation.
 - b. The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.
 - c. The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

This report provides an update on the status of the General Plan, in particular the Housing Element, and the progress made in meeting goals and objectives for the year 2012.

B. Report Layout

This report is divided into the following sections:

- A description of progress in meeting regional housing needs for 2012.
- A description of the progress in implementing various programs in the Housing Element.
- A description of the status of other General Plan implementation activities for 2012.

In addition, the California Annual Element Progress Report Form (Attachment B) is also provided. This form summarizes housing production for the last year and tracks the City's progress toward achieving its Regional Housing Needs Allocation (RHNA) and the overall status of Housing Element program implementation (this is found separately within Attachment B).

II. ANALYSIS

A. Progress in Meeting Regional Housing Needs

The regional council of governments (the Association of Bay Area Governments "ABAG") is charged by the State with the responsibility for determining the number of new housing units needed in a community for the upcoming planning period. The State of California provides population estimates to each regional council of governments and this agency then allocates the estimated housing units needed by income category among its member communities. The estimated number of housing units needed in Pleasant Hill, as determined and approved by ABAG, is set forth in Table 1 below. This table reflects the planning period from January 1, 2009 to December 31, 2014.

**TABLE 1
HOUSING NEED BY INCOME CATEGORY (2009-2014)**

Income Category	Five Year Need Housing Units (% of Total)
Extremely Low (<30% median income)	74 (11.8%)
Very Low Income (<50% median income)	86 (13.7%)
Low Income (<80% median income)	105 (16.7%)
Moderate Income (<120% median income)	106 (16.9%)
Above Moderate (>120% median income)	257 (40.9%)
TOTAL	628 (100%)

Source: Based on Association of Bay Area Governments (ABAG) figures.

Generally, Very Low Income households have incomes which do not exceed 50% of the area median income, Low Income households have incomes which do not exceed 80% of area median income, Moderate Income Households have incomes which do not exceed 120% of area median income, and Above Moderate Income households have incomes greater than 120% of area median income. (See Title 25 Cal. Code of Regs. §6910 *et. seq.*) Also, while they are not shown as a category in the RHNA distribution from ABAG, a 2006 State law amended Government Code §65583(a)(1) so that it now requires “documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low-income households. There are two methods that the City may use to calculate this number; either 50 percent of the very-low income units be considered as extremely-low income or using the most recent decennial census data to calculate the percentage/number of extremely-low income units. Staff analysis has determined that using the 2000 Census data to allocate the ELI units results in an estimated need of 74 ELI units for this planning period.

Although the ABAG Regional Housing Needs Allocation (RHNA) for the current Housing Element is for 2009-2014, the City is allowed to count units constructed since 2007 towards this RHNA. Since adoption of the RHNA, housing units within the City have been approved and/or constructed; thus, adding to the housing stock. Table 2 includes information reflecting units added to Pleasant Hill’s housing stock since 2007 and through 2012.

TABLE 2

UPDATED REGIONAL HOUSING NEED ALLOCATION TO YEAR 2012

HOUSEHOLD INCOME LEVEL	REGIONAL HOUSING NEED DETERMINATION (2009-2014)	UNITS ADDED TO HOUSING STOCK, 2007-2011	UNITS CONSTRUCTED	UNITS APPROVED (but not constructed)	REMAINING BALANCE OF REGIONAL HOUSING NEED DETERMINATION
			2012		
Extremely Low	74	0	0	0	74
Very Low	86	8	0	1 ^A	77
Low	105	0	0	1 ^D	104
Moderate	106	3	1	4 ^B	98
Above Moderate	257	159	3	28 ^C	67
Total	628	170	4	34	420

^A One very-low income unit has been approved but not constructed at Villa Montanaro (Phase II).

^B One secondary unit at Price Lane and Sancerre Village, and two moderate units at Villa Montanaro (Phase II).

^C These units are comprised of the following: 7 units at Villa Montanaro (Phase II); 7 units at Sancerre Village; 5 units on Price Lane Subdivision; 3 units at Cortsen Minor Subdivision; 2 units at Fakurnejad Minor Subdivision; 2 units at Antonini Minor Subdivision; and 2 units at Morello Estates Minor Subdivision.

^D This unit was approved as part of the Lisa Lane Supportive Housing Facility Expansion.

Overall, while the City has produced some affordable units during this Housing Element period, there is still an unmet need. The City does have approximately \$250,000 in a dedicated housing fund (Fund 34), as a result of in-lieu fees paid pursuant to the City's inclusionary housing ordinance. These funds are available to assist with the production of very-low income units if the opportunity arises.

B. Progress in Implementation of the Housing Element

The City of Pleasant Hill Housing Element update was adopted by the City Council in August 2011 and subsequently, certified by the State Department of Housing and Community Development in October 2011. The Housing Element includes multiple mandatory programs with specific timeframes for implementation. The Housing Element identified a Housing Program Strategy with 9 goals, 26 policies and 58 programs. Attachment B (Evaluation of Housing Element Implementation Programs) lists these goals and programs in detail and reports on their current status for this reporting period of January 1, 2012 to December 31, 2012.

Note: The State enacted legislation (ABx1 26) that dissolved redevelopment agencies throughout the State. With the dissolution of redevelopment agencies, Pleasant Hill will lose the opportunity, and its share of local property tax revenues, to help initiate new development projects or to continue to improve existing projects. More specifically, with respect to affordable housing, redevelopment will no longer be available to help create or assist new affordable housing development in any of the Housing Opportunity Sites in Table H-22 of the Housing Element. Lastly, the loss of Redevelopment will eliminate additional funding for efforts to provide and preserve affordable housing throughout the community.

C. Status of General Plan Activities

During this reporting period, no amendments to the General Plan were considered or approved. The following are other examples of significant recent General Plan implementation actions by the City:

1. Various Downtown commercial projects were reviewed and approved including Nordstrom's Rack, Zachary's Pizza, improvements to Jack Restaurant & Bar, Corner Bakery, etc. (Community Development [CD] Goal 3, CD Policy 3A, Economic Strategy [ES] Goal 1, 2 & 3, ES Policy 2C, 3C, 3D & 4A).
2. Various retail commercial development projects were reviewed and approved including Morello Office Building, Jaguar Billiards, City Pharmacy, Yoga and Wellness facility, Safeway Outdoor Facility, Chevron Gas Station, and telecommunication projects (CD Goal 4, CD Policy 3A, ES Goal 2 & 3, ES Policy 2C, 3B, 3C, 3D & 4A).

3. The Contra Costa Center Specific Plan was amended and updated (CD Goal 3, ES Goal 1, 2, 3 & 4).
4. A Pleasant Hill Recreation and Park District project for various site improvements at Pleasant Oaks Park, was reviewed and approved (CD Goal 17, 18, 19, & 24).
5. A use permit for an expansion of a community building and construction of an additional living unit at the Contra Costa Interfaith Supportive Housing facility was approved (CD Goal 1, 3, Housing [HE] Goal 1, 2, 3 & 4).
6. Reasonable accommodations were approved in order to facilitate housing for persons with disabilities (HE Policy 7A).
7. An ordinance updating the City's zoning regulations pertaining to group residential uses (including transitional and supportive housing, single room occupancy housing, care facilities and large family daycare) was adopted by the City (CD Goal 1, HE Program 2.6).
8. An ordinance establishing a streamlined lot consolidation process was adopted by the City Council (ES Goal 1 & 2, HE Program 3.14).
9. An Emergency Shelter ordinance was adopted by the City Council (Attachment C) in compliance with Section 65583 of the Government Code (SB2) (HE Program 4.4).
10. An ordinance clarifying and streamlining the permitting process for various temporary and live entertainment uses was adopted by the City (ES Goal 3)
11. The annual \$235,000 payment from the Redevelopment Agency's Successor Agency to Grayson Creek Apartments (100% affordable), was made on July 1, 2012. These payments will continue until 2031 (totaling \$7,820,000), and are included in the Successor Agency's Enforceable Payment Schedule (HE Program 3.6).
12. The Successor Agency will contribute \$400,000 for improvements to the Garden Park Apartments Supportive Housing Project (HE Goal 3).

More detailed information on Housing Element Programs and related implementation actions is noted in Attachment B. The City continues to actively pursue implementation of the goals, policies and programs of its 2003 General Plan.

In addition, to the examples mentioned above, the following are examples of recent General Plan implementation actions included in the City's Capital Improvement Program:

1. Street Resurfacing Program – The program funds the resurfacing of streets and the ongoing localized pavement failures/repairs (potholes). The street resurfacing program is conducted every two years while the pothole repair

program is an ongoing program that focuses on maintaining our 110 miles of roads through the year. (Circulation [Cir] Goal 1).

2. Golf Club Road Bridge Replacement Project – Water Main Relocation - As part of the upcoming Golf Club Road Bridge Replacement Project (schedule for 2014). The first phase of work was completed by a partnership between the City and the Contra Costa Water District. The Contra Costa Water District's existing water main was in conflict with the proposed widening bridge project. Stage 1 of the relocation, and the majority of the work, included the installation of the new water main in the creek bed, and was successfully completed in September, prior to the start of the rainy season. (Cir Goal 1, CD Goal 24).
3. Citywide Trail Crossing Enhancement Project - Construction of the Citywide Trail Crossing Enhancement Project was substantially completed in November 2012, and all of the electronic crosswalk visibility enhancement systems are in operation. All new connector sidewalks at the various trail crossings are open to the general traffic. A total of six (6) key trail crossings along the Contra Costa Canal Trail and the EBMUD Trail have been enhanced with the project, including trail crossings at Chilpancingo Parkway, Gregory Lane, Boyd Road, Oak Park Boulevard (for both trails), and Astrid Drive.

Trail crossing enhancements have been installed at various crossings and include in-pavement flashing lights, pedestrian actuated LED signage, pedestrian signal (at Gregory Lane/Contra Costa Canal Trail), red colored crosswalks, ADA curb ramps, concrete bulb-outs, concrete sidewalk, high visibility signs, pavement striping, radar speed feedback signs, and a new landscaped median island at the Gregory Lane/Contra Costa Canal Trail crossing. (CD Goal 17, Cir Goal 1, 4 & 5).

4. Taylor Boulevard Bridge Barrier Replacement Project - The Taylor Boulevard Bridge Barrier Replacement Project constructed new bridge barriers and crash attenuators per Caltrans standards along the bridge roadway on Taylor Boulevard. The existing barrier rails, constructed when the bridge was originally built, did not meet current Caltrans design standards. The new bridge barriers and the crash attenuators now meet new safety bridge standards (Cir Goal 1 & 5).
5. City Hall HVAC Improvement Project - The City of Pleasant Hill received Energy Efficiency and Conservation Block Grant (EECBG) monies from the California Energy Commission to implement the City Hall HVAC Improvement Project. This project replaced and provided upgrades to a number of hardware components to the existing HVAC system at the City Hall and the Corporation Yard buildings that were installed over 20 years ago. The improvements to the existing HVAC system at the City Hall building and

the Corporation Yard building will result in a significant reduction in energy usage at the two facilities (CD Goal 23).

6. Annual Creek Clean Up Maintenance Program – coordinated with over 400 residents to clear portions of the creek along their properties of debris and vegetation (SN Goal 1).

D. CEQA Status

This annual report is statutorily exempt pursuant to Section 15262 of the Guidelines for the Implementation of the California Environmental Quality Act pertaining to preparation of feasibility and planning studies.

III. RECOMMENDATION

Staff recommends that the Planning Commission review the Annual Report concerning implementation of the General Plan and Housing Element and adopt the attached resolution recommending that the City Council find the Annual Report accurately depicts the current status of the City of Pleasant Hill with respect to the General Plan and Housing Element.

IV. ATTACHMENTS

- Attachment A Proposed Resolution
- Attachment B Annual Element Progress Report – California Housing and Community Development Form
- Attachment C City of Pleasant Hill adopted Emergency Shelter Ordinance

Attachment A

RESOLUTION NO. 02 - 13

A RESOLUTION OF THE PLANNING COMMISSION, CITY OF PLEASANT HILL,
RECOMMENDING THE CITY COUNCIL ACCEPT THE ANNUAL REPORT OF THE
CURRENT STATUS OF IMPLEMENTATION OF THE HOUSING ELEMENT
AND GENERAL PLAN

WHEREAS, Section 65400 of the California Government Code requires that each planning agency report annually on the progress on the implementation of the General Plan; and

WHEREAS, the annual report has been prepared and submitted for Planning Commission review summarizing the progress that has been made in implementing the General Plan and Housing Element in 2012; and

WHEREAS, this annual report is statutorily exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to the Guidelines for the Implementation of CEQA, Section 15262, Feasibility and Planning Studies.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Pleasant Hill recommends the City Council accept the annual report and direct staff to transmit the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

ADOPTED by the Planning Commission, City of Pleasant Hill, on the 19th day of March, 2013.

AYES: Bankert, Bonato, Greenwood, Mascaro, Vavrek, Wallace, Abbott

NOES: None

ABSTAIN: None

ABSENT: None

GREG FUZ, Secretary
Planning Commission

Approved as to form:

JANET COLESON, Interim City Attorney

Attachment B

ANNUAL ELEMENT PROGRESS REPORT (Table B Revised) Housing Element Implementation

(CCR Title 25 §6202.)

Jurisdiction: City of Pleasant Hill
Reporting Period: 1-Jan-12 - 31-Dec-12

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

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

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(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			
(1) Rehabilitation Activity	0	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	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	0	0	1	0	1	1
No. of Units Permitted for Above Moderate	3	0	0	0	0	3	3

* Note: This field is voluntary

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

Jurisdiction City of Pleasant Hill
Reporting Period 1-Jan-12 - 31-Dec-12

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.	RHNA Allocation by Income Level	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low	Deed Restricted Non-deed restricted	8								8	152
	Deed Restricted Non-deed restricted										
Low	Deed Restricted Non-deed restricted										105
	Deed Restricted Non-deed restricted										
Moderate	Deed Restricted Non-deed restricted	2	1							2	102
	Deed Restricted Non-deed restricted						1			2	
Above Moderate		140	8	4	1	6	3			162	95
Total RHNA by COG:											
Enter allocation number:		628									
Total Units		174									
Remaining Need for RHNA Period		454									

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

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

Jurisdiction	City of Pleasant Hill
Reporting Period	1-Jan-12 - 31-Dec-12

General Comments:

2012 Evaluation of Housing Element Programs

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps
Housing Goal 1. Maintain a housing supply sufficient to meet the housing needs of all Pleasant Hill residents.					
Housing Policy 1A.	Monitor residential and job producing development in the city in order to maintain an adequate housing supply for city residents.				
Housing Policy 1B.	Maintain a sufficient supply of residential land with appropriate zoning to meet locally generated housing needs.				
Housing Policy 1C.	Provide active leadership in implementing the policies and programs contained in the Housing Element.				
Housing Policy 1D.	Encourage and facilitate inter-jurisdictional development of affordable housing.				
<p><i>Housing Program 1.1. Report annually to the City Council and Planning Commission regarding the amount and type of housing activity.</i></p> <p><i>As required by State law, City staff provides a yearly report on the progress made toward achieving the City's housing goals.</i></p>	Public Works & Community Development Department, Planning Commission	N/A	2007-2014	Annual reports are provided to the City Council and Planning Commission	Annual reports to the City Council and Planning Commission will continue.
<p><i>Housing Program 1.2. Work with the Regional Transportation Planning Committees (TRANSPAC/TRANSPAN) and the other transportation sub-regions to limit potential traffic congestion created through new development.</i></p> <p><i>City staff is required by the Congestion Management Authority to notify TRANSPAC when new housing development proposals generate 100 or more peak hour trips per day.</i></p>	Public Works & Community Development Department, TRANSPAC	N/A	2007-2014	The City has worked with the Regional Transportation Planning Committees (TRANSPAC) and actively participates with the regional transportation agency (CCTA), both of which are tasked to limit traffic congestion throughout the City and larger region.	Continue to work with and participate with TRANSPAC and CCTA to address traffic congestion related to new development.
<p><i>Housing Program 1.3. Continue to provide zoning categories that allow a range of housing densities sufficient to meet the City's share of Regional Housing Needs, as required by ABAG, and encourage a mix of land uses and residential densities when compatible with the neighborhood and environmental impacts are mitigated.</i></p> <p><i>The City will monitor residential development and progress in implementing the Housing Element annually and report the findings to the City Council and the Department of Housing and Community Development. Current data indicate that the City has enough residentially zoned land to meet housing needs during the 2007-2014 period. The City will comply with the "no net loss" provisions of Government Code Sec. 65863 and ensure that adequate sites for housing are maintained throughout the planning period.</i></p>	Public Works & Community Development Department, Planning Commission, City Council	N/A	2007-2014	<p>Continue to maintain different zoning districts that have a range of densities to accommodate single and multi-family residential development.</p> <p>Continue to monitor and report on residential development on an annual basis to the City Council and Department of Housing and Community Development through the annual housing update.</p>	Maintain and respond to future housing needs by rezoning appropriate sites throughout the City as needed and continue to monitor residential development in the City and report back to the City Council and Department of Housing and Community Development annually.

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps
<i>Housing Program 1.4. Continue to utilize Planned Unit Development zoning. PUD (Zoning Ordinance Chapter 18.30) allows for flexible development of large and/or contiguous parcels that may include housing along with other uses.</i>	<i>Public Works & Community Development Department, Planning Commission, City Council</i>	<i>N/A</i>	<i>2007-2014</i>	<i>The City has approved various projects with and within the Planned Unit Development zoning designation. This includes projects within the Crossroads Shopping Center (2302 Monument Blvd) and Downtown Pleasant Hill. The existing zoning ordinance - includes regulations for projects that request PUD zoning.</i>	<i>Continue to utilize planning unit development zoning when appropriate.</i>
<i>Housing Program 1.5. Continue to allow residential development on land designated for office uses. Encourage affordable housing in every proposed residential development, and for every non-residential proposal, consider a mix of uses that includes housing.</i> <i>City staff will inform developers of Pleasant Hill's inclusionary ordinance, objectives for affordable housing and the need of affordable housing in projects of five or more units. The City will provide incentives such as density bonus, modified development standards, and financial subsidies to encourage and facilitate the production of affordable units, including extremely-low-income when feasible.</i>	<i>Public Works & Community Development Department, Planning Commission, City Council</i>	<i>2 L 28 M</i>	<i>2007-2014</i>	<i>The existing zoning ordinance allows residential uses in the PAO (office) zoning district through a use permit process. No requests for residential development on land designated for office use were made during the current reporting period.</i>	<i>Continue to consider residential uses on sites zoned for office uses.</i>
<i>Housing Program 1.6. Continue to work with the County and neighboring cities to increase the opportunity to jointly develop affordable housing.</i> <i>The City worked with the County on the BRIDGE Grayson Creek project (2001- 2003) and the agreement for Mixed Use development of the former Oak Park Elementary School site (1700 Oak Park Boulevard - 1999). The City also worked with all Contra Costa communities on the "Shaping our Future" (Smart Growth) study, completed in 2003.</i>	<i>Public Works & Community Development Department, City Council, Redevelopment Agency-City Manager's Designee</i>	<i>Contact County and surrounding cities on a semi-annual basis to explore opportunities for affordable housing.</i>	<i>2007-2014 and Ongoing</i>	<i>The City continues to work with Contra Costa County where possible.</i>	<i>Continue to collaborate with the County regarding affordable housing.</i>
<i>Housing Program 1.7. Extremely-low-income (ELI) households are a subset of very-low-income households who earn 30 percent or less of the median income. Many ELI households face a severe cost burden related to housing (more than 50 percent of income going toward housing costs), and they are the income group most likely to experience a housing crisis when faced with rent increases, foreclosure, or other adverse</i>	<i>Public Works & Community Development Department, Redevelopment Agency-City Manager's Designee</i>	<i>N/A</i>	<i>2011-2012</i>	<i>The City has not started an analysis of local ELI housing needs.</i> <i>The City has not received any requests for housing subdivision requests within the reported planning period.</i>	<i>Begin the ELI housing needs analysis and establish a local policy that establishes a target percentage of affordable funds to meet the local need.</i>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps
<p><i>events. The City will conduct an in-depth analysis of ELI housing needs and develop a local policy target percentage of affordable housing funds to meet the housing needs of this segment of the City's population, consistent with all applicable statutory obligations.</i></p> <p><i>The City shall pay 100 percent of the application processing fees from the City's affordable housing fund for developments in which 5 percent of units are affordable to ELI households. To be eligible for this subsidy, the units shall be restricted by affordability covenant. The waiving or reduction of mitigation fees may also be considered when an alternative funding source is identified for these fees. The City shall promote the benefits of this program to the development community by posting information on its website and creating a handout to be distributed with land development applications.</i></p>					<p>Complete the posting of information/creation of a handout promoting permitting assistance for affordable housing proposals.</p> <p>Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program.</p>
<p><i>Housing Program 1.8. To ensure that the provisions of Measure B that were adopted into the Zoning Ordinance do not pose an unreasonable constraint to achieving the City's housing objectives, the City will monitor development and report in its Annual Progress Reports required pursuant to Government Code Section 65400, and if it is determined that these provisions are preventing the rezoning of parcels needed to accommodate a portion of the City's needs for lower-income housing, an amendment to those provisions will be initiated.</i></p>	<p><i>Public Works & Community Development Department, City Council</i></p>	<p><i>N/A</i></p>	<p><i>Each year as part of the annual monitoring reports</i></p>	<p>The City continues to monitor the impact of Measure B provisions on achieving the City's housing objectives. There were no requests for residential re-zonings in 2012 that were impacted by the provisions of Measure B as they have been incorporated into the City's zoning ordinance.</p>	<p>Provide an update in the upcoming annual report pertaining to the impact of the provisions of Measure B in achieving City housing objectives.</p>
<p>Housing Goal 2. Promote diversity in tenure, type, size, location and price to permit a choice of housing for persons of all economic levels.</p>					
<p>Housing Policy 2A.</p>	<p>Allow a variety of housing types to be built on residential sites.</p>				
<p>Housing Policy 2B.</p>	<p>Remove constraints to production and availability of housing when consistent with other General Plan policies.</p>				
<p>Housing Policy 2C.</p>	<p>Facilitate priority "fast track" processing by shortening the review process where appropriate for affordable, below market rate and special needs housing projects.</p>				
<p>Housing Policy 2D.</p>	<p>Encourage mixed-use development at underutilized sites, where appropriate.</p>				
<p><i>Housing Program 2.1. Continue to use the City-wide Design Guidelines to facilitate small-lot development, small single-family units and single-family attached units through consideration of decreased setbacks, zero-lot lines, lot</i></p>	<p><i>Public Works & Community Development Department</i></p>	<p><i>24 VL 34 M 40 AM</i></p>	<p><i>2007-2014</i></p>	<p>The city allows this type of small lot development through the Planned Unit Development process. Small developments have taken advantage of the</p>	<p>Consider establishing an overlay district or establish development</p>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps
<i>clustering through the Planned Development process, and/or shared parking provisions in appropriate locations.</i>				flexible development standard allowances to cluster the development. The City also has City-Wide Design guidelines that include guidelines for small and cluster development proposals, especially in the hillside areas, with the goal to preserve existing natural areas and provide for the maximum amount of open space.	standards for small-lot developments in addition to the existing Planned Unit Development regulations.
<i>Housing Program 2.2. Allow manufactured housing in residential districts in accordance with applicable State and federal laws, and require such units to meet local standards for elements such as siding, roofing, and type of foundation, to the extent allowed by State and federal law.</i>	<i>Public Works & Community Development Department</i>	6 VL	<i>Ongoing</i>	The City allows manufactured housing provided that it meets certain development standards related to architecture including siding, roofing, etc.	Continue to implement applicable local, State and Federal laws pertaining to manufactured housing.
<i>Housing Program 2.3. Amend the Zoning Ordinance to provide standards for including housing in locations that allow mixed-use development in appropriate locations, and work with developers to facilitate housing production.</i>	<i>Public Works & Community Development Department, Planning Commission, City Council</i>	<i>Zoning Ordinance Amendment</i>	<i>Within one year of Housing Element Adoption</i>	The City continues to maintain a Mixed Use land use designation in the General Plan. The City has completed preliminary research and analysis for an upcoming Mixed Use Ordinance. The City has also held study sessions in regards to establishing Mixed Use Zoning.	Establish a mixed use zoning district in the City that is in conformance with the General Plan Mixed Use Land Use designation.
<i>Housing Program 2.4. Continue to provide appropriate flexible parking requirements that allow shared use in locations being considered for higher-density housing development.</i>	<i>Public Works & Community Development Department, Planning Commission, City Council</i>	N/A	2001-2014	Shared use and reduced parking can be granted through a use permit pursuant to Section 18.55 of the Zoning Ordinance. The City has reviewed and approved various parking reductions in selected locations throughout the City.	Continue to implement ordinance amendments that allow parking reductions for multi-family residential within transit and priority development areas and consider parking reductions elsewhere as warranted.
<i>Housing Program 2.5. Planning staff shall evaluate existing development review regulations and procedures to further streamline and give priority to projects that provide affordable housing. Building and Engineering staff shall study ways to mitigate the cost of construction, for example by revising engineering standards and working with the local Fire District to allow for narrower street widths, rolled curbs and parking bays, and considering allowing use of less</i>	<i>Public Works & Community Development Department Planning Commission City Council</i>	N/A	<i>Submit report to the Planning Commission in 2013</i>	Projects that include affordable housing are processed in an efficient manner. The City would give priority for projects that exceed the minimum affordable housing requirement. The City works with developers to look for ways to reduce the cost of construction, including not requiring	Continue to be flexible with City requirements affecting the cost of construction materials. Review and modify, if appropriate, engineering standards to

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps
<p><i>expensive building materials, such as plastic for storm drainage pipes, provided applicable code requirements are satisfied.</i></p>				<p>sidewalks and allowing narrower streets. The City has considered and approved alternative materials that may be more cost effective than traditional methods and materials.</p>	<p>reduce public infrastructure costs for affordable housing projects.</p>
<p><i>Housing Program 2.6. Update the Zoning Ordinance to provide a definition and development standards for single-room-occupancy (SRO) housing in appropriate locations.</i></p> <p><i>The City will process an amendment the Zoning Ordinance to provide a definition and development standards to encourage and facilitate development of SRO housing in appropriate locations. This type of housing can help to address the needs of very-low- and extremely-low-income households such as college students and service sector employees.</i></p>	<p><i>Public Works & Community Development Department, Planning Commission, City Council</i></p>	<p><i>Zoning Ordinance Amendment, 40 SRO</i></p>	<p><i>2011-2012</i></p>	<p>The City achieved compliance with this program by adopting an ordinance amendment that allowed and established development provisions for single-room occupancy projects.</p>	<p>Apply the recently adopted ordinance as projects arise for consideration.</p>
<p>Housing Goal 3. Increase housing opportunities for people of limited incomes.</p>					
<p>Housing Policy 3A.</p> <p>Housing Policy 3B.</p> <p>Housing Policy 3C.</p> <p>Housing Policy 3D.</p>	<p>Facilitate construction of affordable housing by favoring new projects that include units for lower-income segments of the community.</p> <p>Look for opportunities to promote the development of housing affordable and available to those who work in Pleasant Hill.</p> <p>Participate in programs assisting production of affordable units in order to provide housing for low- and moderate-income households.</p> <p>Provide direct assistance to individuals and households needing affordable housing.</p>				
<p><i>Housing Program 3.1. Continue to provide a density bonus for development of affordable and senior housing.</i></p> <p><i>The City's Density Bonus Ordinance, adopted in June 1993 (updated in 2005), provides a minimum 5% to 20% increase in density with additional density bonuses up to a maximum increase of 35% in density if additional target units are provided, and up to</i></p>	<p><i>Planning Commission and City Council</i></p>	<p><i>10 VL 30 L (Senior)</i></p>	<p><i>2007-2014</i></p>	<p>The City adopted a density bonus ordinance that complies with the State requirements (See Section 18.20.150 of the Zoning Ordinance).</p>	<p>Continue to update the density bonus ordinance to be in conformance with State law as needed.</p>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps
<i>three additional incentives, or financially equivalent incentives, if the development provides additional target units.</i>					
<i>Housing Program 3.2. Allow developers to satisfy affordable housing requirements by providing units elsewhere in the city when inclusion of affordable units within the development is not feasible.</i>	<i>Public Works & Community Development Department, Redevelopment Agency, Planning Commission, City Council</i>	N/A	2007-2014	The City allows an in-lieu fee to be paid instead of providing the actual affordable housing units within the project. This money can be used to provide units elsewhere in the City. The City has collected \$250,000 from in-lieu fees. That money has been placed in a dedicated interest bearing account (not co-mingled), and can only be used to fund affordable housing per City Council resolution. No in-lieu fees were collected in the current reporting period.	Continue to implement the inclusionary housing ordinance, including allowing in-lieu fees as appropriate. Continue to review the in-lieu fees every odd year to determine whether the fees are appropriate
<i>Housing Program 3.3. Require all housing projects of five or more units to include affordable housing.</i> <i>Developers may satisfy the requirements of the City's Affordable Housing Ordinance by providing at least:</i> <ul style="list-style-type: none"> • 5 percent of the base density for occupancy by very low income households, or • 10 percent for low income households, or • 25 percent for qualifying senior residents, or • 20 percent second units (in single-family projects). <i>In order to ensure that this policy does not pose an undue constraint to housing production, the City will prepare a feasibility analysis of the inclusionary housing ordinance in 2012 to reflect current market conditions. The feasibility study will explore options to streamline and clarify the alternative compliance process. The City will also evaluate impacts to market rate housing related to current market conditions....If the ordinance presents an obstacle to the development of the City's fair share of regional housing needs, the City will revise the ordinance accordingly.</i>	<i>Public Works & Community Development Department, Redevelopment Agency, Planning Commission, City Council</i>	<i>5 units per year, 13 VL 25 L</i>	<i>Feasibility analysis in 2012</i>	No residential projects with five or more units were reviewed by the City in the current reporting period.	Continue to implement the inclusionary housing ordinance. Complete a feasibility analysis in 2013.
<i>Housing Program 3.4. Continue to publicize the opportunity to construct secondary units.</i>	<i>Public Works & Community Development</i>	N/A	2007-2014	The City allows attached secondary units in all single-family residential zoning	Continue to encourage attached secondary units

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps
<p>The City's secondary unit ordinance (adopted 1989), was amended in 2003 to comply with State law making the process ministerial. Secondary units help to address the needs of very-low- and extremely-low-income households. The City will continue to inform the public about this process with advertising such as articles in the City's newsletter, which is mailed to all homeowners on a bi-monthly basis. A secondary unit brochure and other outreach materials could be made available to residents and/or posted on the City's website.</p>	<p>Department</p>			<p>districts. The City has provided information to its citizens through various media methods including mail out and newsletters.</p>	<p>when proposed.</p>
<p>Housing Program 3.5. Use Redevelopment Agency funds to leverage State and federal funds, and encourage the use of private financing mechanisms, to assist in the production of affordable housing.</p> <p>Funding mechanisms that should continue to be explored include the HCD Multifamily Housing Program, federally subsidized Section 221 (d)(4), Section 8 or Section 202 programs, Community Development Block Grants, tax-exempt bond financing, federal HOME program funds, administrative fees collected by the County Housing Authority, and favorable financing made available through financial institutions, to assist low- and moderate-income households.</p> <p>The City shall apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The Redevelopment Agency shall continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG), and HOME. The City shall also seek State and Federal funding specifically targeted for the development of housing affordable to extremely-low-income households. The City shall promote the benefits of this program to the development community by posting information on its website and creating a handout to be distributed with land development applications.</p>	<p>Redevelopment Agency City Manager's Designee</p>	<p>\$100,000 per year, 10 L and 10 M per year</p>	<p>Apply for available funding annually</p>	<p>No State or Federal funds for affordable housing were leveraged during this reporting period.</p>	<p>Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program.</p> <p>Continue to work with County staff regarding the development of affordable housing where feasible.</p>
<p>Housing Program 3.6. Use redevelopment housing set-aside funds to fund housing programs throughout</p>	<p>Public Works & Community Development</p>	<p>\$450,000 per year; \$3.3 million total</p>	<p>2007-2014</p>	<p>The Pleasant Hill Redevelopment Agency spends \$235,000 per year funding</p>	<p>Continue to fund the Housing Rehabilitation loan</p>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps																					
<p>the city. California Redevelopment Law requires the Redevelopment Agency to set aside 20 percent of the total tax increment revenue generated annually for the preservation or production of housing for low and moderate income households.</p> <p>The Redevelopment Agency's estimate of new units assisted and annual expenditures for Plan Period 2010-2014 are as follows:</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Estimated New Units Assisted</th> <th>Estimated Expenditures</th> </tr> </thead> <tbody> <tr> <td>2009-10</td> <td>0</td> <td>\$235,000</td> </tr> <tr> <td>2010-11</td> <td>0</td> <td>235,000</td> </tr> <tr> <td>2011-12</td> <td>0</td> <td>235,000</td> </tr> <tr> <td>2012-13</td> <td>56</td> <td>461,000</td> </tr> <tr> <td>2013-14</td> <td>54</td> <td>556,000</td> </tr> <tr> <td>Total</td> <td>110</td> <td>\$1,722,000</td> </tr> </tbody> </table> <p>Included in the estimated expenditures for each year is an annual amount (\$235,000) for debt previously incurred for development of the Grayson Creek Apartments affordable housing project. This amount will recur annually until the debt is paid in full (2031). As part of the development of site #2 on the sites inventory (Woodsworth parcel), the Redevelopment Agency will contribute the parcel at no cost to a local non-profit, sweat-equity developer, such as Habitat for Humanity.</p>	Year	Estimated New Units Assisted	Estimated Expenditures	2009-10	0	\$235,000	2010-11	0	235,000	2011-12	0	235,000	2012-13	56	461,000	2013-14	54	556,000	Total	110	\$1,722,000	<p>Department, Redevelopment Agency-City Manager's Designee</p>	<p>between 2007 and 2014</p>		<p>Grayson Creek Apartments which are 100% affordable.</p>	<p>program; continue to fund Grayson Creek; and continue to assist non-profit organizations that provide affordable housing in Pleasant Hill using proceeds from previously approved loans as they are paid off and any other new grant funding sources that may become available.</p> <p>Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program.</p>
Year	Estimated New Units Assisted	Estimated Expenditures																								
2009-10	0	\$235,000																								
2010-11	0	235,000																								
2011-12	0	235,000																								
2012-13	56	461,000																								
2013-14	54	556,000																								
Total	110	\$1,722,000																								
<p>Housing Program 3.7. Invite non-profit housing developers to work with the City in promoting and encouraging affordable housing.</p> <p>The City has worked with non-profit housing developers on past projects and will continue cooperative efforts in the future with these or other interested nonprofit developers.</p>	<p>Public Works & Community Development Department, Redevelopment Agency</p>	<p>N/A</p>	<p>2007-2014</p>	<p>The City is willing to work with non-profit housing developers as opportunities arise.</p>	<p>Continue to work with affordable non-profit housing developers to provide affordable housing in Pleasant Hill.</p>																					
<p>Housing Program 3.8. Provide developers with the opportunity to utilize tax-exempt revenue bonds.</p> <p>Table H11 lists three senior developments where the City provided tax exempt financing: Ellinwood and Chateau I and III. Through the remainder of the Housing Element</p>	<p>Redevelopment Agency-City Manager's Designee</p>	<p>100 L</p>	<p>Ongoing</p>	<p>During this reporting period, the City did not use/issue any tax-exempt revenue bonds.</p>	<p>The City will continue to offer support to developers through tax-exempt financing when affordable housing will be</p>																					

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps
<p><i>Planning Period, the City will continue to offer support to developers through tax exempt financing where affordable housing will be produced.</i></p>					<p>produced and where feasible.</p> <p>Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program.</p>
<p><i>Housing Program 3.9. Use monies in the Housing Trust Fund to assist in the development of affordable housing.</i></p> <p><i>Revenue for the trust fund comes from "in-lieu" fees provided from the inclusionary unit ordinance. The potential uses of these funds include: land acquisition for below market rate housing, buy-downs on mortgages for purchasers of below market rate units, capital improvements to below market rate housing, etc.</i></p>	<p><i>Redevelopment Agency, Planning Commission, City Council</i></p>	<p><i>N/A</i></p>	<p><i>2007-2014</i></p>	<p>None during this reporting period.</p>	<p>Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program.</p> <p>Continue to research ways to assist development of affordable housing with the use of housing in-lieu funds.</p>
<p><i>Housing Program 3.10. Continue to participate in the Contra Costa County Mortgage Credit Certificate Program for first-time homebuyers.</i></p>	<p><i>Redevelopment Agency-City Manager's Designee</i></p>	<p><i>10 M</i></p>	<p><i>2007-2014</i></p>	<p>None during this reporting period. Information about the MCC program is also on the City's website.</p>	<p>Continue to refer prospective buyers to the MCC program as long as funding remains available.</p>
<p><i>Housing Program 3.11. Continue to investigate concepts and funding sources for a homeownership assistance program.</i></p> <p><i>The City will continue to explore the possibility of providing assistance to people who cannot afford to buy a home with priority given to those who work in the city, but cannot afford the cost of housing, for example, teachers, police officers and those who work in City government. Other potential target groups are first-time homebuyers of lower- and moderate-income levels, and</i></p>	<p><i>Planning Commission, City Council, Redevelopment Agency City Manager's Designee</i></p>	<p><i>N/A</i></p>	<p><i>Investigate and apply for available funding annually</i></p>	<p>No action was taken during this reporting period.</p>	<p>Continue to search for funding sources to assist low-income families purchase homes.</p> <p>Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund</p>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps
<i>large families.</i>					financed by redevelopment to assist in the funding of this program.
<p><i>Housing Program 3.12. Maintain appropriate standards for use by the Architectural Review Commission in the processing of affordable housing developments.</i></p> <p><i>The Architectural Review Commission reviews all new residential proposals. It typically reviews development plans for landscaping, design of buildings, and provisions for accessibility for the disabled.</i></p>	Public Works & Community Development Department, City Council	N/A	2007-2014	Design Guidelines have been adopted and are currently in use for residential and non-residential development projects.	Consider whether different design standards should apply to 100% affordable housing projects. Modify the design guidelines as appropriate and necessary.
<p><i>Housing Program 3.13. Continue to provide fast-track permit processing for affordable housing developments.</i></p>	Public Works & Community Development Department, City Council	N/A	2007-2014	Policies have been established to expedite affordable housing projects through the City's various processes.	Continue expediting affordable housing projects when submitted to the City.
<p><i>Housing Program 3.14. Lot Consolidation for Affordable Housing</i></p> <p><i>The City will play an active role in facilitating lot consolidation for the parcels listed in Table H22, particularly for parcels on Site 1 (Jewell Lane) and Site 4 (Cleveland and Beatrice). For example, the City will work with non-profit developers and owners of smaller sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation procedure will also be posted on the City website and discussed with developers during the preliminary review team process. Lot consolidation requests will be processed as expeditiously as possible in compliance with all applicable state and local laws and regulations; and local ordinances will be amended to establish processes for expediting lot consolidation procedures. Incentives offered for lot consolidation could include allowing higher densities on consolidated parcels, flexibility in development standards, expedited processing and/or reduced fees related to consolidation. In addition, the City will provide marketing materials for residential opportunity sites and provide technical assistance to interested developers, including technical assistance to acquire</i></p>	Public Works & Community Development Department, City Council Redevelopment Agency, City Manager's Designee	N/A	2007-2014	<p>To comply with this program, the City adopted a voluntary parcel merger ordinance this past year.</p> <p>The City encourages lot consolidation on smaller and under-utilized lots where appropriate. The City has a density bonus ordinance in place to provide incentives for development of affordable housing. The City also currently has a mechanism for providing flexible development standards through its Planned Unit Development regulations and through various adopted Specific Plans.</p>	<p>Apply the recently adopted ordinance as appropriate.</p> <p>Consider additional incentives to encourage lot consolidation.</p> <p>Monitor development on City underdeveloped parcels and report to the City Council and the Department of Housing and Community Development.</p> <p>Provide marketing materials for residential opportunity sites and provide technical assistance to interested developers, including technical assistance to acquire necessary funding.</p>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps
<p><i>necessary funding.</i></p> <p><i>The City will encourage and facilitate development on underdeveloped sites on Site 1 (Jewell Lane) by providing assistance with entitlement processing, provide marketing materials for residential opportunity sites and providing technical assistance to interested developers; including technical assistance to acquire necessary funding, offering to pay the fees from the affordable housing fund for affordable housing projects, and providing financial support when available. The City will monitor and evaluate development of underdeveloped parcels and report on the success of strategies to encourage residential development in its Annual Progress Reports required pursuant to Government Code Section 65400. If identified strategies are not successful in generating development interest, the City will evaluate additional methods for encouraging and facilitating development.</i></p>					<p>Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program.</p>
<p>Housing Goal 4. Improve housing conditions for people with special needs.</p>					
<p>Housing Policy 4A.</p> <p>Housing Policy 4B.</p>	<p>Provide incentives for and encourage development of senior housing, and housing for the developmentally, mentally and physically disabled, at sites where proximity to services and other features make it desirable.</p> <p>Support efforts to provide temporary shelter for homeless persons.</p>				
<p><i>Housing Program 4.1. Continue to provide a density bonus for senior housing. Incentives must be created to encourage developers to build senior housing. The current density bonus ordinance provides a density bonus of up to 20 percent if any development includes at least 35 units.</i></p>	<p><i>Planning Commission, City Council</i></p>	<p><i>N/A</i></p>	<p><i>2007-2014</i></p>	<p>The City's adopted density bonus ordinance notes that a density bonus is granted for any senior housing project of 35 units or more.</p>	<p>None needed.</p>
<p><i>Housing Program 4.2. Facilitate projects that provide units meeting federal, State and local requirements.</i></p> <p><i>Population groups in the City with special needs include the physically handicapped. Currently, the City</i></p>	<p><i>Planning Commission</i></p>	<p><i>N/A</i></p>	<p><i>2007-2014</i></p>	<p>The City has approved two reasonable accommodation requests to allow for housing for persons with disabilities.</p>	<p>Continue to attempt to assist those projects that provide units that meet federal, State and local requirements.</p>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps
<p><i>enforces State-mandated requirements for rental housing units (Title 24). The City will study methods to provide ownership housing that can be equipped with handicapped facilities. The City has adopted a Reasonable Accommodation Ordinance and will provide fast-track processing and other incentives to facilitate the production of housing targeted to persons with disabilities.</i></p>					
<p><i>Housing Program 4.3. Encourage housing for the mentally disabled.</i></p> <p><i>The City will work with nonprofit developers of housing for the mentally disabled to identify and develop adequate sites. The City will apply to the County for CDBG monies and assist with tax exempt financing for land and/or building purchase and/or lease.</i></p>	<p><i>Planning Commission, Redevelopment Agency</i></p>	<p><i>6 VL 6 L</i></p>	<p><i>Consult with nonprofits and apply for funding annually</i></p>	<p>The zoning ordinance allows facilities for the mentally disabled. This past reporting period an additional unit was approved for a supportive housing facility in the City.</p>	<p>None needed.</p>
<p><i>Housing Program 4.4. Amend the Zoning Ordinance to facilitate the provision of emergency homeless shelters, transitional and supportive housing as required by section 65583 of the Government Code (SB 2).</i></p> <p><i>SB 2 of 2007 requires all jurisdictions with an unmet need to identify at least one zone where emergency shelters may be established by-right, subject to specific development standards. The City has conducted a preliminary review of the Light Industrial zone for its suitability to accommodate emergency shelters. This zone encompasses approximately 37 acres and could accommodate shelter facilities to meet the City's needs. A review of the properties in the Light Industrial zone revealed 11 vacancies. Building sizes range from 1,000 square feet to 33,000 square feet. Property records show that there are 19 buildings in this zone, however some of these buildings have been subdivided into small units.</i></p> <p><i>The City Council will make the final determination regarding which zone(s) is most appropriate for this purpose and will process an amendment to the Code within one year of Housing Element adoption in compliance with SB 2. As part of the Code amendment, appropriate findings and development</i></p>	<p><i>Public Works & Community Development Department, Planning Commission, City Council</i></p>	<p><i>Zoning Ordinance Amendment</i></p>	<p><i>Within one year of Housing Element adoption</i></p>	<p>The City recently adopted an ordinance amendment for emergency homeless shelters in compliance with this program of the Housing Element and in compliance with Section 65583 of the Government Code (SB 2).</p>	<p>Apply the recently adopted ordinance amendment as appropriate.</p>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps
<p>standards will be adopted in conformance with SB 2 to encourage and facilitate emergency shelters while ensuring community compatibility.</p> <p>SB 2 also requires that transitional and supportive housing be considered a residential use subject to the same requirements and procedures that apply to other residential uses in the same district. The City will process an amendment to the Code within one year of Housing Element adoption to clarify the Code's conformance with this requirement.</p>					
<p>Housing Program 4.5. Monitor statistics from police, county agencies or private organizations regarding homeless shelter needs.</p> <p>A survey of the city's homeless, in conjunction with HomeBase (Contra Costa County's umbrella organization for the homeless), was conducted in the early 2009. That count determined 128 116 unsheltered-homeless persons live in Pleasant Hill.</p>	Public Works & Community Development Department Redevelopment Agency City Manager's Designee	N/A	2007-2014	The City participated in the most recent homeless count in 2013; the results have not yet been released.	The City will continue to correspond with local homeless agencies.
Housing Goal 5. Protect and rehabilitate the existing housing stock.					
Housing Policy 5A.	Maintain and enhance the quality of Pleasant Hill's neighborhoods so they will retain their value as they mature.				
Housing Policy 5B.	Preserve Pleasant Hill's existing housing stock in habitable condition.				
Housing Policy 5C.	Ensure that new residential development is compatible with surrounding neighborhoods.				
Housing Policy 5D.	Encourage single-family remodeling, and require additions to reflect the mass and scale of adjacent homes.				
Housing Policy 5E.	Provide public services and improvements that keep neighborhoods safe and livable.				
Housing Program 5.1. Retain existing residential zoning and discourage non-residential uses in residential zones.	Planning Commission, City Council	N/A	2007-2014	The City has not approved any rezoning of property from residential to non-residential. Most non-residential uses require a use permit and result in substantial analysis before the use is granted.	Continue to discourage requests to re-zone properties from residential to non-residential.
Housing Program 5.2. Continue the Neighborhood Preservation program to provide low interest loans for rehabilitation of homes owned or occupied by low to moderate income households.	Redevelopment Agency, City Manager's Designee	2 units per year, 5 L 10 M	2007-2014	No residents were referred to the program during this reporting period.	Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable
This program is publicized via					

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps
<p><i>pamphlets available at City Hall and the public library, contacting neighborhood groups in older residential areas, and increasing building code enforcement tied to the availability of rehabilitation loans for specific areas.</i></p>					<p>housing fund financed by redevelopment to assist in the funding of this program.</p> <p>Continue to use the Neighborhood Preservation program as deemed feasible considering funding constraints.</p>
<p><i>Housing Program 5.3. Continue the City's Housing Rehabilitation Loan Program.</i></p>	<p>Redevelopment Agency City Manager's Designee</p>	<p>5 units per year, 20 VL, 15 L</p>	<p>2007-2014</p>	<p>Over the course of this reporting period, the City Housing Rehab program assisted seven affordable homes with \$149,000 in loans and \$13,925 in grants.</p>	<p>Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program.</p> <p>Continue the Rehabilitation Loan program as deemed feasible considering funding constraints.</p>
<p><i>Housing Program 5.4. Periodically evaluate the need for residential rehabilitation.</i></p> <p><i>The City maintains information about the neighborhood surveys it has conducted to determine housing condition and the need for rehabilitation. The City will monitor both and will conduct neighborhood surveys every two years.</i></p>	<p>Public Works & Community Development Department Redevelopment Agency City Manager's Designee</p>	<p>N/A</p>	<p>2007-2014</p>	<p>City Staff has not surveyed older neighborhoods during this reporting period.</p>	<p>Continue to survey older neighborhoods as necessary.</p>
<p><i>Housing Program 5.5. Monitor the city's residential districts for housing suitable for rehabilitation or code enforcement.</i></p>	<p>Public Works & Community Development Department</p>	<p>N/A</p>	<p>2007-2014</p>	<p>City housing staff works in conjunction with code enforcement when necessary to assist homeowners comply with housing code violations.</p>	<p>Continue this program.</p>
<p><i>Housing Program 5.6. Preserve neighborhood appearance through the enforcement of City ordinances.</i></p>	<p>Public Works & Community Development Department</p>	<p>N/A</p>	<p>2007-2014</p>	<p>The City Code Enforcement Officer regularly enforces the City Community Beautification</p>	<p>Continue to maintain the City's appearance</p>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps
				Ordinance to ensure that City maintains an attractive appearance.	through Code Enforcement procedures.
<p><i>Housing Program 5.7. Review the Capital Improvement Program (CIP) to determine priorities to maintain the community's older residential neighborhoods.</i></p> <p><i>This review will verify that those areas needing improvement are scheduled for funding to address the identified need at a specific time in the future.</i></p>	Public Works & Community Development Department, Planning Commission, City Council	N/A	2007 and every other year thereafter	On a bi-annual basis, the City completes a Capital Improvement Program that includes infrastructure improvement projects in all areas of the City. Because older portions of the City have older infrastructure, they are normally targeted for areas of improvement, including roads, sidewalks, etc.	Continue reviewing the CIP on a bi-annual basis.
<p>Housing Goal 6. Preserve the City's affordable housing stock whenever and wherever feasible.</p>					
Housing Policy 6A.	Discourage the conversion of older residential units to other uses.				
Housing Policy 6B.	Ensure that units produced for low- and moderate-income households are made available to those households and maintained as affordable units.				
Housing Policy 6C.	Prohibit conversion of multifamily rental units to market rate condominiums if such conversions would reduce the number of rental apartments to less than 20 percent of the city's housing stock or if the rental apartment vacancy rate in the City is below 5 percent.				
<p><i>Housing Program 6.1. Prohibit the conversion of assisted housing units to market rate for as long as possible and no less than 55 years after initial occupancy.</i></p>	Public Works & Community Development Department, Redevelopment Agency, City Manager's Designee Planning Commission, City Council	N/A	2007-2014	Two units were converted to market-rate during this reporting period, with loan proceeds from these transactions turned over to the State of California that were distributed to other Public Agencies that share property tax proceeds from redevelopment areas.	<p>Continue to monitor the affordable units at Gallerywalk and repurchase them as necessary if feasible.</p> <p>Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program.</p>
<p><i>Housing Program 6.2. Identify assisted dwelling units at risk of conversion to market rate and work with property owners to preserve the units for low-income families.</i></p>	Redevelopment Agency-City Manager's Designee	N/A	2007-2014	The City maintains a list of affordable units and periodically rechecks it. During this period, no units were at risk of converting.	Continue to monitor the affordable units and assist with keeping them affordable when and where feasible.

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps
					Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program.
<p><i>Housing Program 6.3. Ensure that occupants of below market rate ownership units meet specified income requirements at time of purchase.</i></p> <p><i>This program will augment the City's requirement to preserve affordable units for 55 years by ensuring that only qualified occupants are the beneficiaries of below market-rate ownership units.</i></p>	<p><i>Planning Commission City Manager's Designee and Redevelopment Agency</i></p>	N/A	2007-2014	The City qualifies all purchasers of affordable units and requires annual reports from all properties that have affordable rental units.	Continue this process.
<p><i>Housing Program 6.4. Require resale and rental controls on below market rate units provided through the inclusionary housing provisions or through public assistance.</i></p> <p><i>The City's inclusionary ordinance is a requirement that has been imposed on all residential development since 1996.</i></p>	<p><i>Public Works & Community Development Department, Planning Commission, City Council</i></p>	N/A	2007-2014	The City and Redevelopment Agency have resale and rental controls on all assisted units.	Continue this process.
<p><i>Housing Program 6.5. Explore a variety of tools for preserving assisted units, including monitoring at-risk units, participating in acquisition of below-market rental units by tenants or non-profits, facilitating refinancing or purchase of developments from owners who file a notice indicating that they intend to opt out of a subsidy agreement, and providing technical and relocation assistance to tenants.</i></p>	<p><i>Redevelopment Agency-City Manager's Designee</i></p>	25 VL	2007-2014	City staff continues to explore ways for preserving assisted units.	<p>Continue to explore the development of an affordability covenant program as feasible.</p> <p>Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program.</p>
<p><i>Housing Program 6.6. Enforce existing condominium conversion ordinance. Prohibit further conversions unless the threshold percentage of apartments is below 20 percent and if the apartment</i></p>	<p><i>Planning Commission, City Council</i></p>	N/A	2007-2014	No condominium conversion requests were received during the most recent planning period.	Continue to enforce the City's Condominium Conversion Ordinance.

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps
<i>vacancy rate is below 5 percent.</i>					
<i>Housing Program 6.7. Regularly evaluate the proportion of rental apartments in the city to ensure appropriate implementation of the condominium conversion ordinance.</i>	<i>Public Works & Community Development Department</i>	<i>N/A</i>	<i>2007-2014</i>	<i>Rental units account for approximately 31% of the City's dwelling units.</i>	<i>Continue to monitor the proportion of rental units in the City.</i>
<i>Housing Program 6.8. Require all assisted housing units to submit reports on a timely basis demonstrating compliance with the recorded affordability agreements.</i>	<i>Public Works & Community Development Department City Manager's Designee Redevelopment Agency</i>	<i>N/A</i>	<i>2007-2014</i>	<i>All assisted affordable housing complexes and single-family units submit annual reports demonstrating compliance.</i>	<i>Continue this program.</i>
Housing Goal 7. Ensure equal housing opportunities for all.					
Housing Policy 7A. Ensure that individuals and families seeking housing in Pleasant Hill are not discriminated against on the basis of age, disability, gender, sexual orientation, family structure, national origin, ethnicity, religion, lawful occupation, or other similar factors.					
<i>Housing Program 7.1. Continue to refer all reports of housing discrimination to the local fair housing-related non-profit that is funded by the County CDBG program.</i>	<i>Redevelopment Agency-City of Pleasant Hill</i>	<i>N/A</i>	<i>2007-2014</i>	<i>Instead of a formal agreement with Housing Alliance, the City falls under the County's CDBG "umbrella". As such, residents with discrimination complaints are referred to those housing counseling services.</i>	<i>Continue to refer residents to appropriate agencies.</i>
<i>Housing Program 7.2. Develop guidelines for implementing the City's recently adopted reasonable accommodation ordinance and review the Zoning Ordinance to identify other provisions that could pose constraints on the development of housing for persons with disabilities and reduce or eliminate constraints through appropriate ordinance amendments.</i> <i>The City will complete its reasonable accommodation ordinance implementation guidelines, review the Zoning Ordinance for any further amendments needed to reduce or eliminate constraints on development of housing for persons with disabilities, and review its building codes and processing procedures as well as work with developers to ensure ADA and Title 24 compliance and other elements and factors related to livability.</i>	<i>Public Works & Community Development Department</i>	<i>N/A</i>	<i>2007-2014</i>	<i>The guidelines for reasonable accommodation requests are in use when the City received reasonable accommodation requests.</i>	<i>Continue to use the guidelines when reviewing reasonable accommodation requests. Periodically review the reasonable accommodation ordinance to make additional amendments as appropriate.</i>
<i>Housing Program 7.3. Promptly address complaints of discrimination in</i>	<i>Redevelopment Agency</i>	<i>N/A</i>	<i>2007-2014</i>	<i>All complaints of housing discrimination are promptly</i>	<i>Continue with this action.</i>

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps
<p><i>the sale, rent, and development of housing in Pleasant Hill.</i></p> <p><i>The City's procedure is to refer these types of complaints to the County funded non-profit fair-housing agency, such as SHELTER Inc., or Pacific Community Services.</i></p>	City of Pleasant Hill			addressed.	
<p><i>Housing Program 7.4. Encourage developers to provide amenities for single heads of households, the disabled, and senior citizens.</i></p> <p><i>For example, an amenity that would encourage housing opportunities for single heads of households would be the provision of childcare centers. An amenity in a new residential community for the disabled might be walkways to accommodate wheelchair access. And a housing development could promote social interaction among residents of all ages with the addition of a clubhouse or other recreational facility.</i></p>	Architectural Review Commission, Planning Commission	N/A	2007-2014	Require multi-family projects to provide recreational facilities, when senior centers are proposed, appropriate amenities are provided.	Continue to review appropriate project and require amenities to serve the project.
<p>Housing Goal 8. Require energy conserving practices in the maintenance of existing dwellings and in new residential development, additions and remodeling.</p>					
Housing Policy 8A.	Encourage energy conservation practices for new and existing residential dwellings.				
Housing Policy 8B.	Encourage the use of green building and sustainable practices for new and renovation projects throughout the City.				
<p><i>Housing Program 8.1. Enforce the State's Energy Conservation Standards for new residential construction and additions to existing structures.</i></p>	Building Services Division	N/A	2007-2014	Projects are required to comply with Title 24 standards, which includes the State of California "Green Building Requirements" through the building permit process.	Continue to require compliance with Title 24 requirements and any new energy conservation requirements originated from the State.
<p><i>Housing Program 8.2. Encourage innovative designs to maximize passive energy efficiency.</i></p>	Architectural Review Commission, Planning Commission	N/A	2007-2014	The City-Wide design guidelines include recommendations to incorporate design that encourage energy efficiency and other green methods that result in energy and cost savings.	Continue to encourage new development to incorporate energy efficiency techniques into projects.
<p><i>Housing Program 8.3. Provide information to the public, and support efforts by public utilities, to encourage home conservation practices.</i></p>	Public Works & Community Development Department	N/A	2007-2014	The City has worked cooperatively with utilities (PG&E, EBMUD) to promote energy conservation and provide education to the public.	Continue to work with utilities to support efforts to conserve energy. Provide information to the

Program	Responsible Agency	Quantified Objective	Timeframe	Current Status	Next Steps
					public about home conservation practices through the internet, city newsletter and other forms of media.
<i>Housing Program 8.4. Encourage use of sustainable and innovative building practices and materials. Provide public information concerning accepted and available sustainable building practices in partnership with groups promoting those practices. Amend the City's Building Code as needed to be consistent with the future State of California Green Building Standards Code when it is in effect.</i>	<i>Public Works & Community Development Department, Architectural Review Commission, Planning Commission, City Council</i>	<i>N/A</i>	<i>2011-2012</i>	<i>The City continues to encourage incorporating sustainable and innovative building practices and materials through the design review process. In addition, the City Building Code requires compliance with the State of California Green Building Standards Code.</i>	<i>Continue to encourage sustainable building practices through the design review process.</i>
<i>Housing Program 8.5. Expand the Housing Rehabilitation Loan program to include the purchase and installation of solar (photovoltaic) energy systems for low-income homeowners.</i>	<i>Redevelopment Agency City Manager's Designee</i>	<i>3 loans per year</i>	<i>2011-2012</i>	<i>No residents were referred to the program during this reporting period.</i>	<i>Due to the dissolution of redevelopment by action of the State of California, the City will no longer have an affordable housing fund financed by redevelopment to assist in the funding of this program. Continue the program as feasible with funding from paid off loan proceeds.</i>

Housing Goal 9. Facilitate public participation in the formulation and review of the City's housing and development policies.

Housing Policy 9A. Implement procedures to provide the public with enhanced notification.

<i>Housing Program 9.1. Provide enhanced public notification for Neighborhood, Area-Wide and City-Wide Projects. Continue to implement enhanced public notification for projects based on the impact of the project; either on a neighborhood, area-wide or City-wide level.</i>	<i>Public Works & Community Development Department, Redevelopment Agency</i>	<i>N/A</i>	<i>2007-2014</i>	<i>The City provides enhanced noticing for neighborhood, area-wide and city-wide projects.</i>	<i>Continue to provide enhanced noticing for projects when deemed appropriate.</i>
---	--	------------	------------------	--	--

Attachment C

ORDINANCE NO. __-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANT HILL AMENDING SECTION 18.25.020 OF THE PLEASANT HILL MUNICIPAL CODE TO ESTABLISH EMERGENCY HOMELESS SHELTERS AS A USE PERMITTED "BY RIGHT" WITHIN THE LI (LIMITED INDUSTRIAL) ZONE DISTRICT, AMENDING SECTION 18.20.085 TO ESTABLISH MANAGEMENT STANDARDS FOR EMERGENCY HOMELESS SHELTERS AND VARIOUS RELATED REVISIONS TO SECTION 18.55.030 A. (PARKING PROVISIONS) AND SECTION 18.20.020 (LAND USE SCHEDULES)

WHEREAS, in 2007, the California State Legislature adopted Senate Bill 2 which amended Government Code 65583 (State Housing Law) to require each jurisdiction to designate a zoning district where emergency homeless shelters are permitted by-right without a use permit or public hearing; and

WHEREAS, Program 4.4 of the City's Housing Element (adopted, August 2011) specifies that the Pleasant Hill Municipal Code shall be amended within one year of adoption of the Housing Element to bring the City's zoning regulations into compliance with State law pertaining to regulation of emergency homeless shelters; and

WHEREAS, on January 10, 2012, after notice thereof having been duly, regularly and lawfully given, the Planning Commission conducted a study session to review the applicable provisions of State law and consider proposed ordinance amendments to bring the City's Municipal Code into conformance with State Housing Law as related to emergency homeless shelters; and

WHEREAS, after considering various alternatives and receiving input from all interested persons, the Planning Commission concluded that the LI (Limited Industrial) is the most appropriate district to allow emergency homeless shelters by-right, subject to appropriate management standards, as structures in this zone are relatively large and adaptable, and are located in close proximity to social services and public transit; and

WHEREAS, this project is exempt from environmental review under Section 15061(b)(3) of the Guidelines for the Implementation of the California Environmental Quality Act because the City has determined with certainty that there is no possibility that the proposed ordinance amendment could have an adverse effect on the environment as the proposed amendments are intended to implement State law concerning zoning provisions for emergency shelters; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing on the proposed ordinance was scheduled by the Planning Commission for January 24, 2012, and continued to February 8, 2012, March 27, 2012 (as a study session) and re-noticed and continued to June 12, 2012 and June 26, 2012 where all interested persons might appear and be heard; and

WHEREAS, the Planning Commission adopted Resolution No. __-12 recommending that the City Council find the ordinance to be exempt from CEQA and adopt the proposed amendment; and

WHEREAS, after notice having been duly given, a public hearing on the proposed ordinance was held by the City Council on February 4, 2013 where all interested persons might appear and be heard.

NOW, THEREFORE, the City Council of the City of Pleasant Hill does ordain as follows:

Section 1. Pleasant Hill Municipal Code Section 18.15.020, Residential use classifications, is amended to remove the word “Emergency” from the residential use “Emergency and Transitional Housing,” to read as follows:

~~“Emergency and Transitional housing.~~ An establishment offering food and shelter to the “homeless” and others in need. This classification does not include facilities licensed for residential care by the State of California. “

Section 2. Pleasant Hill Municipal Code Section 18.15.030 is amended to add the following Public and Semi Public Use Classification, in alphabetical order, to read as follows:

“Emergency homeless shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay (Gov. Code Section 50801(e)).”

Section 3. Schedule 18.20.020, R and MR Districts: Land Use Regulations, of the Pleasant Hill Municipal Code is amended to read as follows:

“18.20.020 Land use regulations for all residential districts.

In Schedule 18.20.020, the uses allowed for each residential zoning district are established by letter designations as follows:

“P” designates use classifications permitted in residential districts.

“U” designates use classifications permitted on approval of a use permit.

“T” designates use classifications permitted on approval of a temporary use permit.

“L” followed by a number designates use classifications subject to certain limitations listed by number following the schedule.

“P/U” designates use classifications permitted on the site of a permitted use, but requiring a use permit on the site of a conditional use.

The uses listed are based on the use classifications set forth in PHMC Chapter 18.15. Use classifications not listed are prohibited unless authorized by zoning administrator resolution under PHMC § 18.15.010. The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this title.

SCHEDULE 18.20.020

R AND MR

DISTRICTS:

LAND USE

REGULATIONS

- P Permitted
- U Use Permit Required
- T Temporary Use Permit Required
- L Limited (see specific limitations listed following schedule)
- Not Permitted

R- R-
 20 10
 R- R- R-7
 15 10A R-6 MRVL MRL MRM MRH
 Additional Use
 Regulations

Residential Uses

	R-20	R-15	R-10A	R-6	MRVL	MRL	MRM	MRH	Additional Use Regulations
Bed and breakfast	-	-	-	-	-	-	-	-	
Congregate care, limited	P	P	P	P	P	P	P	P	
Day care, large family	U	U	U	U	U	U	U	U	
Day care, small family	P	P	P	P	P	P	P	P	
Emergency <u>homeless shelter and transitional housing</u>	U	U	U	-	-	-	-	-	Only on church or school sites. <u>See PHMC § 18.20.085 C. and D.</u>
Group residential	-	-	-	P	P	P	P	P	
Home occupation	U	U	U	U	U	U	U	U	See PHMC § <u>18.20.070.</u>
Multifamily residential	-	-	-	P	P	P	P	P	
Residential care, limited	P	P	P	P	P	P	P	P	
Secondary dwelling unit	P	P	P	-	-	-	-	-	See PHMC § <u>18.20.100.</u>
Senior housing	P	P	P	P	P	P	P	P	
Single-family residential with boarder or lodger	P	P	P	P	P	P	P	P	No more than 3 boarders or lodgers.

Public and Semipublic

Cemetery	U	U	U	U	U	U	U	U
Clubs and lodges	U	U	U	U	U	U	U	U
Community center	U	U	U	U	U	U	U	U
Congregate care, general	U	U	U	U	U	U	U	U
Convalescent facilities	-	U	U	U	U	U	U	U
Cultural institutions	U	U	U	U	U	U	U	U

Day care, general	U	U	U	U	U	U	U	L-1
Hospitals	U	U	U	U	U	U	U	
Park and recreational facilities	U	U	U	U	U	U	U	
Public safety facilities	U	U	U	U	U	U	U	
Offender rehabilitation services	-	-	-	-	-	-	-	
Religious assembly	U	U	U	U	U	U	U	
Residential care, general	U	U	U	U	U	U	U	
Schools, public or private	U	U	U	U	U	U	U	
Utilities, major	U	U	U	U	U	U	U	
Utilities, minor	P	P	P	P	P	P	P	
Wireless communication facility	L-3	See PHMC § <u>18.50.010</u> .						
Commercial Uses								
Animal sales and service	-	-	-	-	-	-	-	Only animal boarding and riding academies.
Horticulture, limited	U	U	U	U	U	U	U	
Accessory Uses	P/U	See PHMC § <u>18.20.050</u> .						
Temporary Uses								See PHMC Chapter <u>18.100</u> .
Agricultural sales	T	T	-	-	-	-	-	
Animal shows or sales	-	L-2	L-2	-	-	-	-	
Arts and crafts show outdoors	-	L-2	L-2	-	-	-	-	
Christmas tree sales	-	L-2	L-2	-	-	-	-	
Civic and community events	-	L-2	L-2	-	-	-	-	
Commercial filming, limited	-	L-2	L-2	-	-	-	-	
Live entertainment events	-	L-2	L-2	-	-	-	-	
Outdoor exhibits	-	L-2	L-2	-	-	-	-	
Personal property sales	P	P	P	P	P	P	P	See PHMC § <u>18.15.070</u> .

Pumpkin sales	-	L-2	L-2	-	-	-	-
Recreational events	-	L-2	L-2	-	-	-	-
Religious events	-	L-2	L-2	-	-	-	-
Street fairs	T	T	T	T	T	T	T
Swap meet	-	L-2	L-2	-	-	-	-
Trade fairs	-	L-2	L-2	-	-	-	-

Nonconforming Uses

See PHMC Chapter
18.65.

R and MR Districts: Limitations on Specific Use Classifications

- L-1 Minimum site area of 10,000 square feet.
- L-2 Minimum site area of one acre.
- L-3 Minimum site area of three acres.”

Section 4. Schedule 18.25.020, NB, RB, PAO, C and LI Districts Land Use Regulations, of the Pleasant Hill Municipal Code is amended to read as follows:

“18.25.020 Land use regulations for all commercial, retail business, neighborhood business, office and light industrial districts.

Schedule 18.25.020 establishes the uses allowed for each commercial, office and light industrial zoning district as indicated by the letter designations as follows:

“P” designates use classifications permitted in commercial, retail business, neighborhood business, office and industrial districts.

“U” designates use classifications permitted on approval of a use permit.

“T” designates use classifications allowed on approval of a temporary use permit.

“L” followed by a number designates use classifications subject to certain limitations listed by number following the schedule.

The uses listed are based on the use classifications set forth in PHMC Chapter 18.15. Use classifications not listed are prohibited unless authorized by zoning administrator resolution under PHMC § 18.15.010. The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this chapter.

**SCHEDULE 18.25.020
NB, RB, PAO, C, AND LI
DISTRICTS:
LAND USE REGULATIONS**

P Permitted
U Use Permit Required
T Temporary Use Permit Required
L Limited (see specific limitations listed following schedule)
- Not Permitted

	NB	RB	PAO	C	LI	Additional Use Regulations
Residential Uses						
Bed and breakfast	-	P	P	-	-	
Day care, limited	-	P	P	-	-	
Emergency <u>homeless shelter and transitional housing</u>	-	U	-	-	<u>L-13</u> <u>U</u>	<u>See PHMC § 18.20.085 C. and D.</u>
Home occupation	-	P	P	-	-	
Multifamily residential	-	U	U	-	-	
Single-family residential	-	U	-	-	-	
Public and Semipublic						
Clubs and lodges	U	U	U	U	-	
Community center	P	P	P	P	-	
Cultural institutions	U	U	U	-	-	
Day care, general	-	U	U	-	-	
Emergency medical care	-	U	P	-	-	
Government offices	U	U	P	-	-	
Hospitals	-	U	U	-	-	
Park and recreation facilities	-	U	U	-	-	
Public safety facilities	U	U	U	U	U	
Offender rehabilitation services	-	-	-	-	U	
Religious assembly	U	U	U	U	-	
Schools, public or private	-	U	U	-	-	
Utilities, major	U	U	U	U	U	See PHMC § <u>18.25.110.</u>
Utilities, minor	P	P	P	P	P	See PHMC § <u>18.25.110.</u>
Wireless communication facility	L-6	L-6	L-6	L-6	L-6	See PHMC § <u>18.50.010.</u>

Commercial Uses

Adult businesses	-	U	U	U	U	See PHMC Chapter <u>18.70</u> .
Ambulance services	-	-	U	U	-	
Animal boarding	U	U	U	U	U	
Animal clinic	U	U	U	P	-	
Animal day care	U	U	U	U	U	
Animal grooming	U	P	U	P	-	
Animal hospitals	U	U	U	P	-	
Animals: retail sales	P	P	-	-	-	
Artists' studios	P	P	P	P	-	
Automobile maintenance, limited	-	P	-	P	P	
Automobile rentals	-	U	-	P	P	
Automobile service stations	U	P	-	P	P	
Automobile, vehicle/equipment broker	P	L-3	P	-	L-3	
Automobile, vehicle/equipment repair	-	-	-	P	P	
With body and fender work	-	-	-	U	P	
Automobile, vehicle/equipment sales and rentals	-	U	-	P	P	
Automobile, vehicle/equipment wholesaler	-	-	-	P	P	See PHMC § <u>18.25.150</u> .
Automobile washing	-	U	-	P	P	
Banks and savings and loans	P	P	U	-	-	
With drive-through service	U	U	U	-	-	
Building materials and services	-	U	-	U	U	
Cardrooms	-	U	-	-	-	
Catering services	P	P	-	P	-	
Commercial filming	-	U	U	U	U	
Commercial recreation and entertainment	U	U	L-1	-	-	
Commercial parking facility	-	U	U	U	P	
Communication facilities	U	U	P	-	P	
Eating and drinking establishments	L-7	P	L-2	-	L-2	See PHMC § <u>18.25.070</u> .

With live entertainment/dancing	-	U	U	-	-	See PHMC § <u>18.25.070</u> and PHMC Chapter <u>18.70</u> .
With drive-through service	-	U	-	-	-	
With up to 12 outdoor seats	P	P	P	-	-	See PHMC § <u>18.25.070</u> .
With more than 12 outdoor seats	U	U	U	-	-	See PHMC § <u>18.25.070</u> .
Equipment and appliance maintenance and repair services	U	P	P	-	P	
Fitness studio	U	U	P	-	L-12	
Food and beverage sales	P	P	U	-	-	
Funeral and interment services	-	U	-	-	U	
Horticultural, limited	-	-	-	-	-	
Hotels	-	P	P	-	-	
Laboratories	-	-	-	U	P	
Maintenance services establishment	-	-	-	P	P	See PHMC § <u>18.25.150</u> .
Medical marijuana dispensaries	-	-	-	-	-	
Motels	-	P	-	-	-	
Nurseries	-	P	P	-	-	
Offices, general and medical	P	L-3	P	-	L-3	
With bail bonds	-	-	U	-	-	
Pawn shops	-	U	-	-	-	
Personal improvement services	U	U	U	-	-	
Personal services	P	P	U	-	-	
Research and development services	-	-	U	-	P	
Retail sales, less than 20,000 square feet	P	P	L-2	P	L-4	
With enclosed or unenclosed outdoor drop-off, display or storage of goods	U	U	-	U	-	
Retail sales, more than 20,000 square feet	L-5	P	L-2	P	L-4	
With enclosed or unenclosed outdoor drop-off, display or storage of goods	U	U	-	U	-	
Theaters	-	P	-	-	-	
Travel services	P	P	-	P	-	

Industrial

Fuel storage and distribution	-	-	-	-	U	
Industry, custom	-	-	-	U	P	
Industry, custom, small-scale	-	-	-	P	P	
Industry, limited	-	-	-	U	P	
Industry, limited, small-scale	-	-	-	P	P	
Research and development industry	-	-	U	P	P	
Vehicle storage facilities	-	-	-	P	P	See PHMC § <u>18.25.150</u> .
Warehousing and storage, limited	-	-	-	P	P	
Wholesaling, distribution and storage	-	-	-	P	P	Maximum one dwelling unit per site as caretaker housing.

Temporary Uses

See PHMC Chapter 18.100.

Agricultural sales	T	T	-	-	-	See L-10
Animal shows or sales	T	T	-	-	-	See L-8
Arts and crafts shows, outdoors	-	T	-	-	-	See L-10
Commercial filming, limited	T	T	T	T	T	See L-8
Farmers market	-	T	-	-	-	See L-11
Live entertainment events	-	T	-	-	-	See L-8
Religious or group assembly	-	T	-	-	-	See L-8
Retail sales, outdoor	T	T	-	T	-	See L-10
Street fairs	-	T	-	-	-	See L-10
Swap meets	-	T	-	T	-	See L-9
Trade fairs	-	U	-	-	-	

Nonconforming Uses

See PHMC Chapter 18.65.

NB, RB, PAO, C and LI Districts: Limitations on Specific Use Classifications

L- Only tennis/racquetball courts are allowed subject to approval of a use permit.

1

L- Permitted as an accessory use if limited to the ground floor, as specified in PHMC § 18.25.060.

2

L- Permitted on the second floor and above as the primary use, or on the ground floor when conducted as accessory to a permitted primary use, and occupying no more than 25% of the floor area of the primary use. Additional office floor area may be allowed upon approval of a

3

use permit, or as part of a planned unit district (PUD).

- L- Permitted as accessory to the primary use, occupying no more than 25% of the floor area of
4 the primary use. Retail sales by separate tenants are not allowed.
- L- Limited to uses with fewer than 20,000 square feet. Uses in excess of 20,000 square feet shall
5 be required to obtain a use permit and the user shall have to demonstrate that the use provides
for the day-to-day convenience shopping and services of the neighborhood. Supermarkets are
compatible with the neighborhood business district.
- L- Permitted, subject to a setback of 200 feet from any residential use.
6
- L- Use permit approval is required if the use is within 100 feet of a residential property line, the
7 establishment conducts business between 10:00 p.m. and 7:00 a.m., and the establishment
serves alcoholic beverages.
- L- Not more than four events during any calendar year for not more than seven consecutive or
8 nonconsecutive days per event.
- L- Not more than four events during any calendar year for not more than two consecutive days
9 per event.
- L- Not more than six events during any calendar year for not more than 14 consecutive or
10 nonconsecutive days per event.
- L- Permitted as a regularly scheduled weekly event not to exceed 45 times a calendar year.
11
- L- The use may be approved, subject to approval of a use permit; provided, that it is accessory to
12 a primary, permitted use, shall not occupy more than 25% of the gross floor area of the tenant
space, shall provide parking as determined by the zoning administrator based on review of the
operational schedule for the use and shall not include on-site child care/day care.
- L- Emergency homeless shelters are permitted “by-right” in the Limited Industrial district (LI)
13 subject to the development standards and regulations noted in Section 18.20.085. However,
once the City’s local need for providing emergency homeless shelters is satisfied (based on
the most current homeless census data), a conditional use permit is required for any additional
beds or emergency homeless shelters. In addition, no emergency homeless shelter is
permitted on the Iron Horse Corridor (the area of the former Southern Pacific right-of-way
owned by Contra Costa County as identified in Record of Survey RS 2330, filed for record on
June 3, 1998 in Book 113 of Land Survey Maps at Page 46, Contra Costa County records).

"

Section 5. A new Section 18.20.085 is added to the Pleasant Hill Municipal Code to read as follows:

“C. Emergency homeless shelter management standards. Each emergency homeless shelter shall comply with the following management standards:

1. Management plan. The operator of an emergency homeless shelter shall be qualified to operate the facility and shall prepare and submit a management plan for the review and approval of the zoning administrator prior to commencement of facility operations that includes the following: adequate security measures to protect shelter residents and surrounding uses; a description of services provided to assist residents with obtaining permanent shelter and income; a description of the screening process for prospective residents to ensure compatibility with services provided at or through the shelter; hours of operation for the facility; provisions to ensure that the area surrounding the facility is maintained free of litter or debris; a program for providing staff training to meet the needs of shelter residents; and a program for providing community outreach regarding the construction and operation of the facility; a description of any support services provided on-site (support services shall be for the on-site residents only and shall be limited to services provided within the building only).
2. Length of stay. No individual or family shall reside in an Emergency Homeless Shelter for more than 180 consecutive days. A minimum of 60 days shall be required between stays. The operator of the emergency homeless shelter shall maintain adequate documentation to demonstrate compliance with this provision.
3. Hours of Operation. An operational Emergency Homeless Shelter shall remain open 24 hours a day, 7 days a week.
4. Proximity to public transit and services. An emergency homeless shelter shall be located near public transportation, supportive services and commercial services to meet the daily needs of shelter residents. If necessary, an emergency homeless shelter shall ensure a means of transportation for shelter residents to travel to and from case management appointments if scheduled off-site.
5. Noise/Nuisances. All activities associated with an emergency homeless shelter shall be conducted entirely within the building. Noise shall be limited so as not to create an adverse impact on surrounding uses. No loudspeakers or amplified sound shall be placed within, or project outside of, the emergency homeless shelter.
6. Off-street parking. An emergency homeless shelter shall comply with all applicable provisions of PHMC Chapter 18.55 (Off-street parking and loading regulations). On-site parking for emergency homeless shelters allowed by-right within the LI zone district shall be a minimum of 1 space per 750 square feet of gross floor area plus 1 space for every 2 employees. In addition, if a facility vehicle is maintained on-site, one additional on-site parking space for this vehicle shall be provided. Parking for emergency homeless shelters in other zone districts shall be as specified by the use permit based on review of the operational characteristics of the proposed use.
7. On-site management. An on-site staff person shall be designated as a neighborhood liaison to respond to, and address, any questions or concerns from surrounding residents regarding facility operations. “Good behavior” and “good neighbor” policies shall be submitted for review and approval of the zoning

administrator prior to commencement of facility operations and shall be implemented and enforced at all times by on-site management. Such policies shall include, but not be limited to prohibition of use or possession of controlled substances by residents; rules concerning the use or possession of alcohol; curfew; prohibition of loitering; and any other provisions necessary to ensure compatibility with surrounding uses. Clients shall be screened for compatibility with shelter resources and for compliance with applicable state and federal laws. Individuals who do not meet the screening criteria shall not be accepted into the facility.

On-site management, including employees, partners, directors, officers or managers shall be screened prior to issuance of certificate of occupancy to confirm that they have no history of a previously failed emergency shelter (or similar facility) due to the fault of the operator, and have not been convicted of any of the following offenses within the prior five years: .

- a. A crime requiring registration under Penal Code section 290;
- b. A violation of Penal Code sections 311.2 and 311.4 through 311.7;
- c. Violation of Penal Code sections 313.1 through 313.5;
- d. Violation of Penal Code section 647, paragraph a, b, or d;
- e. Violation of Penal Code sections 315, 316, or 318;
- f. A felony crime involving the use of force or violence on another; or
- g. The maintenance of a nuisance in connection with the same or similar business operation;

The police department shall also conduct a background investigation on all applicants.

8. On-site security. Security measures shall be sufficient to protect clients and neighbors. On-site security shall be provided during the hours when the emergency homeless shelter is in operation and at all times when clients are present on-site.

In the event that at least five (5) external, verified complaints concerning unlawful activities at the facility have been received over a 30 day period by the Police Department, the facility shall be required to provide additional on-site security staff to the satisfaction of the Chief of Police and the Zoning Administrator.

9. External lighting. The emergency homeless shelter shall provide external lighting in accordance with the requirements contained in PHMC §18.55.140 B. to maintain a safe and secure environment. Exterior lighting shall be shielded and directed towards the ground and away from surrounding properties.

10. City, county and state requirements. An emergency homeless shelter shall obtain and maintain in good standing required licenses, permits, and approvals from city, county and state agencies or departments and demonstrate compliance with applicable building and fire codes. An emergency homeless shelter shall comply with all county and state health and safety requirements for food, medical and other supportive services provided on-site.

11. Number of beds. An individual emergency homeless shelter shall have no more

than 50 beds.

12. Entrance lobby/intake area: The intake area of an emergency homeless shelter shall be a minimum of 100 square feet, located entirely within the building. The entrance to the intake area shall not be located directly facing a public street. Hours of client intake shall be posted. Clients shall not be allowed to form a queue outside the facility.

13. Location: Emergency homeless shelters allowed by-right within the LI zone district shall be located no closer than 300 feet from a school site (serving students from pre-school through 12th grade). There shall be no less than 300 feet between emergency homeless shelters in any zone district.

14. Smoking ordinance: Emergency homeless shelters shall comply with the provisions of PHMC Chapter 9.45 (Smoking Ordinance).

15. Design review: New construction and/or exterior alterations to an existing site or building are subject to administrative design review by the zoning administrator to ensure substantial conformance with the city's design guidelines.

16. Additional requirements. Each emergency homeless shelter shall provide:

- a) Lockers or closets for personal property adequate for the number of clients.
- b) Clothes washing station(s) or machine(s) adequate for the number of clients.

D. Emergency homeless shelter fees. Prior to issuance of a building permit for any emergency homeless shelter, any fees or exactions authorized by law, that are applicable to residential development, and that are determined by the City to be essential to provide necessary public services and facilities for the emergency homeless shelter, shall be paid by the operator of the emergency shelter to the City and/or to other applicable public agencies. In the event that the operation of the facility results in a need for additional police and public safety services or resources to ensure the public health, safety and welfare of the community, the operator may be required to reimburse the City for any documented costs incurred for providing such additional services and/or resources.”

Section 6. Section 18.55.030, Off-street parking and loading spaces required, of the Pleasant Hill Municipal Code is amended to read as follows:

“18.55.030 Off-street parking and loading spaces required.

Off-street parking and loading spaces shall be provided in accord with Schedules 18.55.030A and 18.55.030B. A limit on the number of parking spaces permitted for office uses is established to encourage carpooling and vanpooling, reduce traffic congestion, conserve energy and provide air quality benefits. For off-street loading, Schedule 18.55.030B sets space requirements and standards for different groups of use classifications and sizes of buildings, which correspond with group numbers shown in the “Off-Street Loading Spaces” column in Schedule 18.55.030A. References to spaces per square foot are to be computed on the basis of gross floor area unless otherwise specified, and shall include allocations of shared restroom, halls and lobby area, but shall exclude area for vertical circulation, stairs or elevators.

Where the use is undetermined, and/or if a use requires approval of a conditional use permit, the zoning administrator shall determine the probable use and the number of parking and loading

spaces required, based on the operational characteristics of the proposed use. This may result in more off-street parking spaces being required than specified in Schedule 18.55.030A. In order to make this determination, the zoning administrator may require the submission of survey data or other applicable studies from the applicant or prepared at the applicant's expense.

**SCHEDULE 18.55.030A
OFF-STREET PARKING AND LOADING SPACES REQUIRED**

Use Classification	Off-Street Parking Spaces	Off-Street Loading Spaces: Schedule 18.55.030B Group Number
Residential		
Bed and breakfast	1 per guest bedroom, plus 2 for the primary dwelling unit.	
Congregate care, limited	0.5 per sleeping room.	
Day care, limited	1 per 6 children.	
Emergency homeless shelter	<u>Within the LI zone district, 1 space per 750 sq. ft. of gross floor area plus 1 space for every two employees, and 1 additional space for every facility vehicle. Within other zone districts, parking shall be as specified by use permit.</u>	
Group residential	1 per sleeping room plus 1 per 100 sq. ft. used for assembly purposes or common sleeping areas.	
Multifamily residential	1.5 per studio or 1-bedroom unit of which 1 must be covered or 2 spaces per 2-bedroom or larger unit of which 1 must be covered; plus 1 guest parking space for every 2 units.	
Multifamily senior	1 for each 2.5 units.	
Residential care, limited	1 per 3 beds; plus 1 space for each employee.	
Secondary unit	1 per unit.	
Single-family residential	For new construction, 2 spaces per dwelling unit both of which must be fully enclosed.	
Public and Semipublic		
Clubs and lodges	1 per 100 sq. ft. used for assembly purposes.	3
Congregate care, general	0.5 per sleeping room.	3
Convalescent facility	0.5 per sleeping room.	
Cultural institutions	1 per 300 sq. ft. gross floor area.	3

Day care, general and large family	1 per 6 children; maximum enrollment based on maximum occupancy load.	
Emergency medical care	1 per 200 sq. ft.	
Government offices	1 per 250 sq. ft. floor area.	2
Maintenance and service facilities	1 per 500 sq. ft., plus 1 per 500 sq. ft. of outdoor storage area.	1
Park and recreation facilities	As specified by zoning permit or use permit for private facilities.	
Public safety facilities	As specified by use permit.	3
Offender rehabilitation services	As specified by use permit.	
Religious assembly	1 per 4 fixed seats, or 1 per 50 sq. ft. of seating area if there are no fixed seats.	
Residential care, general	1 per 3 beds; plus additional 1 for each employee.	3
Schools, public or private	1 for each employee; plus 1 for every 100 sq. ft. of classroom.	1
Utilities, major	As specified by use permit.	1
Commercial		
Adult businesses	1 per 250 sq. ft.	1
Ambulance services	1 per 500 sq. ft., plus 2 storage spaces.	1
Animal sales and services:		
Animal boarding or grooming; animal hospital	1 per 400 sq. ft.	1
Animal day care	1 per 400 sq. ft. of indoor space	
Animals, retail sales	1 per 250 sq. ft.	1
Riding academies	As specified by the zoning administrator.	
Artists' studios	1 per 1,000 sq. ft.	1
Automobile maintenance, limited	2 per service bay plus queue for 2 cars per bay.	
Automobile rentals	1 per 400 sq. ft.; plus 2 storage spaces.	1
Automobile service stations	3 per service bay plus 1 per each employee.	
Automobile,	1 per 300 sq. ft., but not to exceed 1 per 250 sq. ft.	2

vehicle/equipment broker		
Automobile, vehicle/equipment repair	4 per service bay or 1 per 225 sq. ft., whichever is greater.	
Automobile, vehicle/equipment sales and rentals	1 per 400 sq. ft.; plus 1 per 500 sq. ft. outdoor display.	1
Automobile, vehicle/equipment wholesaler	1 per 400 sq. ft.	1
Automobile washing	1 per 200 sq. ft. of sales, office, or lounge area; plus queue for 5 cars per washing station.	
Banks and savings and loans:	1 per 200 sq. ft.	2
Drive-up service	Queue space for 5 cars per teller.	
Building materials and services	1 per 400 sq. ft.; plus 1 per 500 sq. ft. of outdoor storage area.	1
Catering services	1 per 400 sq. ft.	1
Commercial recreation and entertainment:		
Bowling alleys	6 per lane.	1
Electronic game centers	1 per 400 sq. ft.	
Skating rinks	1 per 5 fixed seats, or 1 per 35 sq. ft. seating area if there are no fixed seats; plus 1 per 250 sq. ft. floor area not used for seating.	
Tennis and racquetball clubs	4 per court.	1
Other commercial recreation	As specified by the zoning administrator.	
Communications facilities	1 per 500 sq. ft.	2
Eating and drinking	1 per 100 sq. ft. gross area; plus queue space as determined by the zoning administrator for drive-through service.	
For uses with take-out service only	1 per 50 sq. ft. gross area; plus queue space as determined by the zoning administrator for drive-through service.	1
With outdoor seating	No additional spaces for the first 12 seats; 1 additional	

	per 3 seats for more than 12 seats except within the Downtown Specific Plan area where parking requirements for outdoor seating shall be as specified by the zoning administrator or planning commission.	
Equipment and appliance maintenance and repair services	1 per 400 sq. ft.; plus 1 per 500 sq. ft. of outdoor storage area.	1
Fitness studio	1 per 250 sq. ft.	
Food and beverage sales	1 per 250 sq. ft.	1
Funeral and interment services	1 per 50 sq. ft. seating area.	1
Horticulture, limited	1 per 2 acres.	
Hotels	1.2 per guest room plus 1 per 50 sq. ft. banquet seating area.	
Laboratories (general)	1 per 500 sq. ft.	1
Laboratories (medical and dental)	1 per 200 sq. ft.	1
Maintenance services establishments	1 per 500 sq. ft.	1
Motels	1 per guest room plus 2 spaces for guest registration.	
Nurseries	1 per 500 sq. ft. of outside display lathe house area, plus 1 per 250 sq. ft. gross floor area.	
Offices, general	1 per 300 sq. ft. but not to exceed 1 per 250 sq. ft.	2
Offices, medical and dental	1 per 200 sq. ft.	
Pawn shops	1 per 250 sq. ft.	1
Personal improvement services	1 per 250 sq. ft.	
Dance or music studio	1 per 600 sq. ft.	
Personal services	1 per 250 sq. ft.	1
Research and development services	1 per 400 sq. ft.	
Retail sales not listed under another use	1 per 250 sq. ft.	1

classification

Furniture/appliance stores, household equipment store	1 per 400 sq. ft.	1
Shopping centers	1 per 250 sq. ft.	1
Theaters	1 per 4 fixed seats, or 1 per 40 sq. ft. seating area if there are no fixed seats.	1
Vehicle storage facilities	1 per 500 sq. ft. (in addition to parking for the vehicles stored on site as part of this use).	
Travel services	1 per 300 sq. ft.	

Industrial

Fuel storage and distribution	As specified by the use permit.	
Industry, custom and general	1 per 1,000 sq. ft.	
Industry, limited	1 per 750 sq. ft.	
Industry, research and development	1 per 500 sq. ft.	
Wholesale distribution and storage	1 per 800 sq. ft.	1

Section 7. This ordinance is consistent with the following General Plan Goals, Policies and Programs:

- 1) Community Development Policy 2A – Encourage uses needed by the community at appropriate locations;
- 2) Community Development Program 2.1 – Amend the Zoning Ordinance to direct uses desired by the community to specific zoning districts;
- 3) Housing Goal 1 – Maintain a housing supply sufficient to meet the housing needs of all Pleasant Hill residents;
- 4) Housing Goal 2 – Promote diversity in tenure, type, size, location and price to permit a choice of housing for persons of all economic levels;
- 5) Housing Goal 3 – Increase housing opportunities for people of limited incomes;
- 6) Housing Program 4.4 - Amend the Zoning Ordinance to facilitate the provision of emergency shelters, transitional and supportive housing as required by section 65583 of the Government Code (SB 2).

Section 8. This ordinance shall be effective 30 days after its adoption.

Section 9. Within fifteen days after the passage of this ordinance, the City Clerk shall cause it to be posted in the four places designated by resolution of the City Council.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Pleasant Hill held on the 4th day of February, 2013.

ADOPTED and ordered posted at a meeting of the City Council of the City of Pleasant Hill, held on the 4th day of March, 2013, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

MICHAEL G. HARRIS, Mayor

ATTEST:

KIMBERLY LEHMKUHL, City Clerk

APPROVED AS TO FORM:

JANET COLESON, Interim City Attorney

Exhibit C

RESOLUTION NO. 02 - 13

A RESOLUTION OF THE PLANNING COMMISSION, CITY OF PLEASANT HILL,
RECOMMENDING THE CITY COUNCIL ACCEPT THE ANNUAL REPORT OF THE
CURRENT STATUS OF IMPLEMENTATION OF THE HOUSING ELEMENT
AND GENERAL PLAN

WHEREAS, Section 65400 of the California Government Code requires that each planning agency report annually on the progress on the implementation of the General Plan; and

WHEREAS, the annual report has been prepared and submitted for Planning Commission review summarizing the progress that has been made in implementing the General Plan and Housing Element in 2012; and

WHEREAS, this annual report is statutorily exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to the Guidelines for the Implementation of CEQA, Section 15262, Feasibility and Planning Studies.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Pleasant Hill recommends the City Council accept the annual report and direct staff to transmit the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

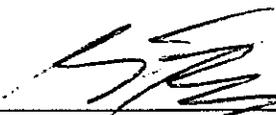
ADOPTED by the Planning Commission, City of Pleasant Hill, on the 19th day of March, 2013.

AYES: Bankert, Bonato, Greenwood, Mascaro, Vavrek, Wallace, Abbott

NOES: None

ABSTAIN: None

ABSENT: None



GREG FUZ, Secretary
Planning Commission

Approved as to form:



JANET COLESON, Interim City Attorney

