

**RESOLUTION NO. 21-2023**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFICA APPROVING THE CITY'S 2022 HOUSING ELEMENT ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE 2015-2023 HOUSING ELEMENT AND THE 2022 GENERAL PLAN ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF OTHER ELEMENTS OF THE GENERAL PLAN; AND DIRECTING THE CITY MANAGER TO TRANSMIT THE REPORTS TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH (OPR)**

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**WHEREAS**, California Government Code section 65400(a)(1) requires that after the legislative body has adopted all or part of a General Plan, an annual report on the status of the General Plan progress and its implementation be prepared to ensure that the General Plan 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; and

**WHEREAS**, California Government Code section 65400(a)(2) also provides that the annual report must also provide the progress in meeting the City's share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Government Code section 65583; and

**WHEREAS**, the housing element portion of the annual report must be prepared through the use of standards, forms, and definitions adopted by the Department of Housing and Community Development and must be filed with the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) annually by April 1<sup>st</sup> of each year; and

**WHEREAS**, the City Council considered the annual reports required by Government Code sections 65400(a)(1) and 65400(a)(2) at a public meeting before the where members of the public were allowed to provide oral testimony and written comments; and

**WHEREAS**, the City has made significant progress in implementing the policies contained in the City's General Plan.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Pacifica as follows:

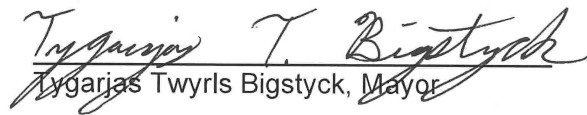
- A. The above recitals are true and correct and material to this Resolution.
- B. The City Council, acting as the planning agency and legislative body in accordance with Government Code sections 65100 and 65400, hereby approves the City's 2022 Housing Element Annual Progress Report regarding progress of implementation of the 2015-2023 Housing Element, attached hereto and hereinafter incorporated as Exhibit A and the 2022 General Plan Annual Progress Report regarding progress of implementation of the other Elements of the General Plan, attached hereto and hereinafter incorporated as Exhibit B.

**BE IT FURTHER RESOLVED**, that the City Manager is hereby directed to transmit the Reports to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) in the form attached hereto as Exhibits A and B, with minor non-substantive revisions that may be approved by the City Attorney.

. . . . .

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Pacifica, California, held on the 27<sup>th</sup> day of February, 2023, by the following vote:

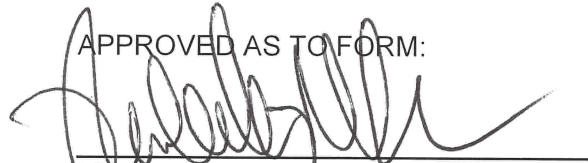
- AYES**, Councilmembers: Beckmeyer, Bier, Bigstycck, Boles, Vatarlaas  
**NOES**, Councilmembers: n/a  
**ABSENT**, Councilmembers: n/a  
**ABSTAIN**, Councilmembers: n/a.

  
Lygarjas Twyrils Bigstycck, Mayor

ATTEST:

  
\_\_\_\_\_  
Sarah Coffey, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Michelle Kenyon, City Attorney

**EXHIBIT A**  
**2022 Housing Element Annual Progress Report (APR)**

Jurisdiction	Pacifica	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table A  
Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Notes		
1					2	3	4	5							6	7	8	9	10		11	12	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*	
Summary Row: Start Data Entry Below								0	0	4	0	5	0	46	55	0	0						
	016-301-060	131 BRIGHTON RD		2022-010	ADU	R	4/7/2022					1		1	2			No	No	N/A	Pending	New ADU at Multi-unit property.	
	023-019-320	243 STERLING AVE		2022-025	ADU	R	8/30/2022					1		1	2			No	No	N/A	Pending	New ADU at SFR property.	
	023-341-080	1693 HIGGINS WAY		2022-005	2 to 4	O	2/14/2022							2	2			No	No	N/A	Pending	SB 9 (Two Residential Units)	
	022-150-490	TBD Ohlone Drive	Lot 5 Harmony at One	2021-019	SFD	O	8/10/2021							1	1			No	No	N/A	Pending	New SFR on undeveloped lot.	
	018-140-640	TBD Coast Highway	Pacifica Highlands	2021-009	SFD	O	4/7/2022			4		3		42	49			No	No	N/A	Pending	49 unit detached SFR and dupli	







# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>		Pacifica	
<b>Reporting Year</b>		2022 (Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
Action Program No. 1: Advertise available grant and loan funding for lower income property owners to rehabilitate substandard housing units.	The City will strive to refer enough residents to ensure two residents will successfully apply for the program each year.	Annually	Advertising is ongoing. The City has observed little interest from residents to apply for housing rehabilitation loans. Additionally, County program staff has indicated that budget reductions have impacted its ability to administer the program, resulting in a lower program capacity to assist Pacifica residents. The City will, however, continue to market the County's rehabilitation program to provide the opportunity to apply to any interested residents.
Action Program No. 2: Reduce potential loss of life and property damage from earthquakes by requiring seismic upgrades (structural strengthening and hazard mitigation) to unsafe buildings, which includes unreinforced-masonry buildings and soft-story buildings (those with ground floors having a lateral stiffness significantly less than that of the stories above).	1) Continue to distribute program literature.  2) Refer five households per year.	1) 12/31/2016: Determine whether development of a mandatory seismic upgrade ordinance and sourcing of sufficient funding to implement upgrades are feasible.  2) 12/31/2017: If feasible, complete enactment of ordinance and implementation of seismic upgrade funding program(s), the impact to single family neighborhoods is reduced. Additional buffering above and beyond the quantitative requirements outlined in the Zoning Code is considered during the design review process.	1) Reported in 2016 APR.  2) The City has not pursued enactment of an ordinance.



<p><b>Action Program No. 3:</b> Develop programs to help preserve the "at risk" units at Casa Pacifica senior housing complex.</p>	<p>Monitor Casa Pacifica Apartments for any indication of intent to cease participation in the Section 8 program. Formulate a comprehensive response with affordable housing partners to any notice of intent to cease Section 8 participation.</p>	<p>12/31/2018: Contacted property owner to inquire about long-term intentions for the site. Due to the length of the current participation agreement (1/31/2015 through 1/31/2020), a single inquiry suffices.</p>	<p>The current participation agreement is valid through 2025 and shall preserve 102 affordable units through 2025.</p>
<p><b>Action Program No. 4:</b> Encourage preservation of the existing mobile home park as an important source of low- and moderate-income housing.</p>	<p>Monitor mobile home park operator's long-term intentions for the site, encouraging maintenance of the mobile home park use. Administer Ordinance No. 550-C.S. if necessary. Unless development of additional mobile home parks occurs during the planning period, the maximum performance related to this policy would be one mobile home park conversion.</p>	<p>12/31/2017 and 12/31/2020: Contact property owner to inquire about long-term intentions for the site.</p>	<p>The mobilehome park operator intends to operate the site on a long-term basis and has resumed leasing units to residents after completing various site upgrades. The mobile home park is still in operation.</p>
<p><b>Action Program No. 5:</b> Ensure proper marketing of housing affordability programs and groups by partner agencies, including the Reverse Annuity Mortgage (RAM) program, Human Investment Project (H.I.P.) Homesharing Program, Lease-Purchase Program, emergency shelters, Project Sentinel, and Center for the Independence of the Disabled.</p>	<p>Pacifica will change the focus of this goal to staff training and encouragement of partner organizations. City staff will train other staff on available housing referral resources, and will contact partner agencies to determine the level of service they are providing to Pacifica residents. The City has no control over the quantity of persons served by the referral programs, but can monitor the level of service being provided to residents.</p>	<p>1) Bi-annually by 12/31 in 2015, 2017, 2019, and 2021: Conduct training of Planning Division, Code Enforcement Division, and Parks, Beaches, and Recreation staff regarding available housing referral programs, services, and agencies. 2) Bi-annually by 12/31 in 2015, 2017, 2019, and 2021: Contact partner agencies to verify whether they continue to make referrals and cross-referrals to other assistance agencies.</p>	<p>Partner agencies, such as Human Investment Project (H.I.P.), continue to market housing affordability programs via the Home Sharing Program where a home provider is matched with a home seeker who pays rent in exchange for performance of household duties for reduced rent. The City shares this information weekly in a weekly e-newsletter sent to residents.</p>
<p><b>Action Program No. 6:</b> Create a reasonable accommodation program and procedures to allow deviations from zoning standards for projects that improve access for persons with disabilities.</p>	<p>Adopt an ordinance by the end of 2016.</p>	<p>12/31/2016: Enact Reasonable Accommodation Ordinance.</p>	<p>COMPLETED  To promote housing opportunities for a person with disabilities, in late 2019 the City established a reasonable accommodation process consistent with Fair Housing Laws in land use, zoning, and building regulations by adopting Ordinance No. 851 in to ensure equal access to housing.</p>

<p><b>Action Program No. 7:</b> Emphasize housing rehabilitation to forestall decline in the housing stock. Utilize government subsidies including Section 8 or other rental assistance programs to enhance owner affordability. Use the Code Enforcement process to refer owners to apply for Community Development Block Grant (CDBG) funds for housing rehabilitation.</p>	<p>Distribute rehabilitation and housing affordability program information to 300 property owners during building code or property maintenance code interactions with City inspectors.</p>	<p>Annually (3-5 referrals)</p>	<p>City staff made no referrals for Section 8 housing services during the reporting period.</p>
<p><b>Action Program No. 8:</b> Establish an incentive program for voluntary housing rehabilitation.</p>	<p>Continue implementation of Complete Streets policies. Condition all development approvals to require improvements to infrastructure and multi-modal connectivity. Pursue funding to implement Phase I of the Palmetto streetscape improvements and planning for subsequent phases.</p>	<p>1) 1/31/2015 through 1/31/2023: Condition 80 projects (10 per year) requiring Complete Streets improvements. 2) 12/31/2018: Secure sufficient funding to initiate Phase I improvements under the Palmetto streetscape improvement plan.</p>	<p>In 2018, the City completed Phase I improvements to Palmetto Avenue, enhancing the neighborhood quality of the 92 housing units in the vicinity of the streetscape improvements.  In 2021, the City completed two major street connections on Monterey Road to Hickey Boulevard closing a gap of about 100 feet; and 1,400 feet along Palmetto Avenue from Westline Drive.</p>
<p><b>Action Program No. 9:</b> Promote Pacific Gas and Electric (PG&amp;E) Company's "Energy Savings Assistance Program."</p>	<p>1) Continue to distribute program literature. 2) Successfully refer 35 households per year.</p>	<p>Annually (32-38 referrals)</p>	<p>City staff maintains and distributes program information on the Planning Department website. The number of referrals is not known as click-through statistics are not available.  The City has not received a report from PG&amp;E regarding the number residents participating in the program.</p>
<p><b>Action Program No. 10:</b> Prioritize in-fill mixed-use and residential development on underutilized sites and vacant sites interspersed with developed areas.</p>	<p>Contact two property owners of identified underutilized sites per year to encourage redevelopment with higher density, mixed-use projects.</p>	<p>Annually</p>	<p>The overwhelming majority of projects receiving planning or building permit approvals in 2022 were infill housing developments (98%).</p>

<p><b>Action Program No. 11:</b> Encourage and facilitate construction of second residential units on properties zoned for single-family residential uses in conformance with existing zoning regulations.</p>	<p>Encourage construction of two second residential units per year, or 16 second units during the planning period. Periodically evaluate the City's second unit zoning regulations and inquire with residents and construction professionals as to the perceived level of difficulty and expense associated with second unit construction. Where perceptions suggest second unit construction is difficult, develop strategies to revise the City's regulations, such as by relaxing second unit parking requirements.</p>	<p>By 12/31 in 2016, 2018, 2020, and 2022: Review and revise, as necessary.</p>	<p>Forty-eight (48) accessory dwelling units (i.e., second residential unit or ADUs) received either a completed entitlement, building permit, or certificate of occupancy during the 2022 reporting period.</p>
<p><b>Action Program No. 12:</b> Amend Second Unit Ordinance to incorporate updates in state law.</p>	<p>Amend Second Unit Ordinance to comply with state law by the end of 2016.</p>	<p>12/31/2016: Enact amendments to Second Unit Ordinance to conform to state law.</p>	<p><b>COMPLETED</b></p> <p>City Council adopted a new ADU ordinance (Ord. No. 825-C.S.) in 2017 to comply with state law.</p> <p>In early 2019, changes made by the California Legislature resulted in City Council adoption of Ordinance No. 841-C.S., which included a repeal and replacement of the City's existing second residential unit standards with current ADU standards in the Pacifica Municipal Code (PMC).</p> <p>Later in December 2019, Planning Commission adopted Resolution 2019-037 recommending City Council approval of additional changes, and in January 2020, the City Council subsequently approved the proposed changes and adopted Ordinance 854-C.S.</p>
<p><b>Action Program No. 13:</b> Amend Density Bonus Ordinance to reflect updates to state law.</p>	<p>Amend Density Bonus Ordinance to comply with state law by the end of 2016.</p>	<p>12/31/2016: Enact amendments to Density Bonus Ordinance to conform to state law.</p>	<p>The City has not pursued enactment of an ordinance.</p>
<p><b>Action Program No. 14:</b> Consider amending the Zoning Ordinance to allow Rooming Houses and Boardinghouses for farmworker housing as a permitted use in the R-3 (Multiple-Family Residential) District.</p>	<p>Consider the zoning amendment and enact amendments if determined desirable and feasible.</p>	<p>1) 12/31/2016: Complete consideration of the amendment.</p> <p>2) 12/31/2017: Enact amendments to Zoning Code, if determined desirable and feasible.</p>	<p>The City has not pursued enactment of an ordinance.</p>
<p><b>Action Program No. 15:</b> Amend A (Agricultural) Zoning District to allow farmworker housing.</p>	<p>Amend A zoning district to comply with state law.</p>	<p>6/30/2016: Enact amendments to Zoning Code.</p>	<p>The City has not pursued enactment of an ordinance.</p>

<p><b>Action Program No. 16:</b> Amend Zoning Ordinance to allow Emergency Shelters, Transitional and Supportive Housing.</p>	<p>Amend the Zoning Code to create new definitions for emergency shelters, transitional housing, and supportive housing. Create new permitted uses for these types of facilities to clarify their treatment by the City. Create development standards for the establishment and ongoing operations of these facilities.</p>	<p>1) 9/30/2015: Develop and discuss at the Planning Commission potential development standards for emergency shelters, transitional housing, and supportive housing.</p> <p>2) 1/31/2016: Amend the Zoning Code to explicitly permit by-right emergency shelters, transitional housing, and supportive housing.</p>	<p>The City has not pursued enactment of an ordinance.</p>
<p><b>Action Program No. 17:</b> The City shall initiate contact with developers from the private and nonprofit sectors interested in development opportunities in the City of Pacifica for rental housing affordable to persons with extremely low, very low, and low incomes.</p>	<p>Begin a bi-annual housing developer roundtable hosted by the City to provide factual information on development sites and the City's development process, as well as to demonstrate a strong City commitment to affordable housing development.</p>	<p>By 12/31 in 2016, 2018, 2020, and 2022: Host developer roundtable.</p>	<p>The City processed a large number of housing project applications in 2022 and did not need to incentivize additional applications by conducting a developer roundtable.</p>
<p><b>Action Program No. 18:</b> Encourage development of housing for all income levels, including lower income individuals, in suitable areas to meet ABAG's projected housing need.</p>	<p>Update available development site inventory annually to encourage development of housing units to satisfy the City's RHNA.</p>	<p>Annually by 12/31: Post updated inventory on City's website.</p>	<p>The development site inventory found in Tables III-1 and III-2 of the Housing Element remained representative of available development sites within Pacifica.</p>

<p><b>Action Program No. 19:</b>  <b>Form a committee to monitor housing trends affecting needs and development, as well as implementation of action programs. Devise strategies to accommodate housing needs that arise during the planning period that the Housing Element does not adequately address.</b></p>	<p><b>Form a committee to assert more active oversight in Housing Element implementation. Review the draft Housing Element Status and Annual Progress Report prior to the public hearing and consideration by City Council.</b></p>	<p><b>1) 8/31/2015: Establish a Housing Element implementation committee.</b></p> <p><b>2) Annually by 6/30: Planning Division staff conducts an internal review of implementation during first-half of year and projected implementation during remaining-half of year.</b></p> <p><b>3) Annually between 1/1 and 2/28: Hold a committee meeting to discuss prior year Housing Element implementation and to review the draft Housing Element Status and Annual Progress Report.</b></p> <p><b>4) Annually between 3/1 and 3/31: Present the Housing Element Status and Annual Progress Report at a City Council public hearing and seek Council approval and transmittal of the Report to</b></p>	<p><b>1) The City did not establish a Housing Element implementation committee.</b></p> <p><b>2) City staff focused efforts on assisting homeowners with obtaining permits to construct ADUs pursuant to Action Program 11 in order to fully implement the City's revised ADU ordinance.</b></p> <p><b>3) N/A - the City did not establish a Housing Element implementation committee.</b></p> <p><b>4) The City will consider the APR at the February 27, 2023 City Council meeting to seek City Council approval and transmittal of the Report by the April 1 deadline.</b></p>
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Jurisdiction	Pacifica	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									





<b>Jurisdiction</b>	Pacifica	
<b>Reporting Period</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

**NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

<b>Jurisdiction</b>	Pacifica
<b>Reporting Period</b>	2022 (Jan. 1 - Dec. 31)

**NOTE: This table is meant to contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

For San Mateo County jurisdictions, please format the APN's as follows:999-999-999

<b>Table H</b>						
<b>Locally Owned Surplus Sites</b>						
<b>Parcel Identifier</b>				<b>Designation</b>	<b>Size</b>	<b>Notes</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>APN</b>	<b>Street Address/Intersection</b>	<b>Existing Use</b>	<b>Number of Units</b>	<b>Surplus Designation</b>	<b>Parcel Size (in acres)</b>	<b>Notes</b>
Summary Row: Start Data Entry Below						





<b>Jurisdiction</b>	Pacifica	
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	22
Moderate	Deed Restricted	0
	Non-Deed Restricted	26
Above Moderate		7
<b>Total Units</b>		<b>55</b>

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	0	0
SFD	1	1	0
2 to 4	0	0	0
5+	0	6	0
ADU	0	48	6
MH	0	0	0
<b>Total</b>	<b>1</b>	<b>55</b>	<b>6</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	55
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

**Units Constructed - SB 35 Streamlining Permits**

Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0



Low	Non-Deed Restricted	22
Moderate	Deed Restricted	0
	Non-Deed Restricted	26
Above Moderate		7
<b>Total Units</b>		<b>55</b>

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		6
<b>Total Units</b>		<b>6</b>



**EXHIBIT B**  
**2022 GENERAL PLAN ANNUAL PROGRESS REPORT (APR)**

## 1. Other General Plan Elements

Staff has also conducted a review of the City's General Plan and prepared the report below outlining notable items related to implementation of elements of the City's General Plan, other than the Housing Element. Past reports have focused on implementation of the 1980 General Plan. However, this annual report is the first to include the 2040 General Plan which was adopted by the City Council in July 2022 to comprehensively update the General Plan (except the Housing Element). Because the 1980 General Plan is no longer in effect, this annual report focuses on implementation of the 2040 General Plan.

### *Economic Sustainability Element*

- *ES-I-1: Town Center. Through a combination of mixed use land use designations/zoning, streetscape improvements such as undergrounding overhead utility lines, targeted public investment, and marketing strategies, promote Palmetto Avenue as a pedestrian-oriented destination with shops and services for residents and visitors alike.*

On August 31, 2022, the City Council adopted the Sharp Park Specific Plan (SPSP). The SPSP emphasizes mixed use land use designations along Palmetto Avenue and elsewhere, calls for streetscape and other public realm improvements, to make Palmetto Avenue a pedestrian-oriented destination with shops and services in a manner consistent with this policy.

- *ES-I-16: "Shop Pacifica" Campaign. Create a "Shop Pacifica" campaign to support local businesses and decrease retail sales leakage.*

City economic development staff created a "Shop Pacifica" campaign that included local gift cards used for purchases at participating businesses located within the City of Pacifica.

- *ES-I-19: Host New Events. Promote regionally recognized events as a means of increasing awareness of Pacifica as a destination and fostering a positive image of the City as a place to visit, reside, and conduct business.*

*Examples of community events that could draw visitors to the city – and take advantage of the City's outdoor amenities – include group hikes, trail races, golf tournaments, surfing competitions, LGBTQ Pride events, a Summer Concert series, as well as city celebrations such as Fog Fest, festivals, and promotional sales.*

City staff supported planning and conduct of two new events in 2022: an LGBTQ pride parade, and Blues & Brews musical performance. Both events drew visitors from outside Pacifica and complimented other annual events in the City including but not limited to Fog Fest and the dog surfing competition.

- *ES-I-28: Opportunity Sites Inventory. Maintain an inventory of available and "ready-to-go" development sites on the City's website, and provide the list to interested developers and/or businesses seeking sites in the City.*

*The inventory of development sites should be updated periodically, depending on the pace of development, and distributed to local developers, realtors, employment recruiters, large commercial bankers, and others involved in economic development.*

The City initiated an economic opportunities study, as part of the Vision 2025 fiscal sustainability strategy, to identify locations in Pacifica that would be suitable for redevelopment to increase vibrancy and tax generation for the City.

### *Community Design Element*

- *CD-I-4: Primary Activity Centers. Create primary activity centers at West Sharp Park, Rockaway Beach, and Linda Mar, and neighborhood centers in Pacific Manor and Park Pacifica (at and around the Park Mall site).*

*The Sharp Park Specific Plan Area will be the City's mixed use core. The Sharp Park Specific Plan will serve as the guide to enhance Palmetto Avenue between Paloma Avenue and Clarendon Road as a vibrant, mixed-use main street, with strong connections to the Ocean. Sharp Park's character will be signaled by higher-intensity buildings along the Highway 1 corridor, including at the Eureka Square site.*

See Economic Sustainability Element Policy No. ES-I-1, above.

- *CD-I-20: Underground Utilities. Continue to require underground utilities in all new development. New developments should include undergrounding existing overhead utilities along each project frontage. Within scenic corridors, place lines underground or located there so they do not break the viewline of a roadway vista. This policy applies Citywide.*

As part of the triennial update process for the California Building Standards Code, the City Council enacted a local amendment to require underground utility installation in all new development. The local amendment addresses utility undergrounding requirements for projects submit to ministerial review only (i.e., those projects not required to undergo a discretionary permit process).

### *Land Use Element*

There was no reportable action on implementation of the Land Use Element.

### *Circulation Element*

- *CI-I-52: Age-Friendly Community. Support mobility programs and improvements that enable mobility for all people, including seniors and people with disabilities.*

The City continued to operate several programs to address mobility for all people, including seniors and people with disabilities:

- A senior shuttle program to bring seniors to the Community Center lunch program during weekdays.
- A Connect a Ride program for seniors to access low-cost taxi rides (supported by the generosity of the late Sirkka Niukkanen).

- A Shopping Assistance for Seniors Homebound (SASH) program that pairs a SASH volunteer with a senior who cannot shop due to limited mobility or lack of transportation.
- A Meals on Wheels program to deliver meals to homebound seniors.

### *Open Space and Community Facilities*

- *OC-I-1: Park Land Dedication or In-Lieu Fees. For new development, continue to require the dedication of land or payment of in-lieu fees to provide park land at a ratio of five acres per 1,000 residents.*

The City Council adopted an update to the in-lieu fees for park land dedication. The fee update increased the amount of fees to ensure fees collected are adequate to acquire park land and construct improvements.

- *OC-I-58: Civic Center. Continue to study the feasibility of developing a new City Hall or Civic Center to provide adequate space for long-term needs and enhance the City's image.*

The City commenced construction on a substantial renovation to the Civic Center at Santa Maria Avenue and Francisco Boulevard. The project would add a new elevator tower to enhance ADA access, restore the exterior to wood siding that matches its original design, and remodel the interior floorplan of the City Hall building. The project would also substantially renovate the interior and exterior of the Planning & Parks, Beaches, and Recreation Building.

The City also conducted an initial analysis of a potential joint project with the Pacifica School District (PSD) to combine corporate yard facilities on PSD property, and relocated PSD offices to City property (potentially including affordable housing development).

- *OC-I-63: Senior and Community Services. Continue to use available funding sources to maintain and enhance the City's Senior Services program, including meal services, transportation, and counseling. In addition, continue to support non-profit service providers in offering other needed community services.*

See Policy No. CI-I-52, above.

### *Conservation Element*

- *CO-I-39: Heritage Trees. Update the Heritage Tree ordinance to improve ease of City administration and clarity for applicants and surrounding residents. Consider a canopy goal for heritage and non-heritage trees as part of the Heritage Tree ordinance update or other updates to the City's tree regulations.*

The City Council enacted a new tree protection ordinance that replaced the former Heritage Tree ordinance. The new ordinance expanded the definition of protected trees and required replanting at a 2:1 ratio for removal of healthy trees, among other updates.

- *CO-I-55. Green Building. Monitor the effectiveness of the California Green Building Code in bringing about energy efficiency in architectural design and building construction.*

As part of the triennial update process for the California Building Standards Code (CBSC), the City Council enacted local amendments to require electric-only building appliances for new construction (i.e., prohibiting natural gas). Limited exceptions apply to certain restaurants only. The local amendments, known as “Reach Codes,” will result in lower carbon emissions by reducing fossil fuel use for building and water heating and cooking. They also would require more electric vehicle (EV) charging stations in new development than the standard CBSC provisions.

### *Safety Element*

- *SA-I-99: Multi-Jurisdictional Approach. Participate in State or regional efforts to develop a clear legislative and regulatory framework to manage the wildland-urban interface, including implementation of the MJ-LHMP.*

City staff monitored ongoing efforts by the Office of the State Fire Marshal to update fire hazard severity zone maps. Draft map updates for the State Responsibility Area have been released for public and agency comment. However, Local Responsibility Area draft map updates have not yet been released and are anticipated no sooner than late 2023.

- *SA-I-115: Code Updates. Update City codes and ordinances dealing with public safety to comply with State law and reflect the latest information on hazards and mitigation strategies.*

The City Council enacted an ordinance to adopt the triennial update to the California Building Standards Code with certain local amendments to address unique issues due to Pacifica’s local topographic, geologic, and climatic conditions. These local amendments included a requirement to underground utilities in new development and to perform expanded geotechnical hazard assessments for potential off-site impacts.

### *Noise Element*

There was no reportable action on implementation of the Noise Element.