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)

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 1st 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 <u>27th</u> day of <u>February</u>, <u>2023</u>, by the following vote:

AYES, Councilmembers: Beckmayer, Bier, Bigstyck, Boles, Vaterlans

NOES, Councilmembers: MA

ABSENT, Councilmembers: n

ABSTAIN, Councilmembers: Ma-

APPROVED AS TONFORM:

Michelle Kenyon, City Attorney

Sarah Coffey, City Clerk

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

	Proje	ct Identifier			Unit Ty	/pes	Date Application Submitted		Р	roposed Uni	its - Afforda	bility by Hou	usehold Inc	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density B Applic		Application Status	Notes
		1			2	3	4				5				6	7	8	9	1	0	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 Deec Restricted	Income Non		Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> t Units by Project	SUBMITTED Pursuant to GC 65913.4(b)?	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?	or concessions reqested pursuant to Government	Please indicate the status of the application.	
Summary Row: Start Data Entry B	elow							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	0	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	0	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	0	4/7/2022			4		3		42	49			No	No	N/A	Pending	49 unit detached SFR and duple

Reporting Year 2022 (Jan. 1 - Dec. 31

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

anning Period 5th Cycle	01/31/2015 - 01/31/2023					.100311	ig Lieiliei	pi	J.1101110							Cens in grey	contain auto-cai	oundbott tofffil																															
			Annual Build	ding Activity F	Report Summa	ıry - New C	Table A2		ermits and	I Completed	Units																																						
	Project Identifier		Unit '	Types			Affordability b	by Househ	nold Incom	ies - Complet	ted Entitlen	ment				Affordabi	lity by House	hold Inco	mes - Build	ing Permits	5				Af	ffordability	y by Housel	iold Incom	mes - Certif	ficates of C	Occupancy	y		s	Streamlini	Infill	Financial A	ssistance	without	g rerm on t Affordab al ty or Dee	ili a	hed/Destro	yed Units		Densi	ity Bonus	3		Notes
	1		2	3					4				5	6				7				8	9				10						12	13	14	15	Restric	ctions	Annietan	Dontrinti	^	20					24		25
Prior APN* Current APN	Street Address Project	Local	Unit Category (SFA,SFD,2 to	Tenure	Very Low-	Very Low Income N	Low-Incom	me Low-I	Income I	Moderate-	Moderate-	Above Moderate	Entitlemen	t # of Units		- Very Low-	Low-	Low-	Moderate-	Moderate Income No	Abovi	e Buildin	g # of Unit	ts Very Low- Income g Deed	Very Low-	Low-	Low-	Modera	erate- Mod- ime Incom	lerate- ne Non	bove Oc derate- o	of occupancy C	# of Units issued Certificates	How many of the units were	Nas Project APPROVED using GC	Infill Units?	Assistance Programs for Each	Deed Restriction Type	For units affordabl without	s Term of le Affordabili or Deed	Number of Demolished/ Destroyed Units	Demolished	Demolished/ Destroyed	Total Density Bonus	Other Incentives	incent s, conces	the Did the ives, project sions receive a	: a	
Prior APN* Current APN	Street Address Project	ct Name* Jurisdiction Tracking ID*	(SFA,SFD,2 to 4,5+,ADU,MH)	R=Renter O=Owner	Restricted	Deed Restricted	Low-Incom Deed Restricted	d Restr	ricted F	Restricted	Deed Restricted	Income	Date Appro	issued Entitlements	s Deed Restricted	Income Non Deed Restricted	Income Deed Restricted	Income Non Deed Restricted	Income Deed Restricted	Deed Restricted	d Incom	te- Permits E	g Issued Building Permits	g Deed s Restricted	Non Deed Restricted	Deed Restricte	Non Dec ed Restricte	d Deed	ed Do icted Rest	eed In	come fe	or other forms of readiness	issued Certificates of Occupancy or other	Low St	SS913.4(b)? (SB 35 Streamlining	Y/N*	t (may select	(may select multiple - see	financial assistanc or deed	Restriction (years) (if affordable	Destroyed Units	Destroyed Units	Owner or Renter	Applied to the Projec (Percentag	Concessio s, Waivers or Other	on , waiv s, and modifie	ives, project receive a reduction waiver of parking	or of	Notes*
mmary Row: Start Data Entry 009-085-430 009-124-200	TBD FARALLON SFD	RESO 2019-01	4 SFD	0	0	0	0	0	0	0		1	4/15/2019	1	0	0	0	22	0	26	7	49/9/2004	55	0	0	0	0	0	0	6	7/6	6 0	0) 0 N	Y		MIIINAIA .	SKEINI/FIXKEI			1		0	INPACEA II			IAIAA BILAADAB	reported in p	or years & activity in 2022
009-124-200 009-143-080 009-272-240	430 MONTEREY RISED - A 432 FREMONT AVE SFD - A 376 MILAGRA DR SFD - A 660 HEATHER CT JADU 483 GLASGOW DR SFD - A	ADU Existi 54719-21 ADU Existi 54514-21	ADU ADU	R R										0							1 1	11/22/2021	1 1							1	4/18	18/2022 0 10/2022 1	0 0	N N	Y Y	,												reported in p	or years & activity in 2022 or years & activity in 2022 or years & activity in 2022
009-303-240 009-334-150	483 GLASGOW DR SED - A	53945-21 ADU Attacl 54412-21 ADU Datas 53546-21	ADU ADU	R R										0							1 1	5/25/2021 9/8/2021 3/11/2021	1								5/2 4/18	27/2022 0 18/2022 0 31/2022 0	0 0	N N	I Y	,												reported in p	or years & activity in 2022 or years & activity in 2022 or years & activity in 2022
009-605-010 016-050-400	412 GLASGOW DR SFD - A 110 PARADISE DR SFD - A 44 SALADA AVE SFD 924 CORONA DR ADU 510 SAN PEDRO New SFI	ADU Detar 54692-21 RESO 2019-03	ADU 3B SFD	R								1	10/7/2019	0							1 1	3/11/2021 11/17/202 5/19/2021 11/19/202	1 1								6/10 7/6/	10/2022 0 8/2022 0	0	N N	i Y													reported in p	or years & activity in 2022 or years & activity in 2022
022-222-090 023-073-200 023-123-100	510 SAN PEDRO New SFI 884 MONTEZUMA SFD - A	53135-20 FD BP 49802-16 ADU Detac 54425-21	SFD ADU	O R										0							1 1	9/6/2018	1								10/1 12/1	90/2022 0 V11/2022 0 V16/2022 0	0	N N	I Y	,												reported in p	or years & activity in 2022 or years & activity in 2022 or years & activity in 2022
023-332-380 023-333-110 023-341-210	884 MONTEZUMA SFD - AI 1419 MADEIRA DR SFD - AI 1484 MADEIRA DR SFD - AI 1667 HIGGINS WA SFD - N	ADU Attacl 54418-21 ADU Detac 53967-21	ADU ADU SED	R R										0							1 1	9/13/2021 9/8/2021 5/27/2021 7/28/2021	1								3/2 2/25	22/2022 0 25/2022 0	0 0	N N	I Y	,												reported in p	or years & activity in 2022 or years & activity in 2022 or years & activity in 2022
023-075-050 (8 ^a 023-013-030	89 889 SAN PEDRO T ADU 277 KENT SFD - D 1300 DANMANN Multi 322 CHANNING WA ADU	BP49946-18rev Demo Exis RESO 2020-00	ADU 7 SFD	R								0	2/26/2018 4/20/2020	0							1 0	10/22/202 5/7/2021 6/23/2022 7/16/2020	0 1 0							1	11/1	/16/2020 1 30/2022 0	0	N N	i Y						1		0					reported in p	or years & activity in 2022 or years & activity in 2022
023-013-010 009-114-150 022-056-080	1300 DANMANN Multi 322 CHANNING W ADU ODDSTAD WAY Lots 4-1: 1016 ESCALERO A ADU	RESO 2020-00 52586-20 12 RESO 2020-01	9 5+ ADU 2 SFD	R R								1	5/4/2020 8/24/2020	0							6										3/18	18/2022 0	0 0	N N	I Y	,												reported in p	or years & activity in 2022 or years & activity in 2022 or years & progress updated in 2022 - plans under review as of 7/29/2)
018-053-050	170 WINONA SFD	52754-20 BP 51242-19	ADU SFD	R O										0							1	8/21/2020 8/13/2019	1									0	0	N N	I Y	,												reported in p	or years & progress updated in 2022 - pending inspections as of 10/26 or years & progress updated in 2022 - pending inspections as of 01/09
022-083-030 022-150-030	407 GATEWAY DR MFD - A 801 FASSLER Duplexe 21 OHLONE CT SFD	ADU 54579-21 les RESO 19-2018 BP 51891-19	5+ ; E 5+ SFD	0	2				2			20	3/19/2018	0 24 1			2	20	2		20	10/12/202 4/28/2021 12/18/201	1 20 24 9 1									0	0 0	N N	I Y	,		INC	Regulatory	Agreement 45								reported in p	or years & progress updated in 2022 - pending inspections as of 02/22 or years & progress updated in 2022 - inspections in progress as of 02 or years & progress updated in 2022 - inspections in progress as of 02
016-304-140 009-036-240 009-183-190	801 FASSLER Duplexe 21 OHLONE CT SFD 389 BUCKINGHAM SFD 381 CORAL RIDGE DR	RESO 19-2018 BP 51891-19 RESO 2019-02 55204-22 56329-22	ADU ADU	R R								1	6/3/2019	0						1	1	4/28/2021 12/18/201 3/5/2021 3/17/2022 12/16/202	1 1 2 1									0	0 0	N N	I Y	;												reported in p	or years & progress updated in 2022 - inspections in progress as of 02
009-200-130 009-255-200	4 HIBBERT CT 104 LORRY LN 243 MILAGRA DR	56329-22 56016-22 55463-22 55426-22	ADU ADU	R R										0						1 1		9/21/2022 5/9/2022 5/9/2022 10/6/2022	1									0	0 0	N N	. Y													new in 2022 new in 2022	
009-271-160	324 MILAGRA DR	56094-22	ADU ADU	R R										0						1 1		5/2/2022 10/6/2022 11/30/202	1 1 2 1									0	0	N N N	Y Y													new in 2022 new in 2022 new in 2022 new in 2022	-
009-555-100	216 EDGEWOOD DR. 216 EDGEWOOD DR. 467, 455, 451 GATEWAY DF 420 LYNBROOK DR 5026 PALMETTO AVE	56295-22 PR 55174-22 55139-22	ADU ADU	R R										0				22		1		11/30/202 3/11/2022 3/8/2022	22									0	0 0	N N	I Y	,			Regulatory	agreement								new in 2022 new in 2022	
009-584-410 016-041-050 016-270-110	140 CARMEL AVE TBD TALBOT	56229-22 55022-22 CC RESO 16-2	ADU ADU	R								1	3/28/2022	0						1		11/10/202 2/14/2022	1 0							1	11/	/16/2022 1 0	0	N N	Y I Y	,												new in 2022 new in 2022 new in 2022	
018-105-060	220 HIAWATHA AVE 5 OHLONE (LOT 3) 1175 BALBOA WAY	55375-22 56103-22 55899-22	ADU SFD	R O								1		0						1	1	4/18/2022 10/10/202 8/24/2022	1 2 1									0	0	N N	ı Y	,					\perp							new in 2022 new in 2022 new in 2022 new in 2022	
022-201-160 022-205-100	1175 BALBOA WAY 668 ARGUELLO BLVD 796 SERENA DD	55899-22 55964-22 55576-22 55395-22	ADU ADU	R R										0						1 1		8/24/2022 9/6/2022 6/9/2022	1									0	0	N N	Y Y													new in 2022 new in 2022	
022-263-080 022-262-270 023-160-050	1175 BALBUA WAY 688 ARGUELLO BLVD 796 SERENA DR 923 CRESPI DR 991 ZAMORA DR 1364 SOLANO DR	55395-22 55395-22 56032-22 56029-22	ADU ADU	R R										0						1 1		9/27/2022	1 1							1	9/9/	9/2022 1	0	N N	I Y	,												new in 2022 new in 2022	
		55068-22	ADU ADU	R R										0						1		9/23/2022 2/22/2022	1							1	12/2	/22/2022 1	0	N N	I Y	,												new in 2022 new in 2022	
023-332-090 023-471-060 023-482-250	1488 LINDA MAR BLVD 1185 MANZANITA DR 1082 BANYAN WAY	55467-22 55670-22 55826-22	ADU ADU	R R										0						1 1		5/10/2022 6/30/2022 8/9/2022	4							1	10/2	/27/2022 1 0	0	N N	I Y	,												new in 2022	
023-493-170	1167 ALICANTE DR 1154 BANYAN WAY	55688-22 55928-22	ADU ADU	R R										0						1		7/1/2022 8/29/2022	1									0	0	N N	I Y	,												new in 2022 new in 2022 new in 2022 new in 2022 new in 2022 new in 2022	
023-582-260	1159 BARCELONA DR 1236 LERIDA WAY	54936-22 56313-22	ADU ADU	R										0						1		1/26/2022 12/5/2022	1							1	4/2	21/2022 1	0	N N	I Y	,												new in 2022 new in 2022	
023-761-140	9 CARLETON PL	56300-22	ADU	R										0						1		12/2/2022	0									0	0	N	ı Y													new in 2022	
016-182-370	2100 PALMETTO Palmetto	to Mixed-U RESO 2019-01	7 2 to 4	0								3	5/6/2019	0									0									0		N	ı	,												reported in p	or years - no activity in 2022
016-011-190 023-603-300	1567 BEACH Beach B 25 POINT REYES ADU	Blvd Town RESO 2019-01 BP 51049-16	6 5+ ADU	O R								7	5/6/2019	7							1	7/2/2019	0									0	0	N N	I Y													reported in p	or years - project denied by California Coastal Commission, City unabl or years - no activity in 2022 - permits ready to be issued as of 10/22/2
023-072-010 023-022-080	505 SAN PEDRO Mixed-us 1335 ADOBE Townho	use RESO 2018-01 omes RESO 2019-00	4 2 to 4 1 2 to 4 7 5+	R								2	3/2/2020 11/5/2018 3/4/2019	2									0									0		N N	I N	,												reported in p	or years - no activity in 2022 - permits ready to be issued as of 03/16/2 or years - no activity in 2022 - permits ready to be issued as of 09/30/2 or years - no activity in 2022 - pending resubmittals as of 08/01/2020
009-037-470 016-022-080	2100 PALMETTO Palmetts 1567 BEACH Beach B 25 POINT REYES ADU 104 BELLA VISTA New SF 505 SAN PEDRO Mixed-un 1335 ADOBE Townho 327 BEAUMONT SFD 184 PALOMA Mixed-un 2105 REACH Beach B	RESO 2019-00 use RESO 2020-01	6 SFD 4 SFA	0								1	3/4/2019 3/4/2019 7/6/2020 2/4/2019	1									0									0		N N	I Y	,												reported in p	or years - no activity in 2022 - pending resubmittals as of 09/30/2020 or years - no activity in 2022 - pending resubmittals as of 12/01/2020 or years - no activity in 2022
023-341-080	1693 HIGGINS SFD	RESO 2019-03	6 SFD	O R								1	12/16/2019	1									0									0		N N	i Y	,												reported in p	or years - no activity in 2022 or years - no activity in 2022
016-400-010 009-037-450	2500 FRANCISCO Mixed-us 2500 FRANCISCO Mixed-us 323 BEAUMONT New SFI 316 SAN PEDRO SFD VISTA MAR Townhot 340 WATERFORD Mixed-us	USE ZA RESO 2020 FD RESO 2020-00	0-1 2 to 4 3 SFD	R								1	2/12/2020 2/18/2020	1									0									0)	N N	I Y													reported in p	or years - no activity in 2022 or years - no activity in 2022
023-018-020 009-381-010 009-058-040	316 SAN PEDRO SFD VISTA MAR Townhor 340 WATERFORD Mixedus	RESO 2020-00 omes RESO 2020-01	7 2 to 4	0 0 R								4	4/20/2020 10/19/2020 11/2/2020	4									0									0		N N	I Y	,												reported in p	or years - no activity in 2022 or years - no activity in 2022 or years - no activity in 2022
009-037-430 023-422-170	VISTA MAR Townhol 340 WATERFORD Mixed-us 300 CORAL RIDGE New SFI 1512 VALDEZ ADU 1165 MANZANITA ADU	FD BP 49113-18 BP 50120-18	SFD ADU	O R										0							1	2/23/2018 11/6/2018	1									0	0	N N	I Y	,												reported in p	or years; permit expired as of 11/29/2022 or years; permit expired as of 02/09/2020
023-461-210 023-640-020	1165 MANZANITA ADU 1120 SHEILA SFD 1340 CRESPI ADU	BP 51330-19 BP 51378-19 BP 51559-13	ADU SFD	R O										0							1	9/3/2019 9/11/2019 10/10/201	1									0	0	N N	I Y													reported in p	or years; permit expired as of 09/03/2020 or years; permit expired as of 10/26/2021
023-182-090 023-064-010 018-074-060	1340 CRESPI ADU 1416 FLORES DR ADU 255 REICHLING AV ADU 333 BRIGHTON RC ADU	52437-20 52605-20 52645-20	ADU ADU	R R										0							1 1	6/3/2020 7/24/2020 8/3/2020	9 1									0	0 0	N N	I Y													reported in p reported in p	or years; permit expired as of 11/07/2022 or years; permit expired as of 06/04/2021 or years; permit expired as of 07/25/2021
022-370-220	333 BRIGHTON RE ADU 710 PRAIRIE CREE ADU 120 BIRCH LN ADU	52645-20 52767-20 52765-20	ADU ADU	R R										0							1	8/3/2020 8/25/2020 8/28/2020	1									0	0	N N	I Y													reported in p	or years; permit expired as of 08/03/2021 or years; permit expired as of 03/30/2022
023-301-030 009-510-030	1683 TOLEDO CT SFD - A 451 FARALLON ADU	ADU Detac 54005-21	ADU ADU	R R										0							1	8/28/2020 6/3/2021	1 0							1	2/8/	8/2019 1	0	N N	Y I Y													reported in p	or years, permit expired as of 08/28/2021 or years, permit expired as of 06/03/2022 or years - finalled
022-351-200	83 KATHLEEN ADU	BP 49619-18 BP 50010-18 BP 49848-18 BP 49339-18	ADU ADU	R R										0									0							1	2/2! 3/20	25/2019 1 20/2019 1	0	N N	I Y	,												reported in p	or years - finalled or years - finalled
022-261-130 022-395-170 009-373-070	424 VISTA MAR ADU 995 SERENA ADU 1250 ODDSTAD ADU 524 INVERNESS ADU	BP 49848-18 BP 49339-18 BP 51264-19	ADU ADU	R R										0							1	8/16/2019	0							1 1	4/1/ 7/30 9/1:	20/2019 1 1/2019 1 30/2019 1 13/2019 1	0	N N	1 Y													reported in p	or years - finalled or years - finalled or years - finalled
009-124-050 016-355-150	478 MONTEREY New SFI 340 CHARING CRC SFD	FD BP 49130-18 BP 48866-18	SFD SFD	0										0							1	3/29/2018								1	10/2	/28/2019 0 /12/2019 1	0	N N	ı Y	,												reported in p	or years - finalled or years - finalled
009-382-160 023-281-230 016-353-050	425 NORFOLK Two-unit 1243 GALVEZ ADU 425 BRIGHTON ADU	BP 47709-17 BP 50766-19 BP 50528-19	2 to 4 ADU	R R										0									0							2	11/3	/15/2019 2 30/2020 1	2	N N	I Y													reported in p	or years - finalled or years - finalled or years - finalled
016-353-050 016-022-040 016-021-300	425 BRIGHTON ADU 134 PALOMA AVE ADU 106 BELLA VISTA Two-farr 40 EASTLAKE ADU	BP 50528-19 B2019-01092 mily dwelli RESO 987	ADU ADU 2 to 4	R O										0							1	12/18/202	0 1 0						_	1 1	3/12 3/12	/15/2019 2 30/2020 1 8/2020 1 12/2020 1 16/2020 1 23/2020 1 5/2020 4	0	N N	Y I Y													reported in p reported in p reported in p	or years - finalled or years - finalled or years - finalled
023-072-110	1535 SAN PEDRO Al Mixed-U	B2019-01092 mily dwelli RESO 987 BP 50367-19 Use BP 49487-18	ADU 2 to 4	R R								4	9/18/2017	0 4							4	7/16/2018	0							1 4	3/2: 6/5/	23/2020 1 5/2020 4	0	N N	ı Y													reported in p	or years - finalled
009-211-100 092-261-180 023-662-050	564 MILLER AVE ADU 311 MILAGRA ADU 1022 GRAND TETO ADU	52274-20 BP 51553-19	ADU	R R										0							1	3/10/2020 5/29/2020	0							1 1	7/3	22/2020 1 31/2020 1 /20/2020 1	0	N N	Y I Y											+		reported in p reported in p	or years - finalled or years - finalled or years - finalled
009-069-210	1022 GRAND TETC ADU 531 INVERNESS Detache 340 FARALLON ADU	ed ADU BP 49836-18 BP 51524-19 BP 51073-19	ADU ADU	R R										0									0							1	10/2	V21/2020 1 V22/2020 1		N N	I Y	,												reported in p	or years - finalled or years - finalled
009-164-050	780 ROCKAWAY B ADU 520 EDGEMAR AVI ADU 652 ALTA VISTA DE ADU	52436-20 52608-20	ADU ADU	R R										0							1	6/3/2020 7/24/2020	1							1	11/	/19/2020 1 /2/2020 0 11/2021 0	0	N N N	ı Y													reported in p	or years - finalled or years - finalled
023-530-430 009-221-120	3 CELIA CT ADU 475 MANOR DR ADU	52902-20 52462-20 52543-20	ADU ADU	R R										0							1	9/28/2020	1								1/13	13/2021 0 11/2021 0	0 0	N N	ı Y	,												reported in p	or years - finalled or years - finalled or years - finalled
000-332-020	251 KAVANAUGH V ADU 314 CHANNING W ADU 250 SUNSHINE DR ADU	52543-20 53218-20	ADU ADU	R R										0							1	7/13/2020	1								2/17 4/2/	17/2021 0 2/2021 0	0	N N	I Y													reported in p	or years - finalled or years - finalled or years - finalled
		53218-20 53167-20 53216-20 52211-20	ADU ADU	R R										0							1 1	12/1/2020 12/7/2020 2/28/2020	1							1	4/19 5/20	19/2021 0 20/2021 0 2/2021 4	0	N N	Y I Y						1							reported in p	or years - finalled or years - finalled or years - finalled
006-152-200 023-022-040	407 FREMONT ADU 1490 GRAND SFD	52211-20 BP 51156-19 RESO 2020-01	3 SFD	R								1	7/6/2020	0							1	2/28/2020 7/26/2019 12/18/202	0 0								6/17	17/2021 0 23/2021 0	0 0	N N	i Y	,												reported in p	or years - finalled or years - finalled
	428 SAN PABLO TESFD 146 PACIFIC AVE ADU	52269-20 52635-20	SFD ADU	R										0							1	3/10/2020 9/15/2020	1								7/21 9/24	27/2021 0 24/2021 0	0	N N	ı Y													reported in p	or years - finalled or years - finalled or years - finalled
016-112-020		BP 51245-19	ADU	R										0		+					1 1	8/14/2019 5/19/2021 10/1/2020	1							1	10/2	v14/2021 0 V20/2021 1	0	N	ı Y	,										+		reported in p	or years - finalled
016-112-020 016-303-070 009-213-080 023-461-180 009-380-090	427 MANOR ADU 1159 MANZANITA (SFD - A 575 INVERNESS DI ADI I	ADU Existi 53931-21 52932-20	ADU	R																																												reported in n	or years - finalled
016-112-020 016-303-070 009-213-080 023-461-180 009-380-090 022-062-110 009-554-130	1438 CRESH DR ADU 1235 LINDA MAR B ADU 1407 FREMONT ADU 1409 GRAND SFD 1408 BACIFIC AVE ADU 1458 SAN PABLO TI SFD 146 PACIFIC AVE ADU 1475 MANZANITA E SFD - A 75 PINNES STREET ADU 1476 FRECREST A SFD - A 1231 REDWOOD W SFD - A 1231 REDWOOD W SFD - A	ADU Existi 53931-21 52932-20 53086-20 ADU Existi 53946-21	ADU ADU ADU	R R										0							1	10/1/2020 11/10/202 5/25/2021 9/2/2021 5/4/2021 4/26/2021	0 1							1	10/2 10/2 10/2	/22/2021 0 /27/2021 0 /27/2021 1 /15/2021 1	0 0	N N	Y Y	,												reported in p	or years - finalled or years - finalled or years finalled or years - finalled or years - finalled

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

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

<u> </u>		0.1/0.1/2010 0.1/0.1/2020												
						Tab	le B							
					Regional	Housing Nee	ds Allocation	Progress						
							ued by Afford							
		1					,	2					3	4
Inc	come Level	RHNA Allocation by Income Level		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	121	-	-	-	-	-	-	-	-	-	-	_	121
Very Low	Non-Deed Restricted	121	-	-	-	-	-	-	-	-	-	-		
	Deed Restricted	- 68	-	-	-	-	-	-	-	2	-	-	44	24
Low	Non-Deed Restricted	00	-	-	-	-	-	-	-	20	22	-		24
	Deed Restricted	70	•	-	•	-	•	-	-	2	-	-	34	36
Moderate	Non-Deed Restricted	10	-	1	1	4	•	-	-	-	26	-	34	30
Above Moderate		154	-	7	12	5	26	14	26	39	7	-	136	18
Total RHNA		413												
Total Units			-	8	13	9	26	14	26	63	55	-	214	199
				Progress toward ex	tremely low-incom	e housing need, a	s determined purs	uant to Governmer	nt Code 65583(a)(1)	•				
		5											6	7
		Extremely low-Income Need		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining
Extremely Low-Inco	ome Units*	61		-	-	-	•	-	-	-	-	-	-	61

Jurisdiction	Pacifica	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Pariod	5th Cycle	04/34/3045 04/34/3033

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Flaming Feriou	Jui Cycle	01/31/2013 - 01/31/2023	1														
								Tabl	e C								
						Sites Identifie	ed or Rezoned to	Accommodate S	Shortfall Housin	g Need and No	Net-Loss Law						
	Project Iden	tifier		Date of Rezone	RHN	IA Shortfall by Hou	usehold Income Cate	gory	Rezone Type				s	ites Description			
	1			2			3		4	5	6	7		8	9	10	11
APN	Street Address	Project Name [⁺]	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate- Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start D	ata Entry Below																
				+													
				1													<u> </u>

Jurisdiction	Pacifica	
Reporting Year	2022	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1	2	3	4
Name of Program	- Objective	Timeframe in H.E	Status of Program Implementation
Action Program No. 1: Advertise available grant	The City will strive to refer enough residents to ensure two residents will	Annually	Advertising is ongoing. The City has observed little interest from residents to apply for housing rehabilitation loans. Additionally, County program staff has
and loan funding for lower income property owners to rehabilitate substandard	successfully apply for the program each year.		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
housing units.			provide the opportunity to apply to any interested residents.
Action Program No. 2: Reduce potential loss of	Continue to distribute program literature.	1) 12/31/2016: Determine whether development of a	1) Reported in 2016 APR.
life and property damage	2) Refer five households per year.	mandatory seismic upgrade ordinance and	2) The City has not pursued enactment of an ordinance.
requiring seismic upgrades (structural		sourcing of sufficient funding to implement	
strengthening and hazard mitigation) to unsafe		upgrades are feasible.	
buildings, which includes unreinforced-masonry		2) 12/31/2017: If feasible, complete enactment of	
buildings and soft-story buildings (those with		ordinance and implementation of seismic	
ground floors having a ateral stiffness		upgrade funding	
significantly less than that		program(s), the impact to single family	
of the stories above).		neighborhoods is reduced. Additional buffering above	
		and beyond the quantitative requirements	
		outlined in the Zoning Code is considered during	
		the design review process.	

Develop programs to help preserve the "at risk" units at Casa Pacifica senior housing complex. Action Program No. 4: Encourage preservation of	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. Monitor mobile home park operator's long-term intentions for the site, encouraging maintenance of the mobile	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. 12/31/2017 and 12/31/2020: Contact property owner to inquire about long-term	
source of low- and	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. Pacifica will change the focus of this	intentions for the site. 1) Bi-annually by 12/31 in	Partner agencies, such as Human Investment Project (H.I.P.), continue to market
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,	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	2015, 2017, 2019, and 2021: Conduct training of Planning Division, Code	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.
Action Program No. 6: Create a reasonable accommodation program and procedures to allow deviations from zoning standards for projects that improve access for persons with disabilities.	Adopt an ordinance by the end of 2016.	12/31/2016: Enact Reasonable Accommodation Ordinance.	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.

Action Program No. 7:	Distribute rehabilitation and housing	Annually (3-5 referrals)	City staff made no referrals for Section 8 housing services during the reporting
_	affordability program information to 300		period.
	property owners during building code or		
decline in the housing	property maintenance code interactions		
stock. Utilize government	with City inspectors.		
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.			
_	Continue implementation of Complete	1) 1/31/2015 through	In 2018, the City completed Phase I improvements to Palmetto Avenue, enhancing
	Streets policies. Condition all	1/31/2023: Condition 80	the neighborhood quality of the 92 housing units in the vicinity of the streetscape
	development approvals to require	1	improvements.
•	improvements to infrastructure and	requiring Complete Streets	
	multi-modal connectivity. Pursue	improvements.	In 2021, the City completed two major street connections on Monterey Road to
	funding to implement Phase I of the		Hickey Boulevard closing a gap of about 100 feet; and 1,400 feet along Palmetto
	Palmetto streetscape improvements and	1 · ·	Avenue from Westline Drive.
	planning for subsequent phases.	sufficient funding to	
		initiate Phase I	
		improvements under the	
		Palmetto streetscape	
Action Drogram No. 0:	4) Continue to distribute was supposed	improvement plan.	City staff maintains and distributes program information on the Blancius
	Continue to distribute program Iiterature.	Annually (32-38 referrals)	City staff maintains and distributes program information on the Planning
	interature.		Department website. The number of referrals is not known as click-through statistics are not available.
Electric (PG&E)	2) Successfully refer 35 households per		Statistics are flut available.
	vear.		The City has not received a report from PG&E regarding the number residents
Program."	Joan.		participating in the program.
	0		
_	Contact two property owners of	Annually	The overwhelming majority of projects receiving planning or building permit
	identified underutilized sites per year to		approvals in 2022 were infill housing developments (98%).
	encourage redevelopment with higher		
-	density, mixed-use projects.		
undamitilizad aitaa aad		1	
underutilized sites and			
underutilized sites and vacant sites interspersed with developed areas.			

Encourage and facilitate construction of second residential units on properties zoned for single family residential uses in conformance with existing	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.	By 12/31 in 2016, 2018, 2020, and 2022: Review and revise, as necessary.	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.
Action Program No. 12: Amend Second Unit Ordinance to incorporate updates in state law.	Amend Second Unit Ordinance to comply with state law by the end of 2016.	12/31/2016: Enact amendments to Second Unit Ordinance to conform to state law.	COMPLETED City Council adopted a new ADU ordinance (Ord. No. 825-C.S.) in 2017 to comply with state law. 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). 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.
Action Program No. 13: Amend Density Bonus Ordinance to reflect updates to state law.	Amend Density Bonus Ordinance to comply with state law by the end of 2016.	12/31/2016: Enact amendments to Density Bonus Ordinance to conform to state law.	The City has not pursued enactment of an ordinance.
Action Program No. 14: 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.	Consider the zoning amendment and enact amendments if determined desirable and feasible.	1) 12/31/2016: Complete consideration of the amendment. 2) 12/31/2017: Enact amendments to Zoning Code, if determined desirable and feasible.	The City has not pursued enactment of an ordinance.
Action Program No. 15: Amend A (Agricultural) Zoning District to allow farmworker housing.	Amend A zoning district to comply with state law.	6/30/2016: Enact amendments to Zoning Code.	The City has not pursued enactment of an ordinance.

Action Program No. 16: Amend Zoning Ordinance to allow Emergency Shelters, Transitional and Supportive Housing.	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.	1) 9/30/2015: Develop and discuss at the Planning Commission potential development standards for emergency shelters, transitional housing, and supportive housing. 2) 1/31/2016: Amend the Zoning Code to explicitly permit by-right emergency shelters, transitional housing, and supportive housing.	The City has not pursued enactment of an ordinance.
The City shall initiate contact with developers from the private and nonprofit sectors	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.	By 12/31 in 2016, 2018, 2020, and 2022: Host developer roundtable.	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.
Encourage development of housing for all income	Update available development site inventory annually to encourage development of housing units to satisfy the City's RHNA.	Annually by 12/31: Post updated inventory on City's website.	The development site inventory found in Tables III-1 and III-2 of the Housing Element remained representative of available development sites within Pacifica.

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

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

			Comr	mercial Developr		le E roved pursuant t	to GC Section 65915.7					
	Project Identifier Units Constructed as Part of Agreement Description of Commercial Development Bonus Development Bonus Date Approved											
		1				2		3	4			
APN	APN Street Address Project Name ⁺ Local Jurisdiction Tracking ID ⁺ Income Low Income Income Income Development Bonus Date Approved											
Summary Row: Star	t Data Entry Below											

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

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 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 units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table F.

Units that Do Not Count Towards RHNA [†] Listed for Informational Purposes Only Activity Type			.	Note - Because the	statutory requir	ve the password tha	it what can be at will enable you	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here:	
	Extremely Low-			Extremely Low-	Very Low- Income ⁺	Low-Income ⁺		https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Ty	Unit Types Affordability by Household Incomes After Conversion				Units credited toward Above Moderate RHNA		Notes			
		1			2	3				4			5		6
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (2 to 4,5+)			Dood Dootricted Dood Dootricted			Total Moderate Income Units Converted from Above Moderate	Date Converted	<u>Notes</u>		
Summary Row: St	art Data Entry Belov	v													
										•					

Jurisdiction	Pacifica	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	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	dentifier											
	,	1		2	3	4							
APN	APN Street Address Project Name ⁺ Local Jurisdiction Tracking ID ⁺		Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site								
Summary Row: Star	t Data Entry Below												

Jurisdiction	Pacifica	
Reporting Period	2022	(Jan. 1 - Dec. 31)

NOTE: This table is meant to contain an invenory 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

For Sair Mateo County Jurisdictions, please format the AFN's as follows.999-999-999												
	Table H											
	Locally Owned Surplus Sites											
Parcel Identifier Designation Size Notes												
1	2	3	4	5	6	7						
APN Street Address/Intersection Existing Use Number of Units Designation Parcel Size (in Acres)												
Summary Row: Start	Summary Row: Start Data Entry Below											

Jurisdiction	Pacifica		NOTE: SB 9 PROJECTS ONLY. This table only
Reporting Period	2022	(Jan. 1 - Dec. 31)	needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.
Planning Pariod	5th Cyclo		Units entitled/permitted/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.

Summary Row: Start Data Entry Below

ANNUAL ELEMENT PROGRESS REPORT

optional field

Cells in grey contain auto-calculation formulas

Housing Element Implementation

illing Periou	Sill Cycle	01/31/2015 - 01/31/2023								
					Table I					
	Uni	ts Constructed F	Pursuant to Gove	rnment Code 65852.	21 and Application	ons for Lot Splits	s Pursuant to Go	vernment Code	66411.7 (SB9)	
Project Identifier Project Type					Date	Unit Constructed			Notes	
1				2	3			4		
APN	Street Address	Project Name [⁺]	Local Jurisdiction Tracking ID ⁺	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes

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

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F) ANNUAL ELEMENT PROGRESS R Housing Element Implementation

ANNUAL ELEMENT PROGRESS REPORT

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

							Table J							
		Student	housing developr	ment for lower income	students for whi	ch was granted a	a density bonus į	pursuant to subp	aragraph (F) of p	paragraph (1) of s	subdivision (b) of	Section 65915		
					Units (Beds/Student Capacity) Granted Density Bonus	Notes								
	,	1		2	3				4				5	6
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes
ary Row: Start	t Data Entry Below												_	
		ſ			ſ		l	1	1	I	1		1	i

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

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

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

Units by Structure Type	Entitled	Permitted	Completed
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
Total	1	55	6

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

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

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

Jurisdiction	Pacifica	
Reporting Year	2022	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount \$ 150,000.00

150,000.00 Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Update	\$54,500.00	\$0.00	In Progress	Other	
Comprehensive Zoning Ordinance Update	\$95,500.00	\$0.00	In Progress	Other	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement 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		1		
Total Units		1		

Building Permits Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Low	Deed Restricted	0	

LOW	Non-Deed Restricted	22
Moderate	Deed Restricted	0
	Non-Deed Restricted	26
Above Moderate		7
Total Units		55

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	
Total Units		6	

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.
- o 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.