RESOLUTION NO. 14-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFICA APPROVING THE CITY'S 2021 HOUSING ELEMENT ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE 2015-2023 HOUSING ELEMENT AND THE 2021 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 2021 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 2021 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 14th day of March 2022.

AYES, Councilmembers: Beckmeyer, Bier, Bigstyck, O'Neill, Vaterlaus.

NOES, Councilmembers: n/a ABSENT, Councilmembers: n/a ABSTAIN, Councilmembers: n/a

Mary Bier (Mar 18, 2022 12:47 PDT)

Mary Bier, Mayor

ATTEST:

Sarah Coffey, City Clerk

APPROVED AS TO FORM:

Michelle Kenyon, City Attorney

EXHIBIT A 2021 Housing Element Annual Progress Report (APR)

Jurisdiction	Pacifica					
Reporting Year	2021	(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

(CCR Title 25 §6202)

Table A

								l	Housing D	evelopme	nt Applica	tions Sub	mitted									
		Project Identifier			Unit Ty	pes	Date Application Submitted		Р	roposed Ur	nits - Afforda	ability by Ho	ousehold Inc	comes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus		Application Status	Notes
		1			2	3	4				5				6	7	8	9	10	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 Deed Restricted		Low-Income Deed Restricted	Low-Income Non Deed Restricted	Income Dee		Moderate-	Total <u>PROPOSED</u> Units by Project	APPROVED	Total <u>DISAPPROVED</u> t Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes ⁺
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	016-304-140	Buckingham Way	Buckingham Way SFR	1/1/2019	SFD		1/15/2019								1	1 '	1	No				i
	023-341-080	1693 Higgins Way	Higgins Way SFR	11/1/2019	SFD		O 4/10/2019	9							1	1	1	No				
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	016-211-210	2205 Palmetto	o 2205 Palmetto Mixed Use Condominium		SFA	(7/16/2019	9							1	1		No	No	N/A		1
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	023-017-230	1343 Livingstor		J 2019-024	ADU	F	R 8/30/2019	9							1	1		No	No	N/A		
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	009-402-270	4009 Palmetto	o Palmetto 4-uni Apartmen		2 to 4	F	R 11/27/2019								4 4	1		No	No	N/A		
	016-400-010	2500 Francisco	o Legalize two apartments	s 2019-035	2 to 4	F	R 12/12/2019	9						1 :	2 2	2		No	No	N/A		
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	009-058-040	340 Waterford			5+		0 1/13/2020			+			+		5	5	1	No				
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											1	1)						

Jurisdiction Pacifica

ANNUAL ELEMENT PROGRESS REPORT

Reporting Year	Cuts in grey contain auto-sisulation formulas								
Table A2	Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units								
Project identifier Unit Types Affordability by Household Incomes - Completed Entitlement	Affordability by Household Incomes - Building Permits Affordability by Household Incomes - Certificates of Occupancy Affordability by Household Incomes - Certificates of Occupancy Affordability by Household Incomes - Certificates of Occupancy Infilia Housing with Financial Assistance and Or Deed Restrictions Assistance or Deed Assistance or Deed Restrictions Certificates of Occupancy Demolished/Destroyed Units Demolished/Destroyed Units Demolished/Destroyed Units								
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Jurisdiction	Pacifica	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Total RHNA

Total Units

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

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

63

159

254

	Table B												
					Regional Hou	using Needs A	Allocation Pro	gress					
					Permitted	Units Issued	by Affordabil	lity					
		1					2		_			3	4
Ind	come Level	RHNA Allocation by Income Level	2015	015 2016 2017 2018 2019 2020 2021 2022 2023							Total Units to Date (all years)	Total Remaining RHNA by Income Level	
	Deed Restricted	121	-	-	-	-	-	-	-	-	-		12
Very Low	Non-Deed Restricted	121	-	-	-	-	-	-	-	ı	-	-	12
	Deed Restricted	68	-	-	-	-	-	-	2		-	- 22	4
Low	Non-Deed Restricted	00	-	-	-	-	-	-	20	-	-	22	46
	Deed Restricted	70	-	-	-	-	-	-	2	-	-	0	62
Moderate	Non-Deed Restricted	70	1	1	4	-	-	-	-	-	-	0	62
Above Moderate		154	7	12	5	26	14	26	39	-	-	129	2

26

14

26

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

8

413

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

13

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Pacifica	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Pariod	5th Cycle	04/24/2045 04/24/2022

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

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

r lanning r eriou	(OCIV Had 20 30202)																
								Tabl									
	Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																
	Project Ider	ntifier		Date of Rezone	RHN	NA Shortfall by Ho	usehold Income Cate	shold Income Category Rezone Type Sites 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	Data Entry Below																
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Pacifica	
Reporting Year	2021	(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 and loan funding for lower	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) 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).	1) Reported in 2016 APR. 2) The City has not pursued enactment of an ordinance.

			·
	any indication of intent to cease participation in the Section 8 program. Formulate a comprehensive response with affordable housing partners to any	12/31/2018: Contact 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 will suffice during the planning period.	The current participation agreement was extended and shall preserve 102 affordable units through 2025.
the existing mobile home park as an important source of low- and moderate-income housing.	No. 550-C.S. if necessary. Unless	12/31/2017 and 12/31/2020: Contact property owner to inquire about long-term intentions for the site.	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.
programs and groups by partner agencies, including the Reverse Annuity Mortgage (RAM) program, Human Investment Project (H.I.P.) Homesharing Program,	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.	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.	Partner agencies such as Human Investment Project (H.I.P.) continues 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.
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.	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.

Action Program No. 7: 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.	Distribute rehabilitation and housing affordability program information to 300 property owners during building code or property maintenance code interactions with City inspectors.	Annually (3-5 referrals)	City staff made one referral for Section 8 housing services during the reporting period.
Action Program No. 8: Establish an incentive program for voluntary housing rehabilitation.	Continue implementation of Complete Streets policies. Condition all development approvals to require	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. Enhance the neighborhood quality of the 92 housing units in the vicinity of the streetscape improvements.	1) The City completed two major street connections in the reporting period on Monterey Road to Hickey Boulevard closing a gap of about 100 feet; and 1,400 feet along Palmetto Avenue from Westline Drive. 2) The City completed Phase I improvements to Palmetto Avenue in 2018.
Action Program No. 9: Promote Pacific Gas and Electric (PG&E) Company's "Energy Savings Assistance	1) Continue to distribute program literature. 2) Successfully refer 35 households per year.	Annually (32-38 referrals)	1) City staff maintains and distributes program information at the Planning Department counter and by promoting the BayREN "Home Energy Advisor" program, accessible online. 2) The City has not received a report from PG&E regarding the number of its residents participating in the program.
Program." Action Program No. 10: Prioritize in-fill mixed-use and residential development on underutilized sites and vacant sites interspersed with developed areas.	Contact two property owners of identified underutilized sites per year to encourage redevelopment with higher density, mixed-use projects.	Annually	The majority of units receiving planning or building permit approvals in 2021 were infill housing developments (68%).

family residential uses in	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 (40) accessory dwelling units (i.e., second residential unit or ADUs) received either a building permit during the 2021 reporting period. The City has observed a significant uptick in interest in accessory dwelling unit construction and in more recent years has received much more building permit applications for such units than earlier reporting periods. The City saw a substantial ADU project in a multi-family apartment complex in 2021. Considering the new state regulations that were enacted in early 2020 and the success of the One-Stop-Shop ADU Program and implementation of the Symbium Building online tool, City staff expects to issue a greater number of building permits for accessory dwelling units in subsequent reporting periods.
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 The City Council adopted a new accessory dwelling unit ordinance (Ord. No. 825-C.S.) in 2017 to amend its regulations governing accessory dwelling units to comply with state law. The City Council made additional ADU ordinance amendments in 2021 to implement changes in state ADU law.
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 selected a Housing Element implementation consultant during 2017. The consultant has identified this action program as an item for near-term implementation.
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 selected a Housing Element implementation consultant during 2017. The consultant is currently working on implementation of other action program items. Upon completion of those action programs, City staff will determine the relative priority of this action program compared to other remaining action programs.
	!	!	-

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	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 selected a Housing Element implementation consultant during 2017. The consultant has developed a draft zoning ordinance to allow emergency shelters, transitional housing, and supportive housing. City staff will schedule the ordinance for public hearings as soon as resources permit.
opportunities in the City of	process, as well as to demonstrate a strong City commitment to affordable	By 12/31 in 2016, 2018, 2020, and 2022: Host developer roundtable.	City staff has participated in additional meetings with representatives of the Pacifica School District to discuss the permitting process for the development of affordable housing for school district employees at the former Oddstad School site. A development application was submitted in the 2020 reporting year to develop the site with workforce housing with 70 proposed units.
Action Program No. 18: Encourage development of housing for all income levels, including lower income individuals, in suitable areas to meet ABAG's projected housing need.	Update available development site inventory annually to encourage	Annually by 12/31: Post updated inventory on City's website.	The development site inventory found in Table III-1 of the Housing Element remains representative of available development sites within Pacifica.

Action Program No. 19: 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. 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.	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	1) The City did not establish a Housing Element implementation committee. However, in collaboration with San Mateo County's Home for All Network, the City hosted two community engagement efforts in Pacifica throughout 2019. These highlighted the community's increasing support to allow ADUs, starting with the Home for All Engagement Program. Between February 2019 through May 2019, the City engaged with the public to introduce factual information about the current housing situation affecting the Bay Area region. The public was asked to identify potential solutions which reflect a community's values. One of the potential housing solutions of greatest interest to those attending the Home for All conversations was the establishment of ADUs. 2) Planning Division staff conducted an internal review of implementation during the first-half of the reporting period and projected likely implementation activities during the remaining half of the reporting period. City staff focused efforts on assisting homeowners with obtaining permits to constructs ADUs pursuant to Action Program 11 in order to fully implement the City's revised ADU ordinance. 3) N/A 4) The City will consider the APR at the March 14, 2022 City Council meeting to seek City Council approval and transmittal of the Report by the April 1 deadline.
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Jurisdiction	Pacifica	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORTHousing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

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

Jurisdiction	Pacifica	
Reporting Period	2021	(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

(CCR Title 25 §6202)

Τа	h	e	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 A2 and not reported in Table F.

Activity Type		Units that Count Towards RHNA * 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			
	Extremely Low- Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS [†]	Extremely Low- Income ⁺	Very Low- Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Code Section 65583.1 ⁺
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Pacifica	
Reporting Period	2021	(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

(CCR Title 25 §6202)

				Table G		
	Locally Owned Lai	nds Included in the I	Housing Element Sit	es Inventory that ha	ve been sold, leased, or otherv	vise disposed of
	Project	ldentifier				
		1		2	3	4
APN	APN Street Address Project Name ⁺ Local Jurisdiction Tracking ID ⁺				Entity to whom the site transferred	Intended Use for Site
Summary Row: Star	t Data Entry Below					

risdiction	Pacifica		Note: "+" indicate an optional field
Reporting Period	2021	(Jan. 1 - Dec. 31)	Cells in grey conta auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

r en earn makes dearney jamearenen, preude rennak are y ar tre de renemenes des									
	Table H								
	Locally Owned Surplus Sites								
	Parcel Identifier	Designation	Size	Notes					
1	2	3	4	5	6	7			
APN Store	Street Address/Intersection	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes				
Summary Row: Start	i Data Entry Below I	I	I	T					

Jurisdiction	Pacifica	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Vorylow	Deed Restricted	0
Very Low	Non-Deed Restricted	0
Low	Deed Restricted	2
	Non-Deed Restricted	20
Moderate	Deed Restricted	2
ivioderate	Non-Deed Restricted	0
Above Moderate		39
Total Units		63

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	0	3	0
2 to 4	0	0	0
5+	0	44	0
ADU	0	16	5
MH	0	0	0
Total	0	63	5

Housing Applications Summary	
Total Housing Applications Submitted:	3
Number of Proposed Units in All Applications Received:	25
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

Cells in grey contain auto-calculation formulas

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 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
VoryLow	Deed Restricted	0
Very Low	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary			
Income Level		Current Year	
VoryLow	Deed Restricted	0	
Very Low	Non-Deed Restricted	0	
Low	Deed Restricted	2	
	Non-Deed Restricted	20	
Moderate	Deed Restricted	2	
Moderate	Non-Deed Restricted	0	
Above Moderate		39	
Total Units		63	

Certificate of Occupancy Issued by Affordability Summary			
Income Level		Current Year	
VoryLow	Deed Restricted	0	
Very Low	Non-Deed Restricted	0	
Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Moderate	Deed Restricted	0	
ivioderate	Non-Deed Restricted	0	
Above Moderate		5	
Total Units		5	

EXHIBIT B 2021 GENERAL PLAN ANNUAL PROGRESS REPORT (APR)

ANNUAL REPORT ON IMPLEMENTATION OF THE CITY OF PACIFICA GENERAL PLAN FOR CALENDAR YEAR 2021

The discussion below is intended to comply with the requirements of Government Code § 65400(a)(2) for reporting on the status of the General Plan and progress in its implementation. Progress on implementation of the Housing Element of the General Plan is included in a separate report in the format required by the California Department of Housing and Community Development.

The City Council provided an opportunity for public comment on the below report and adopted Resolution No. 14-2022 approving the report at a regular meeting open to the public on March 14, 2022.

Circulation Element

Policy No. 2: Encourage residents to use SamTrans.
 Policy No. 7: Encourage SamTrans and other public transportation to provide improved transit and street maintenance of their routes.

City staff has engaged with SamTrans staff as part of the Reimagine SamTrans process to update bus routes to improve the level of service in Pacifica. The City Council also received a presentation from and provided input to SamTrans staff at the City Council meeting on May 10, 2021.

Policy No. 13: Maintain and upgrade local streets.

The City paved 298,000 square yards of local streets in 2021, equivalent to approximately 46.5 football fields. This comprised approximately 11 miles of local streets and 12 percent of the City's local street network.

Policy No. 15: Promote orderly growth in land uses and circulation.

The Planning Commission held more than a dozen public hearings to review development projects and to review General Plan consistency of the City's annual Capital Improvement Program (CIP).

Conservation Element

Policy No. 1: Conserve trees and encourage native forestation.
 Policy No. 3: Protect significant trees of neighborhood or area importance and encourage planting of appropriate trees and vegetation.

The City initiated an update to its Heritage Tree Protection Ordinance and conducted a joint study session with the Planning Commission, Parks, Beaches and Recreation (PB&R) Commission, and Beautification Advisory Committee (BAC) on September 28, 2021.

Policy No. 5: Local year-round creeks and their riparian habitats shall be protected.

The Public Works Department conducted its annual creek maintenance program to remove debris from creeks in Pacifica prior to the rainy season.

Open Space Element

• The City's Open Space and Parkland Advisory Committee met monthly to consider and advise the City Council on matters related to open space areas in Pacifica.

Noise Element

• Policy No. 1: Work with other agencies, airports and jurisdictions to reduce noise levels in Pacifica created by their operations.

City Council representatives participated in the Airport Community Roundtable to engage with the Federal Aviation Administration (FAA) and San Francisco International Airport representatives on airport noise issues affecting the City.

Historic Preservation Element

- Policy No. 1: Conserve historic and cultural sites and structures which define the past and present character of Pacifica.
- Policy No. 2: Consider creative alternatives, which may include uses other than the original use, to protect and preserve historic sites and structures.
- Policy No. 4: Encourage all public agencies to continue and increase their support for local historic sites of County, State and National significance in Pacifica.

The Planning Commission granted a temporary use permit to allow the storage and restoration of Ocean Shore Railroad (OSRR) Car No. 1409, one of the only known remaining railcars from the Ocean Shore Railroad that operated in Pacifica in the early 20th Century.

Community Design Element

Policy No. 5: Require underground utilities in all new development

All developments approved by the Planning Commission included a standard condition of approval to require utilities be installed underground from their point of connection to the development served.

Community Facilities Element

• Policy No. 4: Meet basic social needs of City residents, such as transportation, housing, health, information and referral services, and safety, consistent with financial constraints.

The City's Meals on Wheels program delivered 29,928 meals to program clients. In addition, the Community Center congregate meal (i.e., dine-in) and grab-and-go programs served 49,633 meals to program participants.

Land Use Element

- Policy No. 1: The Pacifica General Plan Map and text shall establish a land use classification for the entire City and its Sphere of Influence.
- Policy No. 2: The Zoning Ordinance shall apply Zoned District status to all land within the City consistent with the General Plan policies.

The City maintained a General Plan that applied a land use designation for the entire City and its Sphere of Influence. The City also maintained a Zoning Ordinance including a zoning map that applied a zoning classification to all land within the City consistent with General Plan policies.

Safety and Seismic Safety Element

 Policy No. 2: Support continuing public awareness of hazards by providing citizens with hazard information, results of studies, emergency procedures and alternatives. When appropriate, buyers shall be notified of geotechnical uncertainties or potential risks and costs.

The City Council adopted an updated Multi-jurisdictional Local Hazard Mitigation Plan (MHLHMP) on November 22, 2021. The MHLHMP identifies potential hazards affecting the City of Pacifica and serves as an informational tool for residents and City staff.

Policy No. 9: Provide and publicize a Citywide emergency communications system.

The Police Department webpage includes information on signing up for the SMC Alert system (www.smcalert.info).

- Policy No. 10: Emphasize fire prevention measures.
 - Policy No. 11: Code enforcement shall be an important City function.
 - Policy No. 12: Encourage commercial and residential code compliance.

The City's code enforcement officer and building official perform investigative and enforcement services in relation to complaints of residential and commercial code violations. In 2021, the code enforcement officer initiated 293 formal code enforcement cases and many other informal contacts with property owners to address code compliance. Additionally, the Fire Department conducts annual inspections of commercial and multi-family residential properties for compliance with applicable Fire Code requirements.

Scenic Highways Element

• There was no reportable action on implementation of the Scenic Highways Element.

For Signature: CORRECTED-ResolutionNo14-2 022_AnnualProgressReports_GeneralPlanImple mentation

Final Audit Report 2022-03-18

Created: 2022-03-17

By: Sarah Coffey (scoffey@pacifica.gov)

Status: Signed

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