



Staff Liaison
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AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

February 19, 2020 at 7:30 p.m.

City Council Chambers, El Cerrito City Hall
10890 San Pablo Avenue
El Cerrito, CA 94530

This Meeting Place is Wheelchair Accessible

7:30 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Leslie Mendez; Vice-Chair Andrea Lucas; Members Brendan Bloom, Greg Crump, Erin Gillett, Carla Hansen and Joy Navarrete
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
The City Council Liaison or City staff may report on matters of general interest to the Planning Commission, Council policies, priorities and significant actions taken by the City Council.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first, remarks on agenda items will be heard at the time the item is discussed.
4. **ADOPTION OF MINUTES**
Approval of the February 6, 2020 meeting minutes.
5. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
This time on the agenda is reserved for Commissioners to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item
6. **GENERAL PLAN ANNUAL PROGRESS REPORT**
As required by Government Code Section 65400 (b), every city must submit an annual progress report to their legislative body, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the implementation status of their General Plan. The annual report must also include discussion on the City's progress in providing its required share of affordable housing pursuant to Government Code Section 65584 and its efforts to remove governmental constraints for the maintenance, improvement and development of affordable housing per Section 65583.c(3) of the California Government Code. The purpose of this item is to review the report for calendar year 2019.
7. **STAFF COMMUNICATIONS**
Informational reports on matters of general interest, presented by City staff.

8. OUTGOING COMMISSIONER RECOGNITION

Consideration of a resolution to thank Commissioner Carla Hansen for her service to the City.

9. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Sean Moss at (510) 215-4330. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).

Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection at City Hall during normal business hours.



THE CITY OF
EL CERRITO
COMMUNITY DEVELOPMENT
DEPARTMENT

Staff Liaison
Sean Moss | 510.215.4330
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MINUTES

SPECIAL MEETING OF THE PLANNING COMMISSION

February 6, 2020 at 7:30 p.m.

City Council Chambers, El Cerrito City Hall
10890 San Pablo Avenue
El Cerrito, CA 94530

This Meeting Place is Wheelchair Accessible

7:30 p.m. CONVENE SPECIAL MEETING

1. **ROLL CALL** – Chair Leslie Mendez; Vice-Chair Andrea Lucas; Members Brendan Bloom, Greg Crump, Erin Gillett, and Joy Navarrete. Commissioner Carla Hansen had an excused absence.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
Nothing was reported.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Alton Chinn addressed the Commission regarding the mixture of units within approved projects.
4. **ADOPTION OF MINUTES**
Moved/Second: Commissioner Bloom/Mendez. **Action:** Passed a motion to adopt the January 15, 2020 meeting minutes. **Ayes:** Commissioners Bloom, Crump, Gillett, Navarrete, Mendez. **Noes:** None. **Abstain:** Lucas
5. **COMMISSIONER COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Nothing was reported.
6. **PUBLIC HEARING: REVISIONS TO ‘GRIFFIN ON SAN PABLO AVENUE’**
Application: PL20-0010
Applicant: Bavak El Cerrito LLC
Location: 11048/11060 San Pablo Avenue
APN: 502-411-021
Zoning: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)
General Plan: Transit-Oriented Mid-Intensity Mixed Use (TOMIMU)
Request: Planning Commission consideration of an extension and amendments to a Tier IV Design Review approval. Modifications include: an increase in the number of units, a decrease in the number of parking spaces, building height, and modifications to the elevations and floorplans.

CEQA: This project has been found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168 and 15182.

Planning Manager Sean Moss presented the staff report and answered questions from the Commission.

The applicant, Paul Van Konynenburg, and the project architect, Brett Bailey, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:
Unidentified speaker

The public hearing was closed.

Moved/Second: Commissioner Bloom/Mendez. **Action:** Passed a motion to approve amendments to and an extension of the Tier IV Design Review approval for 'Griffin on San Pablo Avenue'. **Ayes:** Commissioners Bloom, Crump, Gillett, Navarrete, Lucas, Mendez. **Noes:** None.

7. **PUBLIC HEARING: 10290 SAN PABLO AVENUE TIER IV DESIGN REVIEW**

Application: PL19-0007
Applicant: Toby Long Design
Location: 10290 San Pablo Avenue
APN: 503-394-024 and -026
Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)
Request: Planning Commission consideration of Tier IV Design Review, pursuant to the San Pablo Avenue Specific Plan, for a new 5-story building containing 55 residential units.

CEQA: This project has been found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Sections 15168 and 15182.

Senior Planner Jeff Ballantine presented the staff report and answered questions from the Commission.

The applicant, Toby Long, presented the project and answered questions from the Commission.

The public hearing was opened.

The following speakers addressed the Commission:
Unidentified speaker
Ann Hotta, Lexington Ave
Westley, 640 Kearney St
Donald Queen, 648 Kearney St
Forrest, Kearney St
Steve Goldman, 644 Kearney St
Margrit Cavenecia, 557 Kearney St
Chris Hayamizu, 638 Kearney
Alton Chinn
Unidentified speaker

The public hearing was closed.

Moved/Second: Commissioner Navarrete/Crump. **Action:** Passed a motion to approve Tier IV Design Review for a new 5-story building containing 54 residential units at 10290 San Pablo Ave. **Ayes:** Commissioners Bloom, Crump, Gillett, Navarrete, Lucas, Mendez. **Noes:** None.

8. STAFF COMMUNICATIONS

Planning Manager Sean Moss updated the commission regarding upcoming agenda items, the RFQ for a project at the El Cerrito Plaza BART station, and staffing in the Planning Division.

9. ADJOURNMENT

9:35p.m.

DRAFT



Community Development Department
Planning and Building Division
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PLANNING COMMISSION STAFF REPORT
February 19, 2020

2019 GENERAL PLAN ANNUAL PROGRESS REPORT

DETAILS

Applicant: City of El Cerrito

Location: Citywide

Request: Review of the 2019 General Plan Annual Progress Report.

CEQA: Exempt, General Exemption

EXECUTIVE SUMMARY

Government Code Section 65400 requires that a city must provide an annual General Plan Progress Report to the local legislative body, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). The purpose of the report is to discuss the City's progress in implementing the General Plan, meeting its share of regional housing needs, and removing governmental constraints to the maintenance, improvement and development of housing. The attached report covers calendar year 2019.

Staff recommends that the Planning Commission recommend that the City Council receive the Report and direct staff to file it with the required agencies.



Annual Progress Report on the General Plan 2019

February 2020

City of El Cerrito
Community Development Department
10890 San Pablo Avenue
El Cerrito, CA 94530

INTRODUCTION

As required by Government Code Section 65400 (b), every city must submit an annual progress report to their legislative body, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the implementation status of their General Plan. The annual report must also include discussion on the City's progress in providing its required share of affordable housing pursuant to Government Code Section 65584 and its efforts to remove governmental constraints for the maintenance, improvement and development of affordable housing per Section 65583.c(3) of the California Government Code.

This General Plan Annual Progress Report covers the period from January 1, 2019 to December 31, 2019.

The purpose for the Annual Progress Report is to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and, to provide information regarding local agency progress in meeting its share of regional housing needs.

BACKGROUND

On August 30, 1999, the El Cerrito City Council adopted the City's current General Plan for implementation. The General Plan has nine elements contained within four separate chapters: Community Development and Design, Transportation and Circulation, Public Facilities and Services, Resources and Hazards. The General Plan contains the seven state-required elements which are land use, circulation, housing, conservation, open space, safety and noise. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion.

The General Plan is the City's vision for achieving more balanced residential, commercial, and civic uses within the city. The process of preparing the General Plan took place in 1998 and 1999 as the City embarked on a program to bring its 1975 General Plan up to date so that it could better meet future challenges. The process resulted in the following ten key principles designed to improve the quality of development and the long-term fiscal health of the City so that it can remain an attractive place to live and work:

1. No major changes in land-use patterns are expected to occur.
2. Emphasis will be on quality of development.
3. Incentives, if used, will have clear criteria and limits.
4. Emphasis will be on impacts of development, not on the type of development itself.
5. Increased residential development, where allowed, must be done with care in order to enhance neighborhoods.
6. New development in the San Pablo Avenue Corridor will be encouraged to take place in mixed-use activity centers that may extend up selected perpendicular streets in order to allow a more pedestrian friendly environment.

7. The preservation and enhancement of natural features – trees, creeks, natural open space areas – and historical features will be a high priority for the City.
8. The City should have distinct destination areas, including commercial areas, a civic center and community meeting places.
9. Development should contribute to the fiscal health of the City while minimizing adverse impacts.
10. Access should be improved by balancing automobile use with improved transit, bicycle, and pedestrian opportunities.

The General Plan sets forth the City’s policies regarding the types and locations of future land uses and activities. It describes the desired character and quality of development as well as the process for how development should proceed.

While this General Plan can address many City issues, factors beyond El Cerrito’s control have significant influence over its future land use and development patterns:

- Market forces play an important role in determining what types of uses are economically feasible and, therefore, built.
- Land use and transportation decisions in other cities and counties, and by state and regional agencies, affect El Cerrito.
- Our system of property rights places certain limitations on what cities can do in prescribing future land uses.
- California environmental law requires that we designate land uses in accordance with available infrastructure capacity (streets, sewer, water, natural resources, etc.).

Thus, in creating the current General Plan, El Cerrito went through a process that ascertained the community’s values for future land uses and activities, and balanced these values with market factors, city revenues, environmental constraints, and private property rights.

The El Cerrito General Plan reflects the aspirations and values of El Cerrito’s residents and their elected representatives. The City Council and Planning Commission use the Plan in considering land use and planning-related decisions. City staff uses the Plan on a day-to-day basis to administer and regulate land use and development activity. Citizens can use the Plan to understand the City’s approach to regulating development, protecting resources, and upholding community values.

GENERAL PLAN ADOPTION AND AMENDMENTS

1. Adoption Dates of Mandatory General Plan Elements

General Plan Element	Latest Adoption
Land Use	1999
Circulation	1999
Housing	2015
Open Space	1999
Conservation	1999

Safety	1999
Noise	1999

2. List of General Plan Amendments

- The 2013 Growth Management Element Update.
- 2014 amendments to enable adoption of the San Pablo Avenue Specific Plan, including amendments to Chapter 2: Strategic Approach, Chapter 4: Community Development and Design, and Chapter 5: Transportation and Circulation and amendments to the General Plan land use map.
- The 2015-2023 Housing Element.

GENERAL PLAN UPDATES

Overall General Plan Update

Staff is in the process of identifying funding for a General Plan update.

GENERAL PLAN IMPLEMENTATION

Chapter 4: Community Development and Design

Land Use

Goal LU1: A high-quality residential character within El Cerrito.

The City continued to implement the 2008 Zoning Ordinance and the 2014 San Pablo Avenue Specific Plan, which promote a high-quality of development. In 2019, the City issued 1,325 building permits, took in 1,404 building permit applications and conducted 8,458 building inspections and 327 rental housing inspections. It also reviewed 180 planning entitlements.

Goal LU2: A land use pattern and mix of uses that contribute to the financial health and stability of the community.

The City continued to implement the San Pablo Avenue Specific Plan and processed several land use applications in the Specific Plan area that represented a range of land uses. This included ten Tier I Design Review applications that improved the façades, added signs and generally improved storefronts of many new and existing businesses. In addition, an application for one new multifamily development project was submitted to the City in 2019 for a total of 54 new dwelling units. This project is proposed to be located on a site with two vacant office buildings.

In 2018, the City also obtained grant funding to assist in the preparation of an update to the San Pablo Avenue Specific Plan and the program Environmental Impact Report (EIR) for the Specific Plan. In 2019, the City applied for additional grant funding to cover all of the anticipated expenses for the update to the Specific Plan EIR. These upcoming updates will allow for continued development pursuant to the Specific Plan, building on the plan's success, to date.

Goal LU3: A development pattern that enhances a strong sense of community.

Implementation of the San Pablo Avenue Specific Plan continued to move forward. In 2019, the Design Review Board approved two residential development projects and two mixed use projects within the Specific Plan area for a total of 537 residential units and 6,700 square feet of commercial floor area. Ten of these residential units will be affordable to very-low income households. One of the four projects (11965 San Pablo Ave.) was appealed first to the Planning Commission and then to the City Council and was subsequently approved by both the Planning Commission and the City Council in 2019. The Planning Commission approved another of the four projects in 2019 (10919 San Pablo Ave.) as well as one in 2018 (11048/11060 San Pablo Ave.). The remaining project (11795 San Pablo Ave.) only required Design Review Board approval.

The project at 11048/11060 San Pablo Avenue is expected to add activity to the City's Midtown area with a publicly accessible bike station, a publicly accessible pedestrian path connecting San Pablo Avenue and the Ohlone Greenway, and public open space adjacent to the Ohlone Greenway. All four projects will enhance the sense of place along San Pablo Avenue and add activity to the City's major corridor. These projects will add publicly accessible open space along San Pablo Avenue or pay a fee to allow for the development of new open space and enhancement of existing open spaces. These open spaces will serve as important amenities for the community.

Goal LU4: A safe, attractive, and interesting community

The City continued to implement community policing to promote public safety.

The City's building projects, both large and small were subject to a vigorous review and inspection process.

The City's Arts and Culture Commission continued to promote efforts to support public art in the community.

Goal LU5: A land use pattern and types of development that support alternatives for the movement of people, goods, and ideas.

The City continued implementation of San Pablo Avenue Specific Plan including identifying sources of funding for the Complete Streets component of the Plan which addresses the safety and usability of streets in the plan area. The Transportation Impact Fee (TIF), which was adopted in 2018 (see discussion under Goal GM4) will provide funding for improvements in the Complete Streets chapter of the Specific Plan.

In addition, the City continued to implement the Active Transportation Plan, which promotes transportation modes that are alternatives to the automobile.

Goal LU6: Development patterns that promote energy efficiency, conservation of natural resources, and use of renewable rather than nonrenewable resources.

The City continued to implement the Zoning Ordinance, updated in 2008, and the San Pablo Avenue Specific Plan, adopted in 2014. The Specific Plan puts a focus on more intense development within the Plan area and specifically near the City's two BART

stations. By focusing development near existing public transportation infrastructure, the San Pablo Avenue Specific Plan aims to achieve mode shift, reduce dependence on automobile trips and increasing public transportation, bicycle and pedestrian trips.

The City continued to implement the Climate Action Plan which identifies energy efficiency and efficient development patterns as methods to achieve the City's greenhouse gas reduction targets.

The City continued to implement the California Green Building Standards Code, which encourages energy efficiency and use of renewable resources.

In 2019, the City implemented a property transfer tax and offered a rebate program for qualifying energy and water conservation measures and for seismic upgrades.

Community Design

Goal CD1: A city organized and designed with an overall attractive, positive image and "sense of place."

The City continued to implement the San Pablo Avenue Specific Plan which promotes high-quality development along San Pablo Avenue in order to promote vibrant public spaces and enhance the sense of place. The Specific Plan also requires the provision of (or a fee, in lieu) publicly accessible open space in larger projects. Development of new open spaces along San Pablo Avenue will further enhance the attractiveness and sense of place along the City's primary mixed use corridor.

Goal CD2: A city with attractive, safe, and functional streets, parking areas, and pedestrian walkways.

In 2019, the City continued to implement the El Cerrito Active Transportation Plan. The plan provides a blueprint for continuing the City's investment in improving safety and providing facilities and infrastructure for bicyclists and pedestrians, based on the changing demands and standards as well as the current goals of the City.

The City continued to implement the Urban Greening Plan in 2019. The Plan aims to identify needs, opportunities and strategies for creating a greener, more environmentally sustainable and livable City by enhancing El Cerrito's public places and open spaces.

Goal CD3: A city with attractive landscaping of public and private properties, open space, and public gathering spaces.

The Design Review Board continued to review new landscaping plans on private properties.

The City continued to implement the Urban Greening Plan in 2019. The Plan aims to identify needs, opportunities and strategies for creating a greener, more environmentally sustainable and livable City by enhancing El Cerrito's public places and open spaces.

Goal CD4: Well designed buildings that are compatible with their surroundings.

The City continued to implement the Design Review process pursuant to the Zoning Ordinance and the San Pablo Avenue Specific Plan to ensure that new development is well-designed.

Goal CD5: A design process that achieves design objectives while being efficient and allowing for flexibility.

The City continued to utilize the design review process to achieve the General Plan goals above. Design review in the City of El Cerrito is intended to encourage high-quality design, well-crafted and maintained buildings and landscaping, the use of higher-quality building materials, and attention to the design and execution of building details and amenities in both public and private projects. The San Pablo Avenue Specific Plan's Tier IV Design Review process is intended to provide flexibility for projects that do not comply with all development standards in the Specific Plan.

Goal CD6: An urban form that sustains a vital commercial community to meet the diverse needs of the local and regional population.

The City continued to implement the San Pablo Avenue Specific Plan. It encourages mixed use development including commercial uses in addition to intensified residential uses along San Pablo Avenue. The plan strives to create a range of residential unit types which will provide diverse housing types along the Avenue. The new residents of these units will help support successful commercial businesses along San Pablo Avenue.

Housing

See attachment for Housing Element annual report

Growth Management

Goal GM1: A coordinated regional and sub-regional planning system that provides better service and less congestion for residents of El Cerrito

City staff continued to serve on the West Contra Costa Transportation Advisory Committee (WCCTAC), Technical Advisory Committee and Contra Costa Transportation Authority (CCTA), Technical Coordinating Committee on planning and funding efforts for regional transportation improvements in Contra Costa County. City staff provided input on various planning and design studies for the region including the AC Transit Multimodal Corridor Guidelines study, WCCTAC High-Capacity Transit Study, BART El Cerrito Plaza Station Multimodal Gap Study, and the Contra Costa County Electric Vehicle Readiness Plan. Of note is the update to the West County Subregional Transportation Mitigation Program (STMP), which requires new development to pay its share of the costs of regional transportation improvements. City staff participated in evaluating the 2005/2006 STMP, reviewing West County existing conditions and growth projections, developing criteria for a project list, identifying projects and determining the nexus between the projects and the maximum potential fee that could be charged.

City staff also continued to monitor and coordinate with Caltrans and other agencies on operations of the I-80 Integrated Corridor Mobility Project, a multi-agency effort to ease congestion on Interstate 80 and improve traffic flow on San Pablo Avenue.

In addition, City staff served on the Technical Advisory Committee for the San Pablo Avenue Corridor Study, a regional effort, led by the Alameda County Transportation Commission and including cities and transit agencies in Alameda and Contra Costa counties, to identify multi-modal improvements to facilitate movement of people and goods in the San Pablo Avenue corridor.

Goal GM2: Compliance with applicable level of service standards.

The City, through the CEQA review process, continued to ensure that new development meets the level of service standards in the General Plan and San Pablo Avenue Specific Plan.

The City continued to implement the San Pablo Avenue Specific Plan. The Plan adopted new service standards for streets within the plan area. These service standards are in greater compliance with the City's complete streets goals.

Goal GM3: Timely review of projects that are heavy traffic generators.

All development projects processed by the City are evaluated against and comply with applicable service standards. All applications regardless of traffic generation are processed in a timely fashion.

Goal GM4: Effective community-wide programs to reduce traffic impacts of new projects.

In 2018, City staff developed and the City Council adopted the El Cerrito Transportation Impact Fee (TIF) Program to ensure new development pays its fair share of the transportation improvements needed to accommodate growth in El Cerrito. In 2019, the City collected approximately \$207,000 in fees for the TIF Program. The list of potential capital improvements eligible for funding with the TIF is based on prior planning studies completed to support the City's growth and the impact of that growth on the transportation system, as well as to support the City's Climate Action and Active Transportation goals. The focus of these improvements is to connect El Cerrito residents to employment and activity centers and major transit facilities within the City and in neighboring jurisdictions. These improvements focus on San Pablo Avenue, the City's primary transportation corridor serving all modes. More specifically, the TIF project list is a selection of projects from the following City-Council adopted plans: San Pablo Avenue Specific Plan, Active Transportation Plan and Ohlone Greenway Master Plan.

Goal GM5: An effective system of providing urban services.

The City continued to offer a high-level of services to residents and the City continued to work with other agencies (such as the Stege Sanitary District) to ensure that services are provided effectively.

Chapter 5: Transportation and Circulation

Goal T1: A transportation system that allows safe and efficient travel by a variety of modes and promotes the use of alternatives to the single-occupant vehicle.

In 2019, the City continued implementation of the El Cerrito Active Transportation Plan. The Plan provides a blueprint for continuing the City's investment in improving safety and providing facilities and infrastructure for bicyclists and pedestrians, based on the changing demands and standards as well as the current goals of the City.

The City also continued to implement the San Pablo Avenue Specific Plan, specifically the Complete Streets component to encourage of all modes of transportation and creates opportunities to maximize mode shift away auto use and towards transit use, walking and biking. These efforts included developing designs for projects in several areas of town as described below. In addition, in 2019, City staff have been further evaluating design concepts and conducting community and agency stakeholder (Caltrans, AC Transit, ADA Advisory Working Group, Bike East Bay, and Police and Fire Departments) outreach for San Pablo Avenue Complete Streets for the Midtown section between Potrero Avenue and Lincoln Avenue.

The City completed traffic safety enhancements for the Korematsu Middle School as part of the Phase 1 Safe Route to School Project. The project has improved safety for pedestrians and bicyclists, including students and neighborhood residents. Project elements consisted of the following:

- Installation of crosswalk improvements, including high-visibility striping and signs and red curb markings, at the following intersections: Richmond Street & Donal Avenue; Richmond Street & Gladys Avenue; Norvell Street & Gladys Avenue; Lawrence Street & Gladys Avenue; Lawrence Street & Donal Avenue; Navellier Street & Gladys Avenue; Navellier Street & Potrero Avenue; Norvell Street & Schmidt Lane; and Donal Avenue & Gayle Court.
- Installation of stop signs on Gladys Avenue at Norvell Street (creating an all-way stop) and on Norvell Street at Schmidt Lane (creating a one-way stop).
- Implementation of a portion of the East Side Bicycle Boulevard, including shared roadway pavement markings, signs and three new speed bumps, on Norvell Street between Potrero Avenue and Schmidt Lane and a new speed table on Schmidt Lane west of Norvell Street.

The City also applied for Transportation Development Act, Article 3 funding to implement crosswalk improvements at Carlson Boulevard and San Diego Street which is going to be implemented in 2020.

The City completed the installation of traffic improvements on the 1900 block of Junction Ave between Cutting Blvd. and Knott Ave., and on the 2000 block of Junction Ave. between Hagen Blvd. and Morris Ave. as part of the City's Neighborhood Traffic Management Program (NTMP). The NTMP, adopted by the City Council in 2010, was developed to address resident concerns regarding vehicular speeds and high traffic volumes, and to make a more livable and safer environment for residents, pedestrians, bicyclists and motorists in El Cerrito's residential neighborhoods. These NTMP measures on the blocks of Junction Ave were implemented after a series of neighborhood meetings and input from residents on these two blocks. The measures will reduce vehicle speeds and enhance pedestrian crossings.

City Staff evaluated a large number of traffic requests and also gathered information on existing traffic striping and pavement markings in various areas throughout the City that were worn or damaged and needed to be replaced, and implemented enhanced traffic striping and pavement markings at 22 sites throughout the City in 2019.

Over the last two years, the City replaced damaged and faded street name signs with new street name signs (SNS) with funding from SB 1. The City replaced roadside mounted SNS on arterial and collector streets as well as in response to specific requests received from the public. Street name signs on Richmond Street were replaced in early 2019 and SNS on San Pablo Avenue will be replaced by Spring 2020, as well as spot locations on Arlington Boulevard, Terrace Drive and other streets based on requests. These signs were designed to help residents and visitors find their way while contributing to a sense of place by creating and reinforcing a strong civic identity. The new SNS carries the City of El Cerrito Logo, street name, and block number. These new signs comply with most recent State standards for street name signs and were designed to follow the same colors found on the other signs throughout the City, and the City Signage & Wayfinding Program.

Construction was completed for the Ohlone Greenway BART Station Area Access, Safety and Placemaking Improvements Project in 2019. This Project improves bicycle and pedestrian routes leading to transit, commercial nodes, and housing, and increases safety and accessibility for BART riders and Greenway users.

In May 2019, the City sponsored an “Energizer Station” as part of Bike to Work Day, a regional effort to increase bicycling.

Goal T2: A land use pattern that encourages walking, bicycling, and public transit use.

The City continued to implement the San Pablo Avenue Specific Plan which includes a Complete Streets Plan. It serves to implement contemporary land use planning strategies along transit-corridors. Those strategies include increased heights, lower parking minimums, a flexible approach to mixed-use development, and complete streets guidelines to accommodate all modes of transportation on San Pablo Avenue specifically prioritizing pedestrians and public transit along this corridor.

Goal T3: A transportation system that maintains and improves the livability of the City.

The City continued to implement the San Pablo Avenue Specific Plan which includes a Complete Streets Plan. The Complete Streets Plan includes facilities along San Pablo Avenue that will enhance the usability for pedestrians, transit riders and bicyclists. In 2019, the City approved four projects along San Pablo Avenue which will be required to pay for a fair share of the improvements planned in the Complete Streets Plan.

The City continued to implement the Urban Greening Plan, which identifies strategies for creating a greener, more environmentally sustainable and livable city. Key objectives and strategies include Greener Gateways to reinforce community identity and sense of place that improve and highlight natural elements and Green Streets to continue to invest in making the public right-of-way more sustainable by reducing impervious surfaces, accommodating additional modes of transportation, adding landscaping and creating streets that are safe, comfortable and attractive for everyone.

Goal T4: A minimum amount of land used for parking and minimal parking intrusion in neighborhoods.

The City continued to implement the San Pablo Avenue Specific Plan. The Plan adopted new parking standards for both commercial and residential development. It generally reduced parking requirements within the plan area, while ensuring that adequate parking is provided. Further reductions of parking require preparation of a parking study and may require enhanced transportation demand management. The City continues to require parking studies for projects that seek additional parking reductions.

Additionally, in 2019, the City implemented revised development standards for Accessory Dwelling Units (ADUs) which do not require off-street parking for ADUs. These standards allow for the development of additional housing units without requiring further land in residential areas be used for parking. In 2019, the City's Planning Division received 20 applications for ADUs.

Chapter 6: Public Facilities and Services

Parks, Recreations and Open Space

Goal PR1: Adequate, diverse, and accessible recreational opportunities for all residents – including children, youth, seniors, and others with special needs – in parks, school yards, and open space.

The El Cerrito Parks and Recreation Facilities Plan was approved by the City Council on April 2, 2019. It identified over \$38 million in deferred maintenance and enhancement projects desired by El Cerrito residents. In November 2019, El Cerrito voters approved Measure H to fund parks and recreation facilities improvements pursuant to the Master Plan.

The City raised funds for the City's David Hunter Memorial Scholarship Fund which helps families pay for classes and services for their children through the Recreation Department which they would otherwise not be able to afford.

The City continued to sponsor the popular world One 4th of July Festival at Cerrito Vista Park. The event features programs and activities for diverse audiences.

The City also continued to sponsor various community film events at the Rialto Cinemas Cerrito Theatre and City Hall over the course of 2019.

The City hosted and participated in many environmental events in 2019 as well, including: an East Bay Electrification Expo, Bike to Work Day, a SunShares solar and electric vehicle workshop, the 6th Annual Hillside Natural Area Festival, National Drive Electric Week events, Fix-it Clinics, the City's Annual Earth Day event, and multiple environmental presentations at El Cerrito City Hall. The City also coordinated a first annual environmental art and essay contest for El Cerrito teens.

The City continues to offer a range of programs for seniors at the El Cerrito Midtown Activity Center as well as a range of programs for youth at various City facilities. A new program sponsored by the Adult Programs and Services Division of the Recreation

Department and the Committee on Aging, Storytime for the Ages, is a multi-generational program that brings together older adults to read to young children. The City once again held the Senior Information Day in 2019 to offer a forum for organizations to present and array of services available for older adults. 2019's event saw nearly double the number of participants, around 200, from the previous year with about 30% more organizations represented. The Hana Gardens Senior Center, additional programming space for adults made possible through a partnership with Eden Housing, has begun hosting and array of activities including exercise classes, meetings and community presentations, and workshops.

Goal PR2: High quality open space protected for the benefit of present and future generations, reflecting a variety of important values: ecological, educational, aesthetic, economic and recreational. These values are interwoven throughout the community in numerous ways so that the preservation of open space is very important to the well being of the City.

The City has completed plans for new Wayfinding and Interpretive Signage in the Hillside Natural Area that will be installed in Spring of 2020.

The City completed Phase I of improvements to Centennial Park (formerly Fairmont Park), which made much needed upgrades to the park, improving the park's usability for both active and passive recreation. Over the last few years, the City also rehabilitated pathways at Arlington Park, Castro Park, and Cerrito Vista, painted all the clubhouses, resurfaced multiple tennis courts, and completed a major roof repair at Harding Clubhouse.

The Parks and Recreation Facilities Master Plan's (mentioned in Goal PR1) Goal E is to Improve Natural Areas and identifies a series of policies and actions based on previous City planning efforts and community engagement.

The City continued to implement the Urban Greening Plan. The Hillside Natural Area (HNA) Pilot Project was identified in the Urban Greening Plan and included acquiring the 8-acre Madera property that became part of the HNA open space in 2015, as well as, improving vegetation management, trail rehabilitation, and development throughout.

As described in the Urban Greening Plan, the project provides multiple opportunities to increase service levels including "Connectivity" to improve trail connections between natural areas, schools and other community assets using best practice trail building techniques; "Park Expansion Integration" by integrating the recently-purchased Madera property, investigating opportunities to acquire additional property, and exploring other opportunities for access, recreation and/or conservation easements on adjacent properties; "Natural Amenities" by celebrating and preserving creek corridors, diverse plant and animal communities, forests, and grasslands; "Green Gateways/Trailheads" by creating more welcoming park gateways and trailheads; and "Active Recreation" by enhancing opportunities for active recreation through construction of bicycle trails, parks and other amenities.

The City continued to implement the San Pablo Avenue Specific Plan which requires that new projects greater than 25,000 square feet either provide public open space or contribute funds toward the creation or enhancement of open space. In 2019, the City

approved several projects which both will provide new public open spaces and contribute funds toward the creation and enhancement of open space.

In 2019, the City adopted an expanded Public Tree and Shrub Ordinance, providing greater protections for public trees throughout the community to support the long-term health of the urban forest.

Goal PR3: Public access to open space areas while protecting important habitats.

In 2018, the City completed a project which improved access to the Hillside Natural Area by adding trail entry stairs at one location. In 2019, the City continued design on wayfinding signage for trails within the Hillside Natural Area. The overall goal of the project is to continue to enhance the City's largest open space, which is 102.5 acres in size and a home to small creeks, grasslands and forests. The Hillside Natural Area provides a very large active recreation space for hikers, bikers, and dog walkers who have easy access through several neighborhood entry points and enjoy the quiet oak groves, open fields, and expansive views of the San Francisco Bay. The project will increase visibility, access, and use of the city's existing network of trails, pathways, and stairs within the open space and improve connectivity between identified citywide bicycle and pedestrian routes, key community destinations, and existing trails.

The City also continued to organize and support volunteer work parties, led by the El Cerrito Green Teams, El Cerrito Trail Trekkers, and Friends of Five Creeks, throughout the year to support and enhance habitats and wildlife throughout the City's owned and controlled open spaces. The City also supported several special events that increase public awareness and access to the Hillside Natural Area, including Earth Day and an Annual Hillside Festival each Spring.

Non-Recreational Facilities

Goal CF1: Safe and adequate community facilities that allow the City to offer better services and inspire a sense of community pride.

The City continued to enhance operations at the new Recycling and Environmental Resources Center which was completed in 2012.

The City continued to serve the community from the City Hall facility which was completed in 2009.

Public Services and Infrastructure

Goal PS1: An adequate, comprehensive, coordinated law enforcement system consistent with the needs of the community.

The City continued its deployment of both patrol and specialty police units to address crime trends. These units coordinated their efforts internally, by sharing and collaborating on projects and investigations, and externally, with residents and community groups, to continue to meet the safety needs of the community.

Goal PS2: A community that has minimized the risks to lives and property due to fire hazards.

The City minimized fire hazards by continuing to implement its comprehensive fire hazard reduction program that focuses upon reducing fire hazards in four areas: (1) on City property, (2) on property owned by other agencies (3) large landowners, and (4) on residential property.

The fire hazard abatement program is designed to reduce fire hazards on a large number of private properties during the spring and early summer months. A process of advance notice and hearings for property owners is coupled with a public education program involving the promulgation of standards for vegetation management in residents' yards and vacant lots.

This program seeks to remove weeds, rubbish, litter or other flammable material from private properties where such flammable material endangers the public safety by creating a public nuisance and a fire hazard. Most property owners voluntarily abate these hazards without Fire Department involvement. Ideally, 100% of the property owners would do so. We anticipate that a small number of owners are content to have the City do the work and place the costs on their tax bill.

In 2019, the Fire Department partnered with the Diablo Fire Safe Council and the Hills Emergency Forum to hold three Wildfire Preparedness Classes and to work with local community groups to assist homeowners in removing flammable material from their properties.

Over the past twenty years, the City's annual fire hazard abatement program has been very successful in reducing fire hazards throughout the hill neighborhoods.

Goal PS3: Safe and adequate public infrastructure to serve El Cerrito's residents, now and in the future.

In addition to the projects noted under Goal T1, the City continued implementation of the Street Improvement Program (2019 Patch Paving Project and 2019 Crack sealing Project) funded by Measure A and the Access Modifications (Curb Ramps) Program funded by Measure J. Also, as a result of new transportation funding provided by SB 1 (the Road Repair and Accountability Act), the City launched a new Sidewalk Repair Program to repair tripping hazards throughout the City.

Implementation of the Complete Streets component of the San Pablo Avenue Specific Plan and implementation of the Active Transportation Plan will enhance pedestrian and bicycle safety throughout the City and provide infrastructure which accommodate all modes of transportation. Implementation of these plans will continue to occur as new development occurs and as funding is secured.

Goal PS4: An adequate storm drainage system to serve existing and future planned development

In March 1993, the voters of the City of El Cerrito approved the issuance of \$6.3 million in revenue bonds for the reconstruction of the City's storm drain system. In June 1993, the

City Council adopted Ordinance 93-4, providing for the imposition and collection of Storm Drain Fees to pay the debt service on the revenue bonds. Ordinance 93-4 set the Storm Drain Fee and provided that the fees are collected through the property tax based on amounts specified in an annual Engineer's report. This Engineer's report contains the description of each parcel of real property receiving storm drain services and the amount of the annual fee for each parcel.

The City continued its collaboration with the SF Estuary Partnership to complete design, secure a Caltrans Encroachment Permit, and coordinate with utilities for the San Pablo Avenue Green Stormwater Spine Project. The demonstration Project will retrofit portions of the public right-of-way to install green infrastructure at select sites along San Pablo Avenue within El Cerrito, as well as, Oakland, Emeryville, Berkeley, Albany, Richmond, and San Pablo. Green infrastructure is a landscape-based stormwater treatment approach that uses natural processes to infiltrate, retain, re-use, and filter stormwater runoff to reduce the amount of pollutants that reach local waterways and ultimately the San Francisco Bay.

The City actively participated in the Contra Costa Clean Water Program to implement the National Pollution Discharge Elimination System (NPDES), Municipal Regional Permit Order No. R2-2015-0049 (MRP 2.0) which became effective January 1, 2016. This included taking specific stormwater management actions to control trash litter, 303(d) listed pollutants, other pollutants of concern (POCs), and Total Maximum Daily Load (TMDL) limits. In compliance with the MRP, the City developed a Green Infrastructure Plan, adopted by the City Council in 2019.

The City also continued to develop an update to the City's Storm Drain Master Plan, which was last updated in 1999. The scope considers the green infrastructure requirements and is expected to be adopted in 2020. Moreover, it will identify opportunities to improve the City's Storm Drain system by improving the condition and capacity of the storm sewer network. The City also completed an urgent repair at a location on Contra Costa Drive.

Goal PS5: A system that minimizes the City's generation and disposal of solid waste materials by providing an adequate and integrated waste management program and related facilities to serve existing and future planned development.

In 2012, the City completed construction of a new state-of-the-art Recycling + Environmental Resource Center. In addition to the City's continued curb-side pickup program, the Recycling + Environmental Resource Center (RERC) provides convenient drop-off facilities for a wide array of items. The Center allows the City to expand the range of items accepted for disposal, improving collection options for all constituents and for many residents of surrounding communities. The Center has expanded the items that the City is able to accept, including compact fluorescent light bulbs, Styrofoam, sharps, expired medications, and scrap textiles. The Center has been designed as a facility that will provide maximum flexibility to meet future, changing waste disposal needs. In 2018, the City began to collect household hazardous waste at the Recycling + Environmental Resources Center.

Chapter 7: Resources and Hazards

Natural and Historic Resources

Goal R1: Protected natural resources (important habitat, ecological resources, key visual resources, ridges and ridgelines, creeks and streambanks, steeper slopes, vista points, and major features), and clean air and water.

The City continued to implement the Zoning Ordinance, which contains specific standards aimed at protecting creeks and hillside areas.

In 2019, the City Council adopted Chapter 13.28 of the El Cerrito Municipal Code, the Public Tree and Shrub Ordinance. This primary purpose of this Ordinance is to preserve and protect public trees.

Goal R2: Protected and rehabilitated architectural, historical, cultural, and archaeological resources that are of local, state, or federal significance.

In 2014, the City Council approved the 1715 Elm Street project. As part of the project, the existing house will be relocated on the property and rehabilitated to the Department of the Interior's standards. In 2018, a building permit application was submitted for this project. In 2019, revised plans were submitted for the building permit application and the Development Agreement for the project was extended to allow for the project's implementation.

Hazards

Goal H1: Minimal potential for loss of life, injury, damage to property, economic and social dislocation and unusual public expense due to natural and man-made hazards, including protection from the risk of flood damage, hazards of soil erosion, fire hazards, weak and expansive soils, potentially hazardous soils materials, other hazardous materials, geologic instability, seismic activity, and release of hazardous materials from refineries and chemical plants in West County.

The City continued to oversee the residential rental inspection program.

The City continued implementation of the Unreinforced Masonry (URM) building hazard mitigation ordinance. The City continues to work with property owners to permit retrofit work for URM buildings.

In addition, the California Governor's Office of Emergency Services (Cal OES), through their Hazard Mitigation Grant Program, awarded the City a Soft-Story Retrofit Planning Grant for approximately \$50,000. This funding opportunity will allow the City to identify/inventory at risk buildings and provide data to inform future policy direction in consideration with the needs of the City, its residents and property owners. This program aims to reduce risks to human life, structures and infrastructure in the event of a powerful earthquake.

Goal H2: Government agencies, citizens and businesses are prepared for an effective response and recovery in the event of emergencies or disasters.

The City continued the very popular Community Emergency Response Team (CERT) program. The program teaches neighbors to help themselves and help each other. Through CERT, citizens receive hands-on training in Disaster First Aid, Disaster Preparedness, Basic Firefighting, Light Search and Rescue, Damage Assessment, and How to Turn Off Utilities.

The City has also continued internal National Incident Management System (NIMS) and the Incident Command System (ICS) training for City staff. Through the training, staff members directly involved in managing an emergency will understand command reporting structures, common terminology, and roles and responsibilities inherent in a response operation.

Goal H3: New development complies with the noise standards established in the General Plan, all new noise sources are within acceptable standards, and existing objectionable noise sources are reduced or eliminated.

All new development is evaluated under CEQA using the noise standards currently in the General Plan. These noise standards were incorporated into updated Zoning Ordinance in 2008 as performance standards required of all development.

CONCLUSION

To date, staff believes the City has continued to faithfully implement the City's 1999 General Plan as the actions, plans, programs and projects documented in this report represent the City's commitment to achieve the goals and objectives set forth in the elements of the El Cerrito General Plan.

ATTACHMENTS:

1. HCD - Housing Element Annual Report

Jurisdiction	El Cerrito	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
1					2	3	4	5							6	7	8	9	10	
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	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes ⁺	
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	16	16	16	0	0	
	503510006	707 COLUSA AVE			ADU	R	4/8/2019							1	1	1	0	No		
	505361026	1120 JAMES PL			ADU	R	4/15/2019							1	1	1	0	No		
	501070001	2331 MIRA VISTA DR			ADU	R	4/26/2019							1	1	1	0	No		
	504111026	438 EVERETT ST			ADU	R	8/29/2019							1	1	1	0	No		
	503330031	762 COLUSA AVE			ADU	R	4/16/2019							1	1	1	0	No		
	503244009	821 RICHMOND ST			ADU	R	4/16/2019							1	1	1	0	No		
	503244010	817 RICHMOND ST			ADU	R	7/8/2019							1	1	1	0	No		
	509080005	6250 CYPRESS AVE			ADU	R	4/26/2019							1	1	1	0	No		
	504101016	7105 FAIRMOUNT AVE			ADU	R	9/5/2019							1	1	1	0	No		
	502113018	6515 BLAKE ST			ADU	R	1/14/2019							1	1	1	0	No		
	504231027	213 POMONA AVE			ADU	R	2/1/2019							1	1	1	0	No		
	503330025	730 COLUSA AVE			ADU	R	3/7/2019							1	1	1	0	No		
	504231009	311 POMONA AVE			ADU	R	6/6/2019							1	1	1	0	No		
	573040027	1477 RIFLE RANGE RD			ADU	R	6/25/2019							1	1	1	0	No		
	502040006	1911 JUNCTION AVE			ADU	R	7/9/2019							1	1	1	0	No		
	505182002	1373 CONTRA COSTA DR			ADU	R	8/15/2019							1	1	1	0	No		
														0	0	0				
														0	0	0				
														0	0	0				
														0	0	0				
														0	0	0				

Jurisdiction	El Cerrito	
Reporting Year	2019	(Jan. 1 - Dec. 31)

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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

Table B

Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2									3	4
Income 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
Very Low	Deed Restricted	100			62							62	38
	Non-Deed Restricted												
Low	Deed Restricted	63	6									6	57
	Non-Deed Restricted												
Moderate	Deed Restricted	69	13									13	56
	Non-Deed Restricted												
Above Moderate		166	120	9	12	18	136					295	
Total RHNA		398											
Total Units			139	9	74	18	136					376	151

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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Jurisdiction
Reporting Year

El Cerrito
2019
(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 Name of Program	2 Objective	3 Timeframe in H.E element.	4 Status of Program Implementation
Program 1.1	Continue to implement the Residential Rental Inspection Program	Ongoing	The Residential Rental Inspection Program (RRIP) continued in 2019. 208 initial RRIP inspections and 116 reinspections were conducted in 2019.
Program 1.2	Continue to investigate complaints and take action about rental housing code violations	Ongoing	The City continued investigations in 2019.
Program 1.3	Continue to encourage the rehabilitation of existing housing units by providing program information	Ongoing	Information available to the public at the front counter
Program 1.4	Evaluate displacement, as appropriate in studies of regional housing needs and displacement	2016, then Annual	In 2018, the City Council adopted an Affordable Housing Strategy which identified tactics to address displacement and ranked the priority for such actions. Subsequently, the City Council adopted a Rent Registry Ordinance in May 2019. The ordinance establishes an annual reporting requirement for property owners to submit rental data into a City database about rentals during the annual business license renewal process.
Program 1.5	Continue to regularly monitor assisted housing units to help preserve existing stock of affordable housing	Annual	The City continues to work with other regulatory agencies to monitor assisted housing units.
Program 1.6	Vet and consider adopting a Good Cause for Eviction Ordinance	2016	The City Council adopted a Just Cause for Eviction Ordinance on May 21, 2019. However, in June 2019 a referendum petition was filed related to the ordinance and it contained the required valid voter signatures, as defined by the CA Elections Code. On July 31, 2019 the City Council passed a motion to repeal the ordinance and assign the Just Cause for Eviction policy to the newly formed (July 2019) Tenant Protections Task Force.
Program 1.7	Annual review of the City Capital Improvements Program (CIP)	Annual	The CIP Program was reviewed in 2019.
Program 1.8	Consider enacting additional incentive programs and requirements to encourage retrofitting of seismically unsafe buildings, such as soft-story buildings.	2017	In December 2019, the City was awarded a Hazard Mitigation Grant (\$66,015) from the CA Governor's Office of Emergency Management to identify/inventory soft-story multi-family residential units.
Program 2.1	Conduct an annual evaluation of the City's inventory of available sites	Ongoing	The City received grant funding to update the San Pablo Avenue Specific Plan which will include an amendment to the EIR and an analysis of opportunity sites.
Program 2.2	Promote development of mixed-use and high-density residential housing in development nodes of the city	Ongoing	Allowed for by San Pablo Ave Specific Plan
Program 2.3	Continue to fast track processing for second units meeting established City standards	Ongoing	In 2019, the State adopted and the City continues to implement new standards for Accessory Dwelling Units to further streamline this process.
Program 2.4	During the annual Master Fee Schedule revision, evaluate development fees.	Annual	Fees were updated with Master Fee Schedule as part of 2019 budget.
Program 2.5	Streamline the application process by continuing to offer interdepartmental team meetings for applicants	Ongoing	The City continues to conduct several such meetings in the reporting period
Program 2.6	Assist developers in obtaining state and federal funding available to develop affordable housing	Ongoing	On September 19, 2019, the City Council authorized staff to enter into a Pre-Development Loan Agreement with BRIDGE Housing for \$350,000 to assist and support the development of 67 affordable units in the Mayfair project.
Program 2.7	Look for opportunities with non-profits and other agencies to expand supply of affordable housing	Ongoing	The City continues to explore programs - with the County, CDFIs, non-profit developers, etc. - for preserving existing affordable units as well as purchasing existing multi-family building(s) and converting them to affordable units.
Program 2.8	Study the feasibility of an inclusionary housing ordinance	2016	The City adopted an inclusionary housing ordinance in 2018 and staff is currently implementing it.
Program 2.9	Investigate potential local financing sources that could be used to develop affordable housing	2016	The City is working with County stakeholders to assess the opportunity for a Countywide affordable housing bond on the November 2020.
Program 2.10	Use existing zoning regulations to allow innovative approaches to increasing affordable housing.	Ongoing	The San Pablo Avenue Specific Plan's Tier IV Design Review process can provide flexibility to projects to implement innovative approaches.
Program 2.11	Pursue funding for infrastructure improvements to accommodate future transit-oriented development	Ongoing	The City coordinated with the Stege Sanitary District to develop a fee program to fund sewer improvements necessary to support future development.
Program 3.1	Pursue funding for special needs housing	Ongoing	Ongoing
Program 3.2	Continue to fast track inspection processes for large family and special needs housing.	Ongoing	The City contracted with additional inspectors to provide needed inspections in a timely manner.
Program 3.3	Continue to encourage and support development of senior housing	Ongoing	Ongoing
Program 3.4	Participate in the biannual homeless census count	Ongoing	Ongoing
Program 3.5	Continue to coordinate with the County and cities to develop the Five-Year Consolidated Plan to address housing and social services	2015, 2020	The City continues to participate in the Five-Year Consolidated Plan.
Program 3.6	Implement reasonable accommodation procedures to provide a streamlined permit review process continue to.	Ongoing	Ongoing
Program 3.7	Encourage development of housing for persons with disabilities, including developmental disabilities	Annual	Ongoing
Program 3.8	Implement an outreach program informing residents of the housing and services available for persons with developmental disabilities	Annual	Ongoing
Program 4.1	Continue to provide non-discrimination clauses in rental agreements and deed restrictions	Ongoing	Ongoing
Program 4.2	Continue the City's participation in the Contra Costa Urban County CDBG Consortium	Ongoing	Ongoing
Program 5.1	Consider ways incentivize energy efficiency, clean energy, and water conservation improvements through building permit fees	2016-17	The City crated a streamline permit process for electrical vehicle chargers.
Program 5.2	Continue to develop partnerships for energy and water efficiency technical assistance and incentives	Ongoing	The City adheres to the the CA Green, Energy and Plumbing Codes.
Program 5.3	Continue to encourage resident participation in energy and water efficiency programs	Ongoing	Ongoing
Program 5.4	Apply for appropriate grants for marketing, outreach, and incentive programs dedicated to energy and water efficiency	Ongoing	Ongoing
Program 5.5	Adopt residential PACE financing if it becomes available in California	2016	Completed
Program 5.6	Encourage home energy performance reports at time of sale	Ongoing	The City's transfer tax includes a rebate to property owners who make energy efficiency and water conservation improvements.

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

Table E									
Commercial Development Bonus Approved pursuant 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: Start Data Entry Below									

Jurisdiction	El Cerrito	
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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)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				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)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

