



# AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING  
Meeting Date: March 15, 2022

Agenda Item 6E

**Approvals:**

City Manager [Signature]  
Dept. Head [Signature]  
Attorney [Signature]  
Finance [Signature]

**Department:** Community Development, Planning Division  
**Prepared By:** Christopher Wright, Associate Planner II

**Subject:** 2021 GENERAL PLAN ANNUAL PROGRESS REPORT

**Fiscal Impact:** None. This item provides a status update on existing plans and programs. It does not initiate new projects that involve expenditures.

**Summary:** State law requires the City to provide an annual progress report on implementation of the General Plan. The report must be presented to the Council for its review and acceptance and then submitted to the State. Staff recommends the Council accept the General Plan 2021 Annual Progress Report (APR) and direct staff to submit a copy to the State to meet requirements.

**Background:** California Government Code Section 65400 requires the City to prepare an annual status report on Centennial General Plan implementation. The annual progress report must be presented to Council for review and acceptance, and then submitted to the Governor's Office of Planning and Research (OPR) and the Housing and Community Development (HCD) by April 1<sup>st</sup> of each year pursuant to State guidelines. The purpose of the progress report is to provide information to Council to assess how the General Plan is being implemented. Also, the report provides State required information regarding the City's progress in meeting its share of regional housing needs.

**Discussion:** The General Plan 2021 APR describes major actions taken in 2021 to implement the General Plan according to Council priorities. The APR is organized in four sections:

1. Introduction. This section summarizes the purpose of the APR.
2. General Plan Status and Amendments. This section provides background on the Centennial General Plan, amendment requirements, and amendments adopted in 2021.
3. Strategic Implementation Program. This section describes the General Plan Strategic Implementation Program (SIP), provides a status update, and highlights major actions taken in 2021 to make progress on goals and policies in the General Plan.
4. Housing Activity and Programs. This section provides background on the Housing Element and summary of housing activity and programs in 2021. Appendix A includes HCD APR forms for Housing Element 2021 reporting.

**2021 General Plan Implementation Activities**

Table 1 summarizes 2021 major actions to implement the General Plan.

Table 1 – Summary of Implementation Progress

Department	Implementation Actions
Beaches, Parks, and Recreation	<ul style="list-style-type: none"> <li>• Master Plan updates for five parks: Bonito Canyon, San Gorgonio, Steed Park, San Luis Rey, and Linda Lane, were initiated with an expected completion in spring 2022.</li> <li>• An annual Bike Safety Rodeo event promoting bicycle safety was initiated.</li> </ul>
City Manager	<ul style="list-style-type: none"> <li>• Responded to the impacts of COVID-19 on City Operations, and assisted the community, especially businesses, in the recovery from the pandemic.</li> <li>• Maintained a balanced budget in light of the pandemic and economic uncertainties.</li> <li>• Executed a regional Cooperative Agreement to ensure a toll road will not be built through San Clemente open space.</li> <li>• Evaluated the disposition of unused/underutilized city-owned parcels.</li> <li>• Conducted survey to gauge the community’s interest in health care and a hospital district, and facilitated discussion of results during a City Council meeting.</li> <li>• Continued to adjust to hardware, software, and connectivity needs to maintain City services; and initiated permit system upgrades.</li> <li>• Conducted 34 recruitments.</li> <li>• Executed three year MOU for full-time city employees.</li> </ul>
Community Development	<ul style="list-style-type: none"> <li>• Adopted Draft Housing Element and submitted to HCD for review.</li> <li>• Processed priority Housing Element action program for affordable housing in-lieu fee policies and regulations.</li> <li>• Initiated amendments to Specific Plan areas consistent with General Plan goals and policies.</li> <li>• Implemented urgency ordinance for urban lot splits and two-unit projects under Senate Bill 9.</li> <li>• Approved Coastal Resiliency Plan built on findings in the Sea Level Rise Vulnerability Assessment (SLRVA) and suggestion from California Coastal Commission.</li> <li>• Resumed work on a draft Local Coastal Program Implementation Plan for public review in 2022.</li> </ul>

Department	Implementation Actions
Public Safety	<ul style="list-style-type: none"> <li>• Pursued and obtained over \$17,000 in grants and funding for training for the lifeguards and Junior Lifeguard programs.</li> <li>• Monitored beach erosion, attendance.</li> <li>• Worked with Public works on a marine safety relocation feasibility study.</li> </ul>
Public Works	<ul style="list-style-type: none"> <li>• Started Marine Safety building relocation study.</li> <li>• Completed new OCSD substation at City Hall.</li> <li>• Began work on constructing new Council Chambers in City Hall.</li> <li>• Completed pavement rehabilitation projects to include 32 miles of City streets</li> <li>• Completed Camino de los Mares street improvement and street scape project</li> <li>• Completed several maintenance CIP projects to include Jim Johnson Park ball netting, Max Berg Park lights, Pier concession building remodel and median improvements.</li> </ul>
Utilities	<ul style="list-style-type: none"> <li>• Completed Urban Water Management Plan Update</li> <li>• Reduced chemical use for Ferric and Sodium Hypochlorite</li> <li>• Improved utility infrastructure and water system capacity.</li> <li>• Completing the Pier Bacteriological Study.</li> </ul>

**Status of State Residential Housing Need Allocation**

The City permitted 15 Accessory Dwelling Units (ADUs) during the current Housing Element Cycle (10/15/2013 to 10/15/2021) that count towards the City's Residential Housing Need Allocation (RHNA) for very-low, low, and moderate income units. The City's remaining RHNA is 183 housing units in the *very low, low, and moderate* income categories. The RHNA information is further described in Attachment 2, Appendix A. In the *above moderate* income category, the City has exceeded its RHNA requirement by 306 units. The RHNA for above moderate income is 244 units and the City has permitted 572 above moderate income housing units since 2013.

**Recommended**

**Action:** STAFF RECOMMENDS THAT the City Council:

1. Adopt a Resolution (Attachment 1) titled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ACCEPTING THE GENERAL PLAN 2021 ANNUAL PROGRESS REPORT"; and
2. Direct staff to submit the 2021 APR to the State as required by law.

**Attachments:**

1. Resolution for General Plan 2021 APR
2. General Plan 2021 APR  
Appendix A - Housing Reporting Data for 2021

**Notification:** None required. Agenda description posted at City facilities.

# ATTACHMENT 1

## RESOLUTION NO.

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ACCEPTING THE GENERAL PLAN 2021 ANNUAL PROGRESS REPORT

WHEREAS, the State of California requires cities to have an adopted General Plan to provide guidance on land use decisions; and

WHEREAS, on February 4, 2014, the City Council approved the Centennial General Plan, dated February 2014, and certified Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2013041021, mitigation monitoring program, and statements of overriding consideration; and

WHEREAS, the City of San Clemente Centennial General Plan ("General Plan") is the City's comprehensive long-term policy document comprised of goals and policies for achieving San Clemente's vision. The plan guides land use and physical development of the geographic area of the incorporated City limits; and

WHEREAS, the General Plan contains the seven State-required elements and six additional elements, as follows: 1) Land Use; 2) Urban Design; 3) Historic Preservation; 4) Economic Development; 5) Mobility and Complete Streets; 6) Housing; 7) Beaches, Parks and Recreation; 8) Natural Resources; 9) Coastal; 10) Safety; 11) Public Services, Facilities and Utilities; 12) Growth Management; and 13) Governance; and

WHEREAS, each element of the General Plan has a set of goals and policies that are intended to achieve specific objectives. The City's Strategic Implementation Program (SIP), updated each fiscal year, lists and prioritizes specific projects and ongoing programs or "Implementation Measures" that align with goals and policies in General Plan Elements, excluding Housing. For the Housing Element, implementation measures are included in a Housing Action Plan certified by the California Department of Housing and Community Development ("HCD") with the Housing Element; and

WHEREAS, California Government Code Section 65400(a)(2)(A) requires the City to annually prepare a report regarding the status and progress in the implementation of the City's General Plan and Housing Element; and

WHEREAS, California Government Code Section 65400(a)(2)(B) requires the City to include in the APR the City's progress in meeting its share of regional housing needs; and

WHEREAS, California Code of Regulations, Title 25, Division 1, Chapter 6, Sections 6200, *et seq.*, requires the City to use in the report forms and definitions adopted by the California Department of Housing and Community Development ("HCD") to report on the status and progress implementing the City's Housing Element; and



WHEREAS, California Government Code Section 65400(a)(2)(F) requires the City to include in the report an assessment of the degree to which the General Plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the General Plan; and

WHEREAS, California Government Code Section 65400(a)(2) requires the City to submit the report to the Governor's Office of Planning and Research ("OPR") and HCD by April of each year; and

WHEREAS, the Planning Division has determined in accordance with the California Environmental Quality Act (CEQA) that the General Plan 2021 Annual Progress Report ("2021 APR") is not a project under the California Environmental Quality Act (CEQA). The APR is an informational report documenting progress towards implementing the General Plan and does not make decisions for City actions; and

WHEREAS, on March 16, 2021, the City Council of the City of San Clemente held a public meeting on the 2021 APR, considered written and oral comments, and facts and evidence presented by City staff, and other interested parties. The 2021 APR is Attachment 2 of the March 15, 2021 City Council staff report, incorporated herein by reference.

NOW, THEREFORE, The City Council of the City of San Clemente does hereby resolve as follows:

Section 1. Incorporation of Recitals.

The City Council hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the City Council as if fully set forth in this resolution.

Section 2. CEQA Findings.

The Progress Report is not a project under the California Environmental Quality Act (CEQA) because the report is an informational report documenting progress towards implementing the General Plan and does not make decisions for City actions.

Section 3. Acceptance of 2021 APR

Based on the foregoing recitals and findings above, and the written and oral comments, facts, and evidence presented, the City of San Clemente City Council, pursuant to Section 65400(a)(2) of the Government Code, has reviewed the 2021 APR that is Attachment 2 to the March 15, 2021 City Council staff report, incorporated herein by reference. The City Council accepts and finds the 2021 APR:

- A. Adequately assesses the status of the General Plan and Housing Element and its implementation;
- B. Provides information regarding the City's progress in meeting its share of regional housing needs;

- C. Uses the forms and definitions adopted by HCD to report on the status and progress in implementing the City's Housing Element;
- D. Adequately assesses the degree to which the General Plan complies with the General Plan Guidelines; and
- E. Accurately documents the date of the last revision to the General Plan.

Section 4. Submission of Progress Report

Pursuant to California Government Code Section 65400(a)(2), the City shall submit the Progress Report to OPR and HCD.

Section 5. Certification.

The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

ATTEST:

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City Clerk of the City of  
San Clemente, California

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Mayor of the City of San  
Clemente, California

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) §  
CITY OF SAN CLEMENTE )

I, JOANNE BAADE, City Clerk of the City of San Clemente, California, do hereby certify that Resolution No. \_\_\_\_\_ was adopted at a regular meeting of the City Council of the City of San Clemente held on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Clemente, California, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
CITY CLERK of the City of  
San Clemente, California

Approved as to form:

\_\_\_\_\_  
City Attorney

# San Clemente General Plan 2021 Annual Progress Report



*Prepared by:*

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March 2022

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**1.0 INTRODUCTION**

California Government Code Section 65400 requires the City to prepare an annual report on the status of the Centennial General Plan and progress in its implementation. The annual progress report must be presented to the City Council for review and acceptance, and then submitted to the Governor’s Office of Planning and Research (OPR) and the Housing and Community Development (HCD) by April 1<sup>st</sup> of each year. The purpose of the progress report is to provide information for the City Council to assess how the General Plan is being implemented. Also, the report provides State required information regarding the City’s progress in meeting its share of regional housing needs. The State has guidelines for preparing the progress report that are general to allow flexibility in the form and content of reports, based on the circumstances, resources, and constraints for each jurisdiction.

On February 4, 2014, the City Council adopted the Centennial General Plan, the City’s comprehensive long-term policy document comprised of goals and policies for achieving San Clemente’s vision. Since General Plan adoption, the City has made progress on the General Plan Strategic Implementation Program (SIP) that lists and prioritizes projects and ongoing programs to implement General Plan goals and policies, known as “Implementation Measures” (IMs). Housing IMs are identified and evaluated separately in the Housing Action Plan certified by HCD with the 2013-2021 Housing Element. This 5<sup>th</sup> cycle of the Housing Element ends on October 15, 2021.

This report provides a 2021 General Plan Annual Progress Report (“2021 APR”) to fulfill the State requirements. The document is organized in four sections.

Section	Description
1. Introduction	This section summarizes the purpose of the annual progress report.
2. General Plan Status and Amendments.	This section provides background on the Centennial General Plan, amendment requirements, and amendments adopted in 2021.
3. Strategic Implementation Program.	This section describes the SIP, provides a status update, and highlights major actions taken in 2021 to make progress on goals and policies in the General Plan.
4. Housing Activity and Programs	This section provides background on the Housing Element and summary of housing activity and programs in 2021. Appendix A includes HCD APR forms for Housing Element 2021 reporting

## **2.0 GENERAL PLAN STATUS AND AMENDMENTS**

### **2.1 Background on Centennial General Plan**

The City's Centennial General Plan was adopted in February 2014. The comprehensive long-term policy document is largely comprised of goals (what we want to achieve) and policies (how we accomplish these goals) for achieving San Clemente's vision. It guides growth and development to achieve optimum results from the City's physical, economic, environmental and human resources. Per State law, General Plans are required to include seven elements (Land Use, Housing, Circulation, Noise, Safety, Open Space and Conservation). The organization of these seven elements, and any optional elements, are determined by the local jurisdiction.

The Centennial General Plan is made up of thirteen elements: 1) Land Use; 2) Urban Design; 3) Historic Preservation; 4) Economic Development; 5) Mobility and Complete Streets; 6) Housing, 7) Beaches, Parks and Recreation; 8) Natural Resources; 9) Coastal; 10) Safety; 11) Public Services, Facilities and Utilities; 12) Growth Management; and 13) Governance. State law requires the Housing Element be updated in a cycle of at least every eight years, along with a Housing Action Plan for implementation of housing goals and policies. The most recent Housing Element, a mid-term update, was approved by the City Council on October 10, 2017, and certified by the State on January 22, 2018. Similar to other jurisdictions, the City is in the process of pursuing State certification of a Housing Element update for 2021-2029.

Each element has a set of goals and policies that are intended to achieve specific objectives. Implementation measures for General Plan elements, other than Housing, are included in a Strategic Implementation Program (SIP). Housing implementation measures are included in Housing Element Action Plan.

### **2.2 Amendment Requirements and Process**

Local governments are required to keep their General Plans current and internally consistent. Although General Plans must be kept current, there is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element that must be updated every eight years. Municipal Code Section 17.16.020 establishes procedures for the initiation of processing requests for a General Plan amendment. These procedures require that a General Plan amendment be initiated by either: 1) a majority vote of the City Council, or 2) the submittal of an application from a property owner or agent. Once initiated, the General Plan amendment and related environmental document is considered by the Planning Commission and a recommendation is made to the City Council via resolution. The City Council takes final action at a public hearing. California Government Code Section 65358 allows required General Plan elements to be amended up to four times in a calendar year.

**2.3 General Plan Amendments Adopted in 2021**

In 2021, two General Plan Amendments (GPAs) were adopted:

- Housing Element and Safety Element Updates. On October 5, 2021, the City adopted Resolution 21-40, approving GPA 20-036; updates to the Housing Element and Safety Element according to State law.
- Roadway System Update. On February 16, 2021, the City adopted Resolution 21-03, approving GPA 20-011; an update to roadway classifications for consistency with the Orange County Master Plan of Arterial Highways and removal of references to the abandoned State Route 241 toll road extension.

**2.4 Summary of General Plan Amendments**

Table 1 below presents a summary of General Plan amendments adopted up to December 31, 2021. Table 2 on the next page identifies the adoption dates for each of the General Plan elements. The General Plan as amended through 2021 complies with State General Plan guidelines to a high degree. The following information is provided consistent with the requirements of Government Code Section 65400(a)(2)(F).

**Table 1 – General Plan Amendments (as of December 31, 2021)<sup>1</sup>**

Adoption Date	Amendment No.	Resolution No.	Project Name
10-5-21	20-036	21-40	Housing Element and Safety Element Updates
2-16-21	20-011	21-03	Roadway Systems Update
12-17-19	19-291	19-56	Pier Bowl Specific Plan Update
10-10-17	17-261	17-33	Housing Element Mid-term Update 2013-2021
9-5-17	15-331	17-29	Housing Element 2013-2021 and Amendment to Emergency Shelter Overlay
12-20-16	16-374	16-75	Clean-up Edits
10-18-16	16-319	16-64	Emergency Shelter Overlay
5-23-16	16-002	16-13	Freeway Oriented Signs and Sign Exceptions
1-19-16	15-427	16-03	Camino De Los Mares Medical Zones
11-3-15	15-049	15-47, 15-48	Clarifications, Land Use Changes, and Addendum No. 1 to General Plan Final Environmental Impact Report
8-19-14	14-123	14-34	Emergency Shelter Overlay to Implement State law SB2

<sup>1</sup> On February 4, 2014, the City adopted the Centennial General Plan (General Plan Amendment 13-043) via Resolution 14-01.

**Table 2 – Adoption Dates for General Plan Elements (as of December 31, 2021)**

General Plan Element	Adoption Date	Amendment No.	Resolution No.
Land Use	12-17-19	19-291	19-56
Urban Design	11-3-15	15-049	15-47,15-48
Historic Preservation	2-14-14	13-043	14-01
Economic Development	2-14-14	13-043	14-01
Mobility and Complete Streets	2-14-14	13-043	14-01
Housing*	10-5-21	20-036	21-40
Beaches, Parks and Recreation	11-3-15	15-049	15-47,15-48
Natural Resources	2-14-14	13-043	14-01
Coastal	11-3-15	15-049	15-47,15-48
Safety	10-5-21	20-036	21-40
Public Services, Facilities and Utilities	11-3-15	15-049	15-47,15-48
Growth Management	2-16-21	20-011	21-03
Governance	11-3-15	15-049	15-47,15-48

\*State certification of the 6<sup>th</sup> cycle Housing Element is pending. Prior to GPA 20-036, the Housing Element was last amended on October 10, 2017 (Resolution 17-33 for GPA 17-261).

### 3.0 STRATEGIC IMPLEMENTATION PROGRAM

#### 3.1 Purpose and Update Process

Since General Plan adoption, the City has made progress on the General Plan Strategic Implementation Program (SIP) that lists and prioritizes projects and ongoing programs to implement General Plan goals and policies, known as “Implementation Measures” (IMs). Housing IMs are listed and evaluated separately in the Housing Action Plan. The SIP describes and ties implementation measures to elements and policies, and identifies the status, priority, and lead department for each action item. Annually, City departments review IMs they are responsible for, provide a status update and summary of accomplishments, and provide recommendations on which IMs to address in the following year. Additionally, departments may recommend SIP changes based on a review of resources, workload, prior Council direction, community need and interest, opportunities for efficiencies, and other criteria. The City annually updates the SIP with the budget for the next fiscal year to:

- Ensure the General Plan responds to changing needs and conditions, and to commit resources to the community’s long-term vision;
- Evaluate progress towards goals by reviewing the status of IMs underway or completed;
- Determine IMs to implement in the next fiscal year;
- Identify department or entity to lead and/or help carry out IMs.

The City is in the process updating the SIP for Fiscal Year 2022-2023 (“FY2022-23”) with the annual budget and long-term financial plan. The 2021 APR provides a status update of the SIP in Section 3.2 below.

### 3.2 Status of Implementation Measures

The SIP includes IMs that are one-time projects and reoccurring activities. Four categories are used to rank the priority of IMs:

- “**High priority**” are projects required by law, needed for public health or safety, or are a Council mandate.
- “**Medium priority**” are projects are those that are important, but not urgent.
- “**Low priority**” projects are important to a department’s overall mission but are not urgent and require several years of planning and design.
- “**On-going**” are regular or reoccurring activities with no specified end.

Table 3 below summarizes the status of IMs. For a complete list of IMs and their status, refer to Appendix A.

**Table 3 – SIP Status Summary**

Priority	Number of IMs	Completed	Started	Not Started
High	8	15	5 (on hold)	0
Medium	18	4	6 (4 on hold)	16
Low	21	1	2 (1 on hold)	21
Ongoing*	157	N/A	N/A	N/A
<b>Total</b>	<b>204</b>	<b>10</b>	<b>13</b>	<b>37</b>

\*On-going are recurring so are not counted in completed, started, or not started. \*\* Table 3 is based on the pending SIP update for FY2022-23.

### 3.3 Major Implementation Activities for 2021

Table 4 summarizes 2021 major actions to implement the General Plan.

**Table 4 – Summary of 2021 Implementation Progress**

Department	Implementation Actions
Beaches, Parks, and Recreation	<ul style="list-style-type: none"> <li>• Master Plan updates for five parks: Bonito Canyon, San Gorgonio, Steed Park, San Luis Rey, and Linda Lane, were initiated with an expected completion in spring 2022.</li> <li>• An annual Bike Safety Rodeo event promoting bicycle safety was initiated.</li> </ul>
City Manager	<ul style="list-style-type: none"> <li>• Responded to the impacts of COVID-19 on City Operations, and assisted the community, especially businesses, in the recovery from the pandemic.</li> <li>• Maintained a balanced budget in light of the pandemic and economic uncertainties.</li> </ul>



San Clemente 2021 Annual Progress Report

Department	Implementation Actions
City Manager Continued	<ul style="list-style-type: none"> <li>• Executed a regional Cooperative Agreement to ensure a toll road will not be built through San Clemente open space.</li> <li>• Evaluated the disposition of unused/underutilized city-owned parcels.</li> <li>• Conducted survey to gauge the community's interest in health care and a hospital district, and facilitated discussion of results during a City Council meeting.</li> <li>• Continued to adjust to hardware, software, and connectivity needs to maintain City services; and initiated permit system upgrades.</li> <li>• Conducted 34 recruitments.</li> <li>• Executed three year MOU for full-time city employees.</li> </ul>
Community Development	<ul style="list-style-type: none"> <li>• Adopted Draft Housing Element and submitted to HCD for review.</li> <li>• Processed priority Housing Element action program for affordable housing in-lieu fee policies and regulations.</li> <li>• Initiated amendments to Specific Plan areas consistent with General Plan goals and policies.</li> <li>• Implemented urgency ordinance for urban lot splits and two-unit projects under Senate Bill 9.</li> <li>• Approved Coastal Resiliency Plan built on findings in the Sea Level Rise Vulnerability Assessment (SLRVA) and suggestion from California Coastal Commission.</li> <li>• Resumed work on a draft Local Coastal Program Implementation Plan for public review in 2022.</li> </ul>
Public Safety	<ul style="list-style-type: none"> <li>• Pursued and obtained over \$17,000 in grants and funding for training for the lifeguards and Junior Lifeguard programs and monitored beach erosion, attendance, and worked with Public works on a marine safety relocation feasibility study.</li> </ul>
Public Works	<ul style="list-style-type: none"> <li>• Started Marine Safety building relocation study.</li> <li>• Completed new OCSD substation at City Hall.</li> <li>• Began work on constructing new Council Chambers in City Hall.</li> <li>• Completed pavement rehabilitation projects to include 32 miles of City streets</li> <li>• Completed Camino de los Mares street improvement and street scape project</li> <li>• Completed several maintenance CIP projects to include Jim Johnson Park ball netting, Max Berg Park lights, Pier concession building remodel and median improvements.</li> </ul>

Department	Implementation Actions
Utilities	<ul style="list-style-type: none"> <li>• Completed Urban Water Management Plan Update</li> <li>• Reduced chemical use for Ferric and Sodium Hypochlorite</li> <li>• Improved utility infrastructure and water system capacity.</li> <li>• Completing the Pier Bacteriological Study.</li> </ul>

#### 4.0 HOUSING ACTIVITY AND PROGRAMS

##### 4.1 Background on Housing Element

The Housing Element was last adopted in 2017 for the 2013-2021 planning period. State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (Government Code Section 65302(c)). It is the primary planning guide for local jurisdictions to identify and prioritize the housing needs of the City and determine ways to best meet these needs while balancing community objectives and resources. The 2013 Housing Element consists of five chapters, including: 1) Introduction; 2) Needs Assessment; 3) Resources and Opportunities; 4) Constraints; 5) Housing Action Plan; and the Appendices.

Guidelines adopted by HCD are also considered in the preparation of the Housing Element (Section 65585). Periodic review of the Housing Element is required to evaluate:

1. The appropriateness of its goals, objectives and policies in contributing to the attainment of the state housing goals;
2. The element's effectiveness in attaining the City's housing goals and objectives; and
3. The progress of the element's implementation (Section 65588). Implementation programs are in the Housing Action Plan of the certified Housing Element. Progress in meeting the State Regional Housing Need Allocation (RHNA) and implementing programs in the Housing Action Plan is detailed in Appendix A and summarized below.

The goals of the Housing Action Plan are to:

1. Provide adequate opportunities of new housing for persons at all economic levels as well as those with special needs by ensuring that the General Plan and Zoning Ordinance designate sufficient land at appropriate densities and in appropriate locations to accommodate the City's share of regional housing needs, and
2. Create adequate opportunities for housing by facilitating the production of high-quality affordable housing for lower income through inclusionary housing, incentives, direct financial assistance, and administrative support.

#### 4.2 Activity on Housing Applications, Permits, and Construction

Table 5 is a summary of Appendix A information on 2021 housing activity for applications received (building permits and entitlements), entitlements, issued building permits, and finalized constructed units. Refer to Appendix A Tables A and A2 for a detailed inventory. Activity on housing units vary in terms of the steps completed to obtain permits and complete construction. For example, a project could be initiated and completed in the same calendar year or portion of the development process can start in a calendar year and extend into the next APR.

**Table 5 – 2021 Housing Unit Activity**

Income Level	Proposed Units - Applications	Entitled Units	Units Issued Permits	Constructed Units
Very Low	0	0	0	0
Low	0	0	0	0
Moderate	35	8	17	12
Above Moderate	15	1	164	11
<b>Total Units</b>	<b>50</b>	<b>9</b>	<b>181</b>	<b>23</b>

Note: Extremely low-income households are served by very-low income units.

#### 4.3 Regional Housing Needs Allocation (RHNA) Progress

Progress on the State Regional Housing Needs Allocation is based on issued permits in a calendar year, not on units constructed. Refer to Appendix A, Table B for an annual accounting of RHNA progress for the 5<sup>th</sup> cycle Housing Element planning period from 10/15/2013 to 10/15/2021. Table 6 below is a summary of the status of the City's RHNA by income category based on 2021 permitting activity.

**Table 6 – RHNA Status for 5<sup>th</sup> Cycle – 10/15/13 to 10/15/21**

Income Level		RHNA Allocation by Income Level	2013-2019	2021	Total units to date	Remaining RHNA by Income Level
Very Low	Deed Restricted	134	65	0	68	66
	Non-Deed Restricted		3	0		
Low	Deed Restricted	95	28	0	32	63
	Non-Deed Restricted		4	0		
Moderate	Deed Restricted	108	0	0	54	54
	Non-Deed Restricted		39	15		
Above Moderate		244	559	13	572	0
Total RHNA credit		<b>581</b>				
Total Units			<b>698</b>	<b>28*</b>	<b>726</b>	<b>183</b>

\* 153 of 181 units were permitted between 10/15/21 and 12/31/21 so they are excluded above.

#### **4.4 Sites Identified or Rezoned to Accommodate Housing Need**

There are adequate sites to meet the City's remaining RHNA for each income category so no sites need to be added to meet no net loss State requirements. As a result, Table C in Appendix A is blank.

#### **4.5 Program Implementation Status**

The Housing Action Plan includes 17 programs listed on the next page. Table D of Appendix A provides the 2021 status of program implementation. In addition to reoccurring program activities, in 2021 the City completed an evaluation of the inclusionary housing program (Program 5) and adopted an update the Housing Element with State certification pending.

1. Provide Adequate Sites and Monitoring for No Net Loss.
2. Lot Consolidation.
3. Density Bonus.
4. Affordable Housing Overlay.
5. Inclusionary Housing Program.
6. Affordable Housing Development.
7. Second Unit Ordinance.
8. Pursue Funding Sources and Programs.
9. Acquisition and Conversion of Market-Rate Housing to Affordable Housing
10. Sustainable Policies
11. Fair Housing.
12. Social Services Grant Program.
13. Zoning Ordinance Monitoring.
14. Monitoring of Emergency Shelter Overlay.
15. Neighborhood Revitalization Program.
16. Preserve At-Risk Housing.
17. Preserve Affordability of Existing Housing Stock.

#### **4.6 Density Bonus**

There were no projects approved in 2021 with a granted density bonus so Table E is blank in Appendix A.

#### **4.7 Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites**

In 2021, there were no dwelling units counted toward RHNA that were substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). As a result, Table F in Appendix A is blank that is optional.

**4.8 Disposition of City-owned Properties on the Housing Element Sites Inventory**

The City does not own properties listed in the Housing Element Sites Inventory so Table G in Appendix A is blank. Government Code section 65400.1 requires jurisdictions to list sites in APR Table G that are owned by a locality, included in the housing element sites inventory, and were sold, leased, or otherwise disposed of during the reporting year. The listing of sites must include the entity to whom the site was transferred, and the intended use of the site.

**4.9 Declared Surplus City-owned or Controlled Lands**

The City has declared four of its properties as “surplus sites”, defined in Government Code section 54221(b), that are owned in fee and unnecessary for the City’s use. The properties are identified in Table 7 below and in Appendix A, Table H. Government Code section 54230 requires localities to create an inventory of surplus lands, and lands in excess of its foreseeable needs, if any, pursuant to Section 50569. Surplus sites are located in a jurisdiction’s urbanized areas and urban clusters, as designated by the United States Census Bureau, that the jurisdiction owns or controls. The entirety of San Clemente is designated as an urbanized area.

**Table 7 – Declared Surplus Sites**

APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)
678-163-01	Avenida La Pata/West Avenida Vista Hermosa	Vacant	N/A	Surplus Land	2.29
690-372-03	754 Avenida Acapulco	Vacant	N/A	Surplus Land	0.17
690-012-01	100 Avenida Presidio	Vacant	N/A	Surplus Land	2.89
690-012-02	100 Avenida Presidio	Vacant	N/A	Surplus Land	1.82



# APPENDIX A

## Housing Element 2021 Annual Progress Report

This appendix includes 2021 reporting data on implementation of the certified 2017-2021 Housing Element Mid-term Update for the 5<sup>th</sup> cycle (10/15/13 to 10/15/21)

Jurisdiction	San Clemente	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	17
Above Moderate		164
Total Units		181

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	1	0	0
SFD	0	10	5
2 to 4	0	4	6
5+	0	150	0
ADU	8	17	12
MH	0	0	0
<b>Total</b>	<b>9</b>	<b>181</b>	<b>23</b>

Housing Applications Summary	
Total Housing Applications Submitted:	48
Number of Proposed Units in All Applications Received:	50
Total Housing Units Approved:	4
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

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	San Clemente	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an option  
Cells in grey contain auto-calculation

(CCR Title 25 §6202)

Table A  
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes					Proposed U
1				2	3	4	5					
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted
Summary Row: Start Data Entry Below							0	0	0	0	0	
	057-081-12	132 AVENIDA DE LA PAZ		B21-2519	SFD	O	12/6/2021					
	057-081-18	130 AVENIDA DE LA PAZ		B21-2113	SFD	O	9/29/2021					
	057-091-20	145 AVENIDA CABALLEROS		B21-1888	SFD	O	8/30/2021					
	057-091-22	149 AVENIDA CABALLEROS		B21-1890	SFD	O	8/30/2021					
	057-154-07	110 E EL PORTAL B		IC21-196, B21-1415	ADU	R	6/22/2021					
	057-156-27	115 E MARIPOSA		B21-2445	ADU	R	11/24/2021					
	058-052-41	103 W ESCALONES C		B21-0970	ADU	R	4/28/2021					
	058-073-14	123 AVENIDA SERRA C		AP21-002, B21-0103	ADU	R	1/13/2021					
	058-102-28	226 AVENIDA SANTA BARBARA C		B21-1235	ADU	R	6/4/2021					
	058-113-67	259 AVENIDA GRANADA		IC21-222	ADU	R	8/31/2021					
	058-133-20	234 W AVENIDA PALIZADA C		B21-0342	ADU	R	2/11/2021					
	060-071-21	115 AVENIDA SANTA INEZ		B21-2447	ADU	R	11/24/2021					
	060-083-11	322 AVENIDA SANTA MARGARITA		B21-2095	ADU	R	9/27/2021					
	060-112-10	105 AVENIDA PALA B		B21-0422	ADU	R	2/24/2021					

3-15-22 / 6E-22



San Clemente
2021 (Jan. 1 - Dec. 31)
5th Cycle 10/15/2013 - 10/15/2021

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Table A  
Housing Development Applications Submitted

Project Identifier			Units - Affordability by Household Incomes				Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications	
1			6				7	8	9	10	
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?
Start Data Entry Below				35	15	50	4	0			
057-081-12	132 AVENIDA DE LA PAZ		B21-2519		1	1			No	No	No
057-081-18	130 AVENIDA DE LA PAZ		B21-2113		1	1			No	No	No
057-091-20	145 AVENIDA CABALLEROS		B21-1888		1	1			No	No	No
057-091-22	149 AVENIDA CABALLEROS		B21-1890		1	1			No	No	No
057-154-07	110 E EL PORTAL B		IC21-196, B21-1415	1		1			No	No	No
057-156-27	115 E MARIPOSA		B21-2445	1		1			No	No	No
058-052-41	103 W ESCALONES C		B21-0970	1		1			No	No	No
058-073-14	123 AVENIDA SERRA C		AP21-002, B21-0103	1		1			No	No	No
058-102-28	226 AVENIDA SANTA BARBARA C		B21-1235	1		1			No	No	No
058-113-67	259 AVENIDA GRANADA		IC21-222	1		1			No	No	No
058-133-20	234 W AVENIDA PALIZADA C		B21-0342	1		1			No	No	No
060-071-21	115 AVENIDA SANTA INEZ		B21-2447	1		1			No	No	No
060-083-11	322 AVENIDA SANTA MARGARITA		B21-2095	1		1			No	No	No
060-112-10	105 AVENIDA PALA B		B21-0422	1		1			No	No	No

3-15-22 / 6E-23

San Clemente	
2021	(Jan. 1 - Dec. 31)
5th Cycle	10/15/2013 - 10/15/2021

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**Table A**  
**Housing Development Applications Submitted**

Project Identifier				Application Status	Notes
1				11	12
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Please indicate the status of the application.	Notes*
Start Data Entry Below					
057-081-12	132 AVENIDA DE LA PAZ		B21-2519	PENDING	
057-081-18	130 AVENIDA DE LA PAZ		B21-2113	PENDING	
057-091-20	145 AVENIDA CABALLEROS		B21-1888	PENDING	
057-091-22	149 AVENIDA CABALLEROS		B21-1890	PENDING	
057-154-07	110 E EL PORTAL B		IC21-196, B21-1415	PENDING	
057-156-27	115 E MARIPOSA		B21-2445	PENDING	
058-052-41	103 W ESCALONES C		B21-0970	PENDING	
058-073-14	123 AVENIDA SERRA C		AP21-002, B21-0103	PENDING	
058-102-28	226 AVENIDA SANTA BARBARA C		B21-1235	PENDING	
058-113-67	259 AVENIDA GRANADA		IC21-222	PENDING	Coastal Commission approval pending
058-133-20	234 W AVENIDA PALIZADA C		B21-0342	PENDING	
060-071-21	115 AVENIDA SANTA INEZ		B21-2447	PENDING	
060-083-11	322 AVENIDA SANTA MARGARITA		B21-2095	PENDING	
060-112-10	105 AVENIDA PALA B		B21-0422	PENDING	

3-15-22 / 0E-24



San Clemente	
2021	(Jan. 1 - Dec. 31)
5th Cycle	10/15/2013 - 10/15/2021

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Project Identifier

1			
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*

Start Data Entry Below

057-081-12	132 AVENIDA DE LA PAZ		B21-2519
057-081-18	130 AVENIDA DE LA PAZ		B21-2113
057-091-20	145 AVENIDA CABALLEROS		B21-1888
057-091-22	149 AVENIDA CABALLEROS		B21-1890
057-154-07	110 E EL PORTAL B		IC21-196, B21-1415
057-156-27	115 E MARIPOSA		B21-2445
058-052-41	103 W ESCALONES C		B21-0970
058-073-14	123 AVENIDA SERRA C		AP21-002, B21-0103
058-102-28	226 AVENIDA SANTA BARBARA C		B21-1235
058-113-67	259 AVENIDA GRANADA		IC21-222
058-133-20	234 W AVENIDA PALIZADA C		B21-0342
060-071-21	115 AVENIDA SANTA INEZ		B21-2447
060-083-11	322 AVENIDA SANTA MARGARITA		B21-2095
060-112-10	105 AVENIDA PALA B		B21-0422

3-15-22 / 6E-25

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes					Proposed U
1					2	3	4	5					
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted* (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	
	060-182-04	2400 S OLA VISTA		IC21-157, B21-1047	ADU	R	5/10/2021						
	060-261-29	3813 CALLE TIBURON		IC21-003	ADU	R	3/2/2021						
	675-174-27	24 MARANA		B21-2276	SFD	O	10/21/2021						
	675-193-02	27002 PASEO ACTIVO	Piloti Residence	VAR21-001	SFD	O	12/22/2021						
	678-102-34	6700 CAMINO CRESTA B		B21-1527	ADU	R	7/14/2021						
	680-442-10	1406 JINETTE		B21-1277	ADU	R	6/9/2021						
	680-581-23	2705 CEPANO		B21-1566	ADU	R	7/21/2021						
	690-122-05	448 CALLE MIGUEL		B21-2444	ADU	R	11/24/2021						
	690-201-28	203 E AVENIDA RAMONA		B21-2320	ADU	R	11/2/2021						
	691-425-03	204 VIA SOCORRO		B21-1222	SFD	O	6/3/2021						

Project Identifier				Units - Affordability by Household Incomes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications		
1				6		7	8	9	10		
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?
060-182-04	2400 S OLA VISTA		IC21-157 B21-1047	1		1			No	No	No
060-261-29	3813 CALLE TIBURON		IC21-003	1		1			No	No	No
675-174-27	24 MARANA		B21-2276		1	1			No	No	No
675-193-02	27002 PASEO ACTIVO	Piloti Residence	VAR21-001		1	1			No	No	No
678-102-34	6700 CAMINO CRESTA B		B21-1527	1		1			No	No	No
680-442-10	1406 JINETTE		B21-1277	1		1			No	No	No
680-581-23	2705 CEPANO		B21-1566	1		1			No	No	No
690-122-05	448 CALLE MIGUEL		B21-2444	1		1			No	No	No
690-201-28	203 E AVENIDA RAMONA		B21-2320	1		1			No	No	No
691-425-03	204 VIA SOCORRO		B21-1222		1	1			No	No	No



Project Identifier				Application Status	Notes
1				11	12
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Please indicate the status of the application.	Notes*
060-182-04	2400 S OLA VISTA		IC21-157 B21-1047	PENDING	
060-261-29	3813 CALLE TIBURON		IC21-003	PENDING	
675-174-27	24 MARANA		B21-2276	PENDING	
675-193-02	27002 PASEO ACTIVO	Piloti Residence	VAR21-001	PENDING	
678-102-34	6700 CAMINO CRESTA B		B21-1527	PENDING	
680-442-10	1406 JINETTE		B21-1277	PENDING	
680-581-23	2705 CEPANO		B21-1566	PENDING	
690-122-05	448 CALLE MIGUEL		B21-2444	PENDING	
690-201-28	203 E AVENIDA RAMONA		B21-2320	PENDING	
691-425-03	204 VIA SOCORRO		B21-1222	APPROVED	

Project Identifier

1

Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID†
060-182-04	2400 S OLA VISTA		IC21-157 B21-1047
060-261-29	3813 CALLE TIBURON		IC21-003
675-174-27	24 MARANA		B21-2276
675-193-02	27002 PASEO ACTIVO	Piloti Residence	VAR21-001
678-102-34	6700 CAMINO CRESTA B		B21-1527
680-442-10	1406 JINETTE		B21-1277
680-581-23	2705 CEPA UNO		B21-1566
690-122-05	448 CALLE MIGUEL		B21-2444
690-201-28	203 E AVENIDA RAMONA		B21-2320
691-425-03	204 VIA SOCORRO		B21-1222

Jurisdiction	San Clemente	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202)

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
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	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	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	8	1	9	
	057-062-26	170 AVENIDA DE LA PAZ		B19-2364	SFD	O									0
	057-081-06	119 Avenida Patero De Oro		B19-0649	SFD	O									0
	057-152-07	209 E EL PORTAL		TPM 20-015, B19-2647	2 to 4	O									0
	057-152-08	211 E EL PORTAL		TPM 20-014, B19-2649	2 to 4	O									0
	058-051-64	145 W Canada B		B19-0614	ADU	R									0
	058-102-04	209 AVENIDA ROSA C		B20-1644	ADU	R									0
	058-102-05	211 AVENIDA ROSA C		B20-1645	ADU	R									0
	058-113-67	259 AVENIDA GRANADA		IC21-222	ADU	R					1		11/16/2021	1	
	058-123-13	231 Avenida Serra C		B20-0830	ADU	R									0
	060-051-05	431 CALLE GOMEZ		CHP19-250, B20-0629	SFD	O									0
	060-182-04	2400 S OLA VISTA		IC21-157, B21-1047	ADU	R					1		7/21/2021	1	

3-15-22 / 6E-30



San Clemente	
2021	(Jan. 1 - Dec. 31)
5th Cycle	10/15/2013 - 10/15/2021

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

Project Identifier				Affordability by Household Incomes - Building Permits								
1				7							8	9
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	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	Building Permits Date Issued	# of Units Issued Building Permits
ow: Start Data Entry Below				0	0	0	0	0	17	164		181
057-062-26	170 AVENIDA DE LA PAZ		B19-2364							1	12/2/2021	1
057-081-06	119 Avenida Patero De Oro		B19-0649									0
057-152-07	209 E EL PORTAL		TPM 20-015, B19-2647							2	6/3/2021	2
057-152-08	211 E EL PORTAL		TPM 20-014, B19-2649							2	6/3/2021	2
058-051-64	145 W Canada B		B19-0614						1		10/26/2021	1
058-102-04	209 AVENIDA ROSA C		B20-1644						1		5/21/2021	1
058-102-05	211 AVENIDA ROSA C		B20-1645						1		5/21/2021	1
058-113-67	259 AVENIDA GRANADA		IC21-222									0
058-123-13	231 Avenida Serra C		B20-0830									0
060-051-05	431 CALLE GOMEZ		CHP19-250, B20-0629							1	2/18/2021	1
060-182-04	2400 S OLA VISTA		IC21-157, B21-1047									0

3-15-22 / 6E-31

San Clemente	
2021	(Jan. 1 - Dec. 31)
5th Cycle	10/15/2013 - 10/15/2021

Project Identifier				Affordability by Household Incomes - Certificates of Occupancy									
1				10								11	12
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	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	Certificates of Occupancy or other forms of readiness (see Instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
ow: Start Data Entry Below				0	0	0	0	0	0	12	11	23	
057-062-26	170 AVENIDA DE LA PAZ		B19-2364									0	
057-081-06	119 Avenida Patero De Oro		B19-0649							1	4/13/2021	1	
057-152-07	209 E EL PORTAL		TPM 20-015, B19-2647									0	
057-152-08	211 E EL PORTAL		TPM 20-014, B19-2649									0	
058-051-64	145 W Canada B		B19-0614									0	
058-102-04	209 AVENIDA ROSA C		B20-1644									0	
058-102-05	211 AVENIDA ROSA C		B20-1645									0	
058-113-67	259 AVENIDA GRANADA		IC21-222									0	
058-123-13	231 Avenida Serra C		B20-0830							1	7/2/2021	1	
060-051-05	431 CALLE GOMEZ		CHP19-250, B20-0629									0	
060-182-04	2400 S OLA VISTA		IC21-157, B21-1047									0	

3-15-22 / 6E-32



San Clemente	
2021	(Jan. 1 - Dec. 31)
5th Cycle	10/15/2013 - 10/15/2021

Project Identifier					Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction
1				13	14	15	16	17	18	19
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*
ow: Start Data Entry Below				0		0				
057-062-26	170 AVENIDA DE LA PAZ		B19-2364		N					
057-081-06	119 Avenida Patero De Oro		B19-0649		N					
057-152-07	209 E EL PORTAL		TPM 20-015, B19-2647		N					
057-152-08	211 E EL PORTAL		TPM 20-014, B19-2649		N					
058-051-64	145 W Canada B		B19-0614		N				Based on comp rents/HCD ADU calculator	
058-102-04	209 AVENIDA ROSA C		B20-1644		N				Based on comp rents/HCD ADU calculator	
058-102-05	211 AVENIDA ROSA C		B20-1645		N				Based on comp rents/HCD ADU calculator	
058-113-67	259 AVENIDA GRANADA		IC21-222		N				Based on comp rents/HCD ADU calculator	
058-123-13	231 Avenida Serra C		B20-0830		N				Based on comp rents/HCD ADU calculator	
060-051-05	431 CALLE GOMEZ		CHP19-250, B20-0629		N					
060-182-04	2400 S OLA VISTA		IC21-157, B21-1047		N				Based on projected rents/HCD ADU calculator	

3-15-22 / GE-33

San Clemente	
2021	(Jan. 1 - Dec. 31)
5th Cycle	10/15/2013 - 10/15/2021

Project Identifier				Demolished/Destroyed Units			Density Bonus				Notes
1				20			21	22	23	24	25
Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
ow: Start Data Entry Below				1			0				
057-062-26	170 AVENIDA DE LA PAZ		B19-2364								
057-081-06	119 Avenida Patero De Oro		B19-0649								
057-152-07	209 E EL PORTAL		TPM 20-015, B19-2647								
057-152-08	211 E EL PORTAL		TPM 20-014, B19-2649								
058-051-64	145 W Canada B		B19-0614								
058-102-04	209 AVENIDA ROSA C		B20-1644								
058-102-05	211 AVENIDA ROSA C		B20-1645								
058-113-67	259 AVENIDA GRANADA		IC21-222								Coastal Commission approval pending
058-123-13	231 Avenida Serra C		B20-0830								
060-051-05	431 CALLE GOMEZ		CHP19-250, B20-0629								
060-182-04	2400 S OLA VISTA		IC21-157, B21-1047								

3-15-22 / GE-34



Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,M,H)	Tenure R=Renter O=Owner	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	Entitlement Date <u>Approved</u>	# of Units Issued Entitlements
	060-261-29	3813 CALLE TIBURON		IC21-003	ADU	R						1		3/2/2021	1
	060-303-46	2 VIA CALANDRIA B		B19-0555	ADU	R									0
	123-304-27	34610 Camino El Molino		B17-1222	SFD	O									0
	675-174-15	32 Cresta Del Sol		B18-2806	SFD	O									0
	679-191-14	2245 CALLE OPALO B		B20-1504	ADU	R									0
	680-241-05	2872 VIA BELLOTA		B20-1943	SFD	O									0
	680-241-07	2876 Via Bellota		B16-0623	SFD	O									0
	680-341-11	2907 CABALLISTA DEL SUR		B20-1742	ADU	R									0
	690-412-53	116 E AVENIDA DE LOS LOBOS MARINOS B		B20-1138	ADU	R									0
	691-041-14	243 Via Ballena B		B20-0681	ADU	R									0
	691-231-06	515 AVENIDA VAQUERO	Shorecliffs Senior Apartments	B20-1948	5+	R									0
	691-285-06	2721 Via Santo Tomas B		B18-2816	ADU	R									0
	691-425-03	204 VIA SOCORRO		B21-1222	SFD	O									0
	691-425-04	206 VIA SOCORRO		B21-1223	SFD	O									0
	691-425-05	208 VIA SOCORRO		B21-1224	SFD	O									0
	691-425-06	210 VIA SOCORRO		B21-1225	SFD	O									0

3-15-22 / 6E-35

Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	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	Building Permits Date Issued	# of Units Issued Building Permits
060-261-29	3813 CALLE TIBURON		IC21-003									0
060-303-46	2 VIA CALANDRIA B		B19-0555									0
123-304-27	34610 Camino El Molino		B17-1222									0
675-174-15	32 Cresta Del Sol		B18-2806									0
679-191-14	2245 CALLE OPALO B		B20-1504						1		7/13/2021	1
680-241-05	2872 VIA BELLOTA		B20-1943							1	6/22/2021	1
680-241-07	2876 Via Bellota		B16-0623									0
680-341-11	2907 CABALLISTA DEL SUR		B20-1742						1		6/22/2021	1
690-412-53	116 E AVENIDA DE LOS LOBOS MARINOS B		B20-1138						1		5/26/2021	1
691-041-14	243 Via Ballena B		B20-0681						1		3/29/2021	1
691-231-06	515 AVENIDA VAQUERO	Shorecliffs Senior Apartments	B20-1948							150	12/23/2021	150
691-285-06	2721 Via Santo Tomas B		B18-2816									0
691-425-03	204 VIA SOCORRO		B21-1222							1	10/14/2021	1
691-425-04	206 VIA SOCORRO		B21-1223							1	10/14/2021	1
691-425-05	208 VIA SOCORRO		B21-1224							1	10/14/2021	1
691-425-06	210 VIA SOCORRO		B21-1225							1	10/14/2021	1

3-15-22 / 6E-36



Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	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	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
060-261-29	3813 CALLE TIBURON		IC21-003									0
060-303-46	2 VIA CALANDRIA B		B19-0555						1		2/22/2021	1
123-304-27	34610 Camino El Molino		B17-1222							1	1/15/2021	1
675-174-15	32 Cresta Del Sol		B18-2806							1	12/20/2021	1
679-191-14	2245 CALLE OPALO B		B20-1504									0
680-241-05	2872 VIA BELLOTA		B20-1943									0
680-241-07	2876 Via Bellota		B16-0623							1	9/22/2021	1
680-341-11	2907 CABALLISTA DEL SUR		B20-1742									0
690-412-53	116 E AVENIDA DE LOS LOBOS MARINOS B		B20-1138									0
691-041-14	243 Via Ballena B		B20-0681							1	4/29/2021	1
691-231-06	515 AVENIDA VAQUERO	Shorecliffs Senior Apartments	B20-1948									0
691-285-06	2721 Via Santo Tomas B		B18-2816							1	6/28/2021	1
691-425-03	204 VIA SOCORRO		B21-1222									0
691-425-04	206 VIA SOCORRO		B21-1223									0
691-425-05	208 VIA SOCORRO		B21-1224									0
691-425-06	210 VIA SOCORRO		B21-1225									0

3-15-22 / 6E-37

Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*
060-261-29	3813 CALLE TIBURON		IC21-003		N				Based on projected rents/HCD ADU calculator	
060-303-46	2 VIA CALANDRIA B		B19-0555		N				Based on projected rents/HCD ADU calculator	
123-304-27	34610 Camino El Molino		B17-1222		N					
675-174-15	32 Cresta Del Sol		B18-2806		N					
679-191-14	2245 CALLE OPALO B		B20-1504		N				Based on projected rents/HCD ADU calculator	
680-241-05	2872 VIA BELLOTA		B20-1943		N					
680-241-07	2876 Via Bellota		B16-0623		N					
680-341-11	2907 CABALLISTA DEL SUR		B20-1742		N				Based on projected rents/HCD ADU calculator	
690-412-53	116 E AVENIDA DE LOS LOBOS MARINOS B		B20-1138		N				Based on projected rents/HCD ADU calculator	
691-041-14	243 Via Ballena B		B20-0681		N				Based on projected rents/HCD ADU calculator	
691-231-06	515 AVENIDA VAQUERO	Shorecliffs Senior Apartments	B20-1948		N					
691-285-06	2721 Via Santo Tomas B		B18-2816		N				Based on projected rents/HCD ADU calculator	
691-425-03	204 VIA SOCORRO		B21-1222		N					
691-425-04	206 VIA SOCORRO		B21-1223		N					
691-425-05	208 VIA SOCORRO		B21-1224		N					
691-425-06	210 VIA SOCORRO		B21-1225		N					

3-15-22 / 6E-38



Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the Incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
060-261-29	3813 CALLE TIBURON		IC21-003								
060-303-46	2 VIA CALANDRIA B		B19-0555								
123-304-27	34610 Camino El Molino		B17-1222	1	Demolished	R					
675-174-15	32 Cresta Del Sol		B18-2806								
679-191-14	2245 CALLE OPALO B		B20-1504								
680-241-05	2872 VIA BELLOTA		B20-1943								
680-241-07	2876 Via Bellota		B16-0623								
680-341-11	2907 CABALLISTA DEL SUR		B20-1742								
690-412-53	116 E AVENIDA DE LOS LOBOS MARINOS B		B20-1138								
691-041-14	243 Via Ballena B		B20-0681								
691-231-06	515 AVENIDA VAQUERO	Shorecliffs Senior Apartments	B20-1948								
691-285-06	2721 Via Santo Tomas B		B18-2816								
691-425-03	204 VIA SOCORRO		B21-1222								
691-425-04	206 VIA SOCORRO		B21-1223								
691-425-05	208 VIA SOCORRO		B21-1224								
691-425-06	210 VIA SOCORRO		B21-1225								

3-15-22 / 6E-39

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	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	Entitlement Date Approved	# of Units issued Entitlements
	691-434-54	117 VIA BELLAS ARTES		IC21-230	ADU	R						2		10/20/2021	2
	692-054-23	318 Avenida Del Mar C		B20-0552	ADU	R									0
	692-063-33	252 AVENIDA DEL PONIENTE C		B20-1400	ADU	R									0
	692-075-03	216 W Marquita		B19-0648	SFD	O									0
	692-076-01	217 W MARQUITA B		B20-1178	ADU	R									0
	692-091-03	240 W MARIPOSA		IC21-186	ADU	R						1		11/22/2021	1
	692-121-13	1633 Calle Las Bolas		B17-1334	2 to 4	R									0
	692-121-14	1631 Calle Las Bolas		B17-1333	2 to 4	R									0
	692-143-47	131 W Avenida Cadiz B		B20-0873	ADU	R									0
	692-153-12	113 W Avenida Santiago B		B20-0941	ADU	R									0
	692-161-16	101 W PASEO DE CRISTOBAL C		B20-1901	ADU	R									0
	692-171-05	125 W AVENIDA GAVIOTA B		B20-2321	ADU	R									0
	692-182-09	139 W Avenida San Antonio B		B20-0432	ADU	R									0
	692-192-12	167 W AVENIDA JUNIPERO B		B20-1165	ADU	R									0

3-15-22 / GE-40



Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	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	Building Permits Date Issued	# of Units Issued Building Permits
691-434-54	117 VIA BELLAS ARTES		IC21-230									0
692-054-23	318 Avenida Del Mar C		B20-0552						1		5/27/2021	1
692-063-33	252 AVENIDA DEL PONIENTE C		B20-1400						1		6/3/2021	1
692-075-03	216 W Marquita		B19-0648									0
692-076-01	217 W MARQUITA B		B20-1178						1		4/14/2021	1
692-091-03	240 W MARIPOSA		IC21-186									0
692-121-13	1633 Calle Las Bolas		B17-1334									0
692-121-14	1631 Calle Las Bolas		B17-1333									0
692-143-47	131 W Avenida Cadiz B		B20-0873						1		5/20/2021	1
692-153-12	113 W Avenida Santiago B		B20-0941									0
692-161-16	101 W PASEO DE CRISTOBAL C		B20-1901						1		9/28/2021	1
692-171-05	125 W AVENIDA GAVIOTA B		B20-2321						1		10/18/2021	1
692-182-09	139 W Avenida San Antonio B		B20-0432									0
692-192-12	167 W AVENIDA JUNIPERO B		B20-1165						1		5/21/2021	1

3-15-22 / 6E-41

Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	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	Certificates of Occupancy or other forms of readiness (see Instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
691-434-54	117 VIA BELLAS ARTES		IC21-230									0
692-054-23	318 Avenida Del Mar C		B20-0552						1		6/15/2021	1
692-063-33	252 AVENIDA DEL PONIENTE C		B20-1400						1		7/21/2021	1
692-075-03	216 W Marquita		B19-0648							1	3/30/2021	1
692-076-01	217 W MARQUITA B		B20-1178									0
692-091-03	240 W MARIPOSA		IC21-186									0
692-121-13	1633 Calle Las Bolas		B17-1334							2	4/12/2021	2
692-121-14	1631 Calle Las Bolas		B17-1333							2	4/12/2021	2
692-143-47	131 W Avenida Cadiz B		B20-0873						1		6/18/2021	1
692-153-12	113 W Avenida Santiago B		B20-0941						1		3/17/2021	1
692-161-16	101 W PASEO DE CRISTOBAL C		B20-1901									0
692-171-05	125 W AVENIDA GAVIOTA B		B20-2321									0
692-182-09	139 W Avenida San Antonio B		B20-0432						1		3/8/2021	1
692-192-12	167 W AVENIDA JUNIPERO B		B20-1165						1		6/23/2021	1

3-15-22 / GE-42



Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*
691-434-54	117 VIA BELLAS ARTES		IC21-230		N				Based on projected rents/HCD ADU calculator	
692-054-23	318 Avenida Del Mar C		B20-0552		N				Based on projected rents/HCD ADU calculator	
692-063-33	252 AVENIDA DEL PONIENTE C		B20-1400		N				Based on projected rents/HCD ADU calculator	
692-075-03	216 W Marquita		B19-0648		N					
692-076-01	217 W MARQUITA B		B20-1178		N				Based on projected rents/HCD ADU calculator	
692-091-03	240 W MARIPOSA		IC21-186		N				Based on projected rents/HCD ADU calculator	
692-121-13	1633 Calle Las Bolas		B17-1334		N					
692-121-14	1631 Calle Las Bolas		B17-1333		N					
692-143-47	131 W Avenida Cadiz B		B20-0873		N				Based on projected rents/HCD ADU calculator	
692-153-12	113 W Avenida Santiago B		B20-0941		N				Based on projected rents/HCD ADU calculator	
692-161-16	101 W PASEO DE CRISTOBAL C		B20-1901		N				Based on projected rents/HCD ADU calculator	
692-171-05	125 W AVENIDA GAVIOTA B		B20-2321		N				Based on projected rents/HCD ADU calculator	
692-182-09	139 W Avenida San Antonio B		B20-0432		N				Based on projected rents/HCD ADU calculator	
692-192-12	167 W AVENIDA JUNIPERO B		B20-1165		N				Based on projected rents/HCD ADU calculator	

3-15-22 / 6E-43

Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Number of Demolished/ Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
691-434-54	117 VIA BELLAS ARTES		IC21-230								Coastal Commission approval pending
692-054-23	318 Avenida Del Mar C		B20-0552								
692-063-33	252 AVENIDA DEL PONIENTE C		B20-1400								
692-075-03	216 W Marquita		B19-0648								
692-076-01	217 W MARQUITA B		B20-1178								
692-091-03	240 W MARIPOSA		IC21-186								Coastal Commission approval pending
692-121-13	1633 Calle Las Bolas		B17-1334								
692-121-14	1631 Calle Las Bolas		B17-1333								
692-143-47	131 W Avenida Cadiz B		B20-0873								
692-153-12	113 W Avenida Santiago B		B20-0941								
692-161-16	101 W PASEO DE CRISTOBAL C		B20-1901								
692-171-05	125 W AVENIDA GAVIOTA B		B20-2321								
692-182-09	139 W Avenida San Antonio B		B20-0432								
692-192-12	167 W AVENIDA JUNIPERO B		B20-1165								

3-15-22 / GE-44



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	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	Entitlement Date Approved	# of Units issued Entitlements
	692-211-26	134 W AVENIDA DE LOS LOBOS MARINOS	Goldstone ADU	IC21-171	ADU	R						1		9/7/2021	1
	692-241-06	215 AVENIDA BARCELON A	Schuster ADU Conversion	IC21-165	ADU	R						1		8/10/2021	1
	692-272-14	312 La Rambla		B20-0862	SFD	O									0
	692-291-31	227 Avenida Princesa B		B20-0304	ADU	R									0
	692-291-38	213 AVENIDA PRINCESA		B20-1284	SFD	O									0
	692-292-02	204 W Avenida De Los Lobos Marinos B		B20-0854	ADU	R									0
	692-311-16	232 W Avenida Alessandro B		B20-0459	ADU	R									0
	692-311-30	205 W AVENIDA SAN ANTONIO		B21-0015	SFD	O									0
	692-363-39	208 Avenida De La Grulla C		B20-0686	ADU	R									0
	692-371-13	1602 N EL CAMINO REAL		CHP19-130, B21-1210	SFA	R							1	2/3/2021	1
	692-382-03	147 AVENIDA PELAYO B		B20-1709	ADU	R									0
	692-395-44	140 W Canada		B17-1820	2 to 4	R									0

3-15-22 / 6E-45

Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	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	Building Permits Date Issued	# of Units Issued Building Permits
692-211-26	134 W AVENIDA DE LOS LOBOS MARINOS	Goldstone ADU	IC21-171									0
692-241-06	215 AVENIDA BARCELON A	Schuster ADU Conversion	IC21-165									0
692-272-14	312 La Rambla		B20-0862							1	5/6/2021	1
692-291-31	227 Avenida Princesa B		B20-0304									0
692-291-38	213 AVENIDA PRINCESA		B20-1284							1	2/16/2021	1
692-292-02	204 W Avenida De Los Lobos Marinos B		B20-0854						1		7/19/2021	1
692-311-16	232 W Avenida Alessandro B		B20-0459									0
692-311-30	205 W AVENIDA SAN ANTONIO		B21-0015							1	9/15/2021	1
692-363-39	208 Avenida De La Grulla C		B20-0686						1		5/4/2021	1
692-371-13	1602 N EL CAMINO REAL		CHP19-130, B21-1210									0
692-382-03	147 AVENIDA PELAYO B		B20-1709						1		1/11/2021	1
692-395-44	140 W Canada		B17-1820									0

3-15-22 / GE-46



Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	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	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units Issued Certificates of Occupancy or other forms of readiness
692-211-26	134 W AVENIDA DE LOS LOBOS MARINOS	Goldstone ADU	IC21-171									0
692-241-06	215 AVENIDA BARCELON A	Schuster ADU Conversion	IC21-165									0
692-272-14	312 La Rambla		B20-0862									0
692-291-31	227 Avenida Princesa B		B20-0304						1		11/29/2021	1
692-291-38	213 AVENIDA PRINCESA		B20-1284									0
692-292-02	204 W Avenida De Los Lobos Marinos B		B20-0854									0
692-311-16	232 W Avenida Alessandro B		B20-0459							1	1/12/2021	1
692-311-30	205 W AVENIDA SAN ANTONIO		B21-0015									0
692-363-39	208 Avenida De La Grulla C		B20-0686									0
692-371-13	1602 N EL CAMINO REAL		CHP19-130, B21-1210									0
692-382-03	147 AVENIDA PELAYO B		B20-1709									0
692-395-44	140 W Canada		B17-1820							2	6/4/2021	2

3-15-22 / 0E-47

Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*
692-211-26	134 W AVENIDA DE LOS LOBOS MARINOS	Goldstone ADU	IC21-171		N				Based on projected rents/HCD ADU calculator	
692-241-06	215 AVENIDA BARCELON A	Schuster ADU Conversion	IC21-165		N				Based on projected rents/HCD ADU calculator	
692-272-14	312 La Rambla		B20-0862		N					
692-291-31	227 Avenida Princesa B		B20-0304		N				Based on projected rents/HCD ADU calculator	
692-291-38	213 AVENIDA PRINCESA		B20-1284		N					
692-292-02	204 W Avenida De Los Lobos Marinos B		B20-0854		N				Based on projected rents/HCD ADU calculator	
692-311-16	232 W Avenida Alessandro B		B20-0459		N				Based on projected rents/HCD ADU calculator	
692-311-30	205 W AVENIDA SAN ANTONIO		B21-0015		N					
692-363-39	208 Avenida De La Grulla C		B20-0686		N				Based on projected rents/HCD ADU calculator	
692-371-13	1602 N EL CAMINO REAL		CHP19-130, B21-1210		N					
692-382-03	147 AVENIDA PELAYO B		B20-1709		N				Based on projected rents/HCD ADU calculator	
692-395-44	140 W Canada		B17-1820		N					

3-15-22 / GE-48



Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
692-211-26	134 W AVENIDA DE LOS LOBOS MARINOS	Goldstone ADU	IC21-171								Coastal Commission approval pending
692-241-06	215 AVENIDA BARCELON A	Schuster ADU Conversion	IC21-165								
692-272-14	312 La Rambla		B20-0862								
692-291-31	227 Avenida Princesa B		B20-0304								
692-291-38	213 AVENIDA PRINCESA		B20-1284								
692-292-02	204 W Avenida De Los Lobos Marinos B		B20-0854								
692-311-16	232 W Avenida Alessandro B		B20-0459								
692-311-30	205 W AVENIDA SAN ANTONIO		B21-0015								
692-363-39	208 Avenida De La Grulla C		B20-0686								
692-371-13	1602 N EL CAMINO REAL		CHP19-130, B21-1210								
692-382-03	147 AVENIDA PELAYO B		B20-1709								
692-395-44	140 W Canada		B17-1820								

3-15-22 / GE-49

Jurisdiction	San Clemente	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

## 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

**Table B**

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	2										3	4
		2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	-	65	-	-	-	-	-	-	-	-	68	66
	Non-Deed Restricted	-	-	-	-	-	-	-	3	-			
Low	Deed Restricted	-	28	-	-	-	-	-	-	-	-	32	63
	Non-Deed Restricted	-	-	-	-	-	-	-	4	-			
Moderate	Deed Restricted	-	-	-	-	-	-	-	-	-	-	54	54
	Non-Deed Restricted	-	2	1	-	4	12	13	7	15			
Above Moderate		-	84	129	107	96	101	33	9	13	572	-	
Total RHNA		581											
Total Units		-	179	130	107	100	113	46	23	28	726	183	

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.

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.

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



Jurisdiction	San Clemente
Reporting Year	2021 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 10/15/2013 - 10/15/2021

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

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

Table C Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																			
Project Identifier				Date of Rezone	RHNA Shortfall by Household 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					0	0	0	0							0				

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	San Clemente		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1 Name of Program	2 Objective	3 Timeframe in H.E.	4 Status of Program Implementation
Program 1: Provide Adequate Sites and Monitoring for No Net Loss	<p>1) Monitor and update the sites inventory annually to assess its adequacy for meeting the RHNA, particularly for sites capable of facilitating the development of lower income housing.</p> <p>2) Make the inventory of vacant and underutilized sites available to interested developers after adoption of the Housing Element. The sites inventory will be posted on the City's website and updated annually.</p> <p>3) In 2018, develop marketing and economic development strategies to implement the Centennial General Plan land use goals and affordable housing opportunities for all income levels in mixed use areas.</p>	Annually	<p>Completed: Staff updates the sites inventory on an ongoing basis, posts the list on the City's website, and provides the site inventory to our list of interested affordable housing developers.</p>
	<p>4) Should properties identified in the residential sites inventory (such as the Shorecliffs Golf Course) become unavailable during the planning period for housing for lower income households, resulting in a shortfall in sites for meeting the RHNA, within one year, the City will identify additional sites of appropriate size and density and rezone, as necessary per Government Code § 65863. In addition to maintaining adequate sites for the RHNA, the City will explore and rezone additional sites at appropriate density for all household types (such as non-seniors) within two years of Housing Element adoption.</p>	Within 2 years	<p>Completed: Sites in the inventory have not become unavailable during the planning period to result in a shortfall in available sites for meeting the RHNA for very-low and low income housing. Therefore, no sites are entered into APR Table C. There are remaining adequate sites in the site inventory of an appropriate size and density to meet RHNA for all income categories. As of 2019, San Clemente constructed 675 housing units during the planning period leaving a remaining 212 lower and moderate income units per RHNA.</p> <p>In March 2019, the City approved the Shorecliffs Senior Housing development project on the Shorecliffs golf course property identified in the residential sites inventory. The project is subject to the City's Inclusionary Housing Program. A building permit was issued in 2021; therefore the site becomes "unavailable." However, there are remaining adequate sites in the sites inventory with the capacity to meet RHNA for all income categories. The City continues to monitor the residential sites inventory and provide the inventory to interested affordable housing developers on their website.</p> <p>San Clemente began marketing the Vista Hermosa/Avenida La Pata property on the publicly available Multiple Listing Service (MLS) in 2019. As of December 2019, the City had not received a formal offer from a housing provider.</p>

3-15-22 / 6E-52



**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
<p>Program 1: Provide Adequate Sites and Monitoring for No Net Loss</p>	<p>5) In 2019, evaluate the City-owned sites such as Vista Hermosa and Avenida La Pata for designation as a surplus property. If the site is determined as surplus, within one year, the City will evaluate the feasibility and pursue actions such as rezoning the property for high density residential uses and partnership with an affordable housing developer, adhering to the State disposition requirements for City-owned properties.</p>	<p>In 2019</p>	<p>Ongoing: In 2014, the City conducted a review of all City-owned parcels and identified potential surplus properties. The City completed the SLA process for the vacant La Pata / Vista Hermosa lot in 2015. In 2016, the City appraised that lot as well as the former City Hall site (100 Ave. Presidio). In 2019, the City started a process that is ongoing to list both properties for lease or sale, including a consideration of new State laws for surplus property.</p> <p>Vacant Parcel at La Pata &amp; Vista Hermosa: In 2015-2016, the Council completed the SLA process including negotiation with parties interested in affordable housing development. The Council did not reach an agreement from those negotiations. In June, 2019, the City decided to enter into a listing agreement for real estate services to market the property on the Multiple Listing Service (MLS) accessible by the general public and housing providers. From the listing, the City received 15 offers, primarily including gas stations and convenience stores, but one offer each for a charter school and assisted living facilities. No housing providers have made a formal offer to-date but the City continues to outreach with the public and consider inquiries. The City Council declined to enter into an ENA with the best offer from a gas station / market / coffee developer in January of 2022.</p> <p>100 Ave. Presidio Site: The City Council designated this property as surplus and proceeded through the SLA process of providing notice to the HCD list of interested affordable housing developers. The City received several proposals for affordable housing development. The City Council reviewed initial offers, but requested resubmittals on lease terms. The 90-day negotiation period ended in October of 2021; however, negotiations with the interested affordable developers are ongoing as of February 2022.</p>
<p>Program 2: Lot Consolidation</p>	<p>1) Facilitate lot consolidation with the goal of achieving at least one small/medium size housing project annually via the following: (a) Provide technical assistance regarding the lot consolidation process to interested parties; (b) At least annually and on an ongoing basis, provide the sites inventory to interested developers and assist in identifying sites with lot consolidation potential. Table 54 identifies vacant and underutilized parcels in the City, organized in groups with potential for lot consolidation; (c) Process lot consolidation applications concurrently with other applications for development; (d) Evaluate the City's lot consolidation activities in 2017 and within one year of the Housing Element adoption, adopt appropriate incentives. Incentives to be considered include, but do not limit to: waiver or subsidy of development fees, reduction in parking standards, allowance for shared parking, and reduction in commercial FARs for projects in mixed use zones; and (e) Re-evaluate the trend of lot consolidation and make modifications as necessary to promote housing and mixed use development on small sites.</p>	<p>For 1a, 1b, and 1c, timeline is annual. For 1d, timeline is 2017. For 1e, timeline is annual and ongoing.</p>	<p>Ongoing: 1 a-c, e) The City continues to provide assistance, as requested, update the sites inventory on an ongoing basis, posts the list on the City's website, and provides the site inventory to our list of interested affordable housing developers.</p> <p>There were no housing projects proposed or approved in 2021 that involved the consolidation of two or more properties on the site inventory.</p> <p>Completed: 1d) In January 2021, the City adopted a lot consolidation ordinance that provides incentives for consolidation that incorporates provisions and incentives to consolidate standard and sub-standard parcels listed on the City's residential site inventory list. Consistent with the objective, this action was taken to encourage new housing development, increase affordable housing opportunities, and satisfying Housing Element goals of facilitating high-quality projects. This ordinance was transmitted to the State with the 2020 APR.</p>

3-15-22 / 0E-53

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
Program 3: Density Bonus Ordinance	1) Update Density Bonus Ordinance by the end of 2017 to reflect the requirements of AB 2222 (effective January 2015), including extending the affordability control for the affordable units to 55 years, and requiring the replacement of existing affordable units demolished or removed in order to qualify for a density bonus, incentive, or concession.	By end of 2017	Completed: Density Bonus Ordinance amendments reflecting AB 2222 requirements were initiated in 2017 and became effective March 19, 2018.
Program 4: Affordable Housing Overlay	1) Expand the City's affordable housing inventory for lower income households by 150 units (50 extremely low income, 50 very low income, and 50 low income units, see Table 57) between 2014 and 2021, through the following efforts: (a) Prepare annual analysis of development in the Affordable Housing Overlay Zone to evaluate effectiveness of zoning standards; (b) Continue to implement the requirements of the Affordable Housing Overlay Zone; (c) Review the requirements of the Affordable Housing Overlay Zone on an annual basis to improve the effectiveness of the Overlay Zone and make amendments as necessary; and (d) Prioritize in-lieu fees for lower income affordable housing projects proposed in the Affordable Housing Overlay (see also Program 5).	Annually	Completed: A total of 93 lower income affordable housing units were constructed during the planning period.  The Affordable Housing Overlay was analyzed in the 2017 Housing Element Midterm Update. The overlay has been effective in developing affordable units. The City continues to apply the overlay and seek opportunities to enhance its effectiveness. In 2018, the City changed the Affordable Housing Overlay zoning standards to allow stand-alone residential units and affordable housing on any mixed-use zoned lots in the Housing Element site inventory.  There were no proposed affordable housing projects in 2018 to 2021 that would take advantage of the in-lieu fees.
Program 5: Inclusionary Housing Program	1) Continue implementation of the Inclusionary Housing Program.  2) By the end of 2017, initiate public outreach to advise the development of policy guidance for the uses and method of distributing the in-lieu fee. Criteria for awarding the in-lieu fee will be established, prioritizing funding for projects that propose affordable housing for lower income families especially those that offer deeper levels of affordability and/or reserve units for persons with special needs.	For 1, annual. For 2, in 2017.	Ongoing: 1) The City continues to implement the Inclusionary Housing Program.  Completed: 2) In 2017, the City conducted a public survey on how to prioritize the in-lieu fee.



**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	4 Status of Program Implementation
<p>Program 5: Inclusionary Housing Program</p>	<p>3) Develop a new formula for calculating in-lieu fees by the end of 2018 in order to establish adequate funding for affordable housing and provide clarity for both staff and developers.</p> <p>4) Annually evaluate the effectiveness of inclusionary housing program in facilitating the development of all income levels.</p> <p>5) Develop incentives for new affordable development partnerships.</p>	<p>For 3, in 2018. For 4 and 5, annually.</p>	<p>In Progress: 3-5) The City initiated an in-lieu fee ordinance in 2019. The City reviewed the in-lieu fee formula in 2021 and determined the current formula is appropriate.</p>
<p>Program 6: Affordable Housing Development</p>	<p>1) Proactively encourage and facilitate the development of affordable housing by non-profit organizations for lower income households, particularly those with special needs including large households, seniors, extremely low-income (ELI) households, and households with persons who have disabilities or developmental disabilities with the goal of creating 150 affordable units for lower income households between 2014 and 2021 (50 extremely low income, 50 very low income, and 50 low income units, see Program 4). Specifically, the City will: (a) Compile a list of affordable housing developers with expertise in special needs housing by 2017 and contact developers annually to discuss affordable housing opportunities; (b) By the end of 2017, initiate public outreach to advise the establishment of criteria and preferences for the In-Lieu fee or other discretionary housing funds that may be available, prioritize funds for special needs housing and projects that offer deeper levels of affordability;</p>	<p>For 1, in 2017.</p>	<p>Completed: In 2017, staff completed a list of affordable housing developers for contact. Staff has also completed a public survey for criteria and preference for in-lieu fee. For objective 1(b), The City initiated an in-lieu fee ordinance in 2019. The City reviewed the in-lieu fee formula in 2021 and determined the current formula is appropriate.</p> <p>Ongoing: Staff continues to explore funding opportunities and will explore development opportunities with developers and non-profits to build more affordable units or to help convert existing homes as affordable units. Staff continues to provide letters of support for affordable housing developers' applications. The City plans to develop marketing and economic development strategies to implement the Centennial General Plan land use goals.</p> <p>Projects are reviewed according to density bonus regulations. The City continues to implement the Affordable Housing Overlay Zone and Inclusionary Housing Program. Staff consults the HCD website to identify funding sources for affordable housing and meet with housing organizations annually.</p>
<p>Program 6: Affordable Housing Development</p>	<p>(c) Provide letters of support to affordable housing developers' applications to local, State, and federate agencies for funding, provided the proposed projects are consistent with the goals and policies of the City's General Plan; and (d) Evaluate, at least every other year, the City's Zoning regulations for potential constraints to the development of housing for persons with special needs.</p> <p>2) In 2018, develop marketing and economic development strategies to implement the Centennial General Plan land use goals and affordable housing opportunities for all income levels in mixed use areas.</p>	<p>For 1c, every other year. For 2, in 2018.</p>	<p>Ongoing: Staff will continue to provide letters of support to affordable housing developers' applications, and will develop marketing and economic development strategies to implement Centennial General Plan land use goals. Also, the City has assigned urban planners with specialized knowledge and experience in specific districts to serve as liasons that provide services and information, including news on programs for housing and social services.</p>

3-15-22 / OE-55

**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	4 Status of Program Implementation
Program 6: Affordable Housing Development	<p>3) Continue to provide density bonuses and other incentives to developers who provide affordable units.</p> <p>4) Continue to implement the Affordable Housing Overlay Zone and Inclusionary Housing Program.</p> <p>5) At least annually, explore State Department of Housing and Community Development (HCD) and U.S. Department of Housing and Urban Development (HUD) website to identify and pursue available funding sources for the development of affordable housing.</p> <p>6) Annually meet with Non-profit developers and housing organizations to evaluate projects for acquisition and rehabilitation of new shelters and long term affordable housing.</p>	For 3-6, timeline is annual and ongoing.	Ongoing: Staff reviews projects according to density bonus regulations, implements the Affordable Housing Overlay Zone and Inclusionary Housing Program, explores the HCD website to identify funding sources for affordable housing, and meets annually with housing organizations. In 2021, the City received no complete applications to develop affordable housing units with a request for a density bonus.
Program 7: Second Unit Ordinance	1) Work to increase second/accessory units by an average of five units annually via the following: (a) In 2017, evaluate City's second unit ordinance for consistency with recent changes in State law (AB 2299 and SB 1069) regarding accessory dwelling units and to consider expanding locations of where second/accessory units are allowed. Amend ordinance by the end of 2017 to comply with State law; (b) In 2018, evaluate other cities' second unit programs to determine whether the City can expand the program to provide additional low income units in San Clemente. If appropriate incentives or modifications to expand second unit opportunities are identified, amend ordinance by the end of 2018; and (c) In 2019, develop information/brochures to promote the benefit of second/accessory units and provide technical assistance to interested HOAs to explore options for second/ accessory units.	For 1a, 2007. For 1b, 2008. For 1c, 2009.	Completed: The City has historically permitted Accessory Dwelling Units (ADUs) in conformance with State law. Since the implementation of the 2017 State ADU Law changes up to October 15, 2021 (end of 5th Cycle), the City has issued permits for 53 ADUs.  On March 6, 2019, the City adopted an updated ordinance for ADUs in accordance with State law effective prior to January 1, 2020 and submitted the ordinance to the State as part of the 2018 APR. The City updated its ADU ordinance on March 6, 2019 and December 1, 2020 for consistency with State law. The 2020 ADU ordinance update was sent to with the 2020 APR. Staff continues to improve public information on ADU standards on the City website and handouts.
Program 8: Pursue Funding Sources and Programs	<p>1) Continue to apply for and administer CDBG grants annually.</p> <p>2) Annually, evaluate the viability of other grant sources and pursue available funding, whenever feasible.</p>	Annually	Completed: In 2021, the City administered \$48,712 of CDBG grant funds to four organizations. The City will continue to apply for and administer CDBG grants. City will also look for new funding opportunities and partnerships.

3-15-22 / 6E-56



**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
Program 9: Acquisition and Conversion of Market-Rate Housing to Affordable Housing	1) Work with at least one non-profit organization to assist in purchasing a site to be used as transitional housing and/or long-term permanent housing with the goal of increasing the affordable housing inventory by 50 lower income units by 2021.	Annually	Ongoing: The City will continue to look for opportunities to work with non-profit organizations to build transitional housing and/or long term permanent housing.
Program 10: Sustainable Policies	1) Continue to implement the Sustainability Action Plan.  2) Continue to promote resident participation in available PACE programs by providing links to these programs on City website and placing program brochures at public counters.	Annually	Completed: The City is continuing to implement the Sustainability Action Plan through the General Plan, and continuing to promote the PACE program through City's website.
Program 11: Fair Housing	1) Continue to contract with a qualified agency to provide fair housing services to residents.  2) Continue to promote available fair housing services to residents.  3) Participate in at least three fair housing outreach events annually.	Annually	The City contracts with Fair Housing Foundation (FHF) to provide fair housing services to City residents, including low-and-moderate income and special needs populations. Services include (1) Discrimination Complaint Intake and Investigation, (2) Outreach and Education, (3) Landlord/Tenant Counseling, and (4) Affirmatively Further Fair Housing Activities. In 2020/2021, the FHF conducted two Fair Housing Workshops, provided a presentation to Shorecliffs Middle School, and attended two San Clemente Housing and Element Meetings. Also, FHF provided over 2,001 pieces of fair housing literature in English and Spanish and public service announcements were aired on the City's cable station.
Program 12: Social Services Grant Program	1) Continue to provide grant applications for housing funds annually.  2) Provide assistance to approximately 2,000 homeless persons and persons with special needs, including seniors and disabled persons, on an annual basis.	Annually	Completed: The City has awarded Family Assistance Ministries (FAM), \$15,508 in CDBG funds to support FAM's housing and supportive service for households at risk of homelessness and for those that are homeless. In addition, the City awarded FAM \$40,000 in CDBG- COVID funding to address the impact of the pandemic on the homeless or at risk of becoming homeless. The persons assisted ranged from homeless, nearly homeless, very low and low income levels, and included a variety of special needs groups including but not limited to seniors and the disabled. The City also awarded Age Well Senior Services CDBG-COVID funds that provided meals to isolated seniors during the pandemic.

**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
<p>Program 13: Zoning Ordinance Monitoring</p>	<p>1) The City will continue to monitor the Emergency Shelter Overlay as outlined in Program 14.</p> <p>2) Complete the following necessary amendments to the Zoning Ordinance by mid-2018: (a) Transitional and Supportive Housing: To regulate transitional and supportive housing as a residential use to be subject to the same standards as similar uses in the same zones, consistent with Government Code Sections 65582(f)(g)(h). (b) Farmworker and Employee Housing: The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. It further requires housing for agricultural workers to be treated as an agricultural use and permitted where agricultural uses are permitted. The City does not permit agricultural uses in any of its zones and is, therefore, not required to specifically provide for farmworker housing. However, the City is still subject to the employee housing requirements of the Employee Housing Act. (c) Density Bonus: To address the affordability and replacement requirements, consistent with AB 2222 (see details also in Program 3).</p>	<p>For 1, annually, For 2, by mid-2018.</p>	<p>Ongoing: For objective 1, the City continues to monitor the Emergency Shelter Overlay (for more notes, see Program 14).</p> <p>Completed: For objective 2, a 2021 survey was completed, and found that there was no interest from shelter providers in establishing one in San Clemente. The survey found that Shelter Operators would not allow homeless persons from other cities to utilize available beds. San Clemente is in the process of collaborating with neighboring cities to apply for State grants and other resources in order to address the needs of the unsheltered. The survey also found that there was a general lack of interest from the County and other private entities to develop a shelter in the ES Overlay. They concluded that the lack of interest was not a result of impediments that fall within the scope of factors outlined in Program 14.</p>
<p>Program 13: Zoning Ordinance Monitoring</p>	<p>3) Complete the following amendments to the Zoning Ordinance by mid-2018: (a) Residential Care Facilities: To address the provision of small residential care facilities consistent with the Lanterman Act, and the provision of larger residential care facilities and group homes, including unlicensed facilities, in accordance with applicable State laws. (b) Conditional Use Permit for Multifamily: Modify the City's Conditional Use Permit Findings for multi-family housing to ensure the required Findings are objective and pertain to compliance with zoning requirements and public health and safety.</p> <p>4) Annually, monitor the Zoning Ordinance for any potential constraints to the development of housing, including the City's procedures for multi-family housing, and process amendments as necessary.</p>	<p>For 3, by mid-2018. For 4, annually.</p>	<p>Completed: For objective 3, Zoning Ordinance amendments were initiated, approved, and became effective in June 2018.</p> <p>Ongoing: For objective 4, the City continues to monitor the Zoning Ordinance and process amendments as needed to ensure regulations are consistent with State law and remove barriers to affordable housing construction.</p>

3-15-22 / GE-58



**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
Program 14: Monitoring of Emergency Shelter Overlay	<p>1) Within three months of the implementation of the rideshare program, evaluate the ease of use of the program and to explore and immediately pursue options to enhance transit accessibility. Thereafter, evaluate the rideshare program annually and work with the vendor to improve the program or find alternatives to the program such as establishing a 1-800 number.</p> <p>2) Within one year or in the event an emergency shelter is proposed, the City will work with the social service providers and shelter proponents to determine if the rideshare program serves as a feasible transportation option, or secure other alternatives while avoiding burden and costs on the applicants. For example, arrange for transportation with homeless service providers such as outreach and assessment teams and case managers.</p>	<p>For 1, within 3 months of rideshare program implementation.</p> <p>For 2, within 1 year a shelter is proposed. For 3 and 4, every two years. For 5, by 2018.</p>	<p>For objectives 1 and 2, the City had its soft launch of the ride share program on October 9, 2016, and official launch on April 3, 2018. The City commits to evaluate and address the effectiveness of the rideshare program regularly. The City sent a progress letter to HCD (dated 10/25/18) on the effectiveness of the rideshare program (SC Rides) - a partnership with Lyft and ButterFLI to offer transit. Although the pandemic decreased demand for public transportation services, San Clemente still continued to offer the service in 2021, with OCTA COVID-19 guidelines in place. In 2021, approximately 20,817 rides were provided as of December 31, 2021. Especially during the pandemic, the Public Works department staff focus has been doing outreach to portions of the population that may not be aware of the program and are underserved. Recent outreach has included working with the Orange County Social Services agency, as well as other nonprofits serving underserved populations, such as the YMCA chapter in Orange County. The City has also continued to work with OCTA to improve the program and increase access to the services. On top of establishing a toll free phone number (1-844-440-4672) for riders who need ADA accessible ride services, the City has also worked with the assisted ride vendor for the program (Butterfli) to establish an online booking interface, for users to book rides in addition or instead of the toll free phone number. OCTA has continued to work with the City to support and fund ADA ride services 100% for this program. The City has also expanded the eligible service area around each bus stop from a .1 mile radius to a .25 mile radius, to further extend accessibility for program users.</p> <p>(continued in row below)</p>
Program 14: Monitoring of Emergency Shelter Overlay	Same as row above	Same as row above	<p>The subsidized cost for the SC Rides services remains constant, matching the original cost offered by the 191 and 193 OCTA bus routes. Through the OCTA grant, the City already covers a majority of the costs for program users. However, those that may not have the ability to pay the base program fare may be able to receive direct ride assistance from either the City through their Lyft account, or from a local nonprofit. In the past, local nonprofits have worked to offset the base fare costs, including historical partners such as Family Assistance Ministries (FAM), a homeless and housing nonprofit organization located within the ES Overlay; and by Mercy House, a homeless outreach provider. In these select cases, the City or the nonprofit could book rides for the rider directly, ensuring the pickup and destination location.</p>



**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.	4 Status of Program Implementation
<p>Program 14: Monitoring of Emergency Shelter Overlay</p>	<p>3) At least every two years and as emergency shelters are proposed, assess and update the City's unmet homeless shelter needs, upon review and analysis of reliable data and consideration of input from service providers and public input in a City Council meeting. The unmet homeless shelter needs will be updated when: (a) Results of the Biannual Homeless Census (point-in-time) conducted by the Orange County Continuum of Care are available. The City will participant in the Homeless Census to obtain a specific homeless count for San Clemente, with specific counts for sheltered versus unsheltered homeless; (b) Emergency shelters will be allowed without discretionary action until the unsheltered homeless need identified in this assessment is met and continue to be permitted through a discretionary review process; (c) Significant changes in the housing market conditions that would impact the City's homeless shelter needs between the Homeless Censuses. The City will consult homeless service providers to establish the appropriate modifications to the established unmet homeless shelter needs; and (d) Significant changes to the City's homeless strategy, such as funding available for homeless housing programs that would reduce the unmet shelter needs.</p>	<p>For 3, at least every two years and as emergency shelters are proposed.</p>	<p>Completed: The Orange County Continuum of Care conducted the most recent Point In Time Count and survey on January 22, 2019. The 2021 Point in Time Count for the Orange County Continuum of care was cancelled by HUD due to the Coronavirus Pandemic. The next Point In Time Count is scheduled to occur by the end of February 2022.</p> <p>In June of 2019, the County of Orange release the results of the 2019 Point In Time Count: which found that there are 96 unsheltered homeless and 49 sheltered in the City of San Clemente.</p> <p>The City has allocated funds from the Community Development Block Grant to provide for a limited term full time position for a specialist to serve as a liaison with the local unsheltered population. The City Council voted to create a new position for a Community Outreach Worker on 2/16/2021, and the recruitment occurred in Spring 2021. The City extended that contract through June of 2022, and also incorporated this position as well as a second staff position into a 5-year grant proposal for PLHA Funds. The state is withholding the SB 2 funds until the City has a certified Housing Element. The City is hopeful that the funds will become available so that we can better serve our unhoused population. [Staff report for PLHA Grant: <a href="https://www.san-clemente.org/home/showpublisheddocument/66414/637721552543370000">https://www.san-clemente.org/home/showpublisheddocument/66414/637721552543370000</a>]</p>
<p>Program 14: Monitoring of Emergency Shelter Overlay</p>	<p>4) Every two years upon adoption of this Housing Element, if no emergency shelter is proposed within the ES Overlay, conduct a survey of shelters in the region to identify impediments to shelter development, including potential site constraints, availability of transportation, development standards. Amend the ES Overlay within one year of the assessment to make necessary modifications to facilitate the development of shelter for the homeless.</p>	<p>For 4, every two years from Housing Element adoption.</p>	<p>Completed. In 2019, the City worked to identify impediments to shelter development in the ES Overlay. As a result of this process, the City determined that there is a general lack of interest from the County and other private entities to develop a shelter in the City's ES Overlay. The City concluded that the lack of interest is not a result of impediments that fall within the scope of factors as outlined in Objective 5. The 2021 survey was completed, and found that there was no interest from shelter providers in establishing one in San Clemente. The survey also found the Emergency Shelter overlay was not an impediment to establishing a shelter in San Clemente.</p>

**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
<p>Program 14: Monitoring of Emergency Shelter Overlay</p>	<p>5) In December 2017, December 2018, and, thereafter, every two years upon adoption of this Housing Element, if no emergency shelter is proposed or established within the ES Overlay, conduct a survey of shelters and outreach with shelter providers in the region to identify impediments to shelter development of the ES Overlay, including i) potential site constraints, such as, but not limited to building re-use limitations; ii) parking requirements; iii) bed limits; iv) availability of transportation, including, but not limited to a review of the rideshare program; and v) development standards. In the event that impediments to shelter development are identified which fall within the scope of factors i) – v) identified above, City will, within one year, make necessary modifications to its emergency shelter ordinance or this Housing Element to facilitate the development of shelter for the homeless. If warranted by the information obtained through the survey and/or outreach, such modifications may include identification of alternative sites and amending the ES Overlay to include such alternative sites.</p>	<p>For 5, every two years from Housing Element adoption.</p>	<p>Completed. In 2019, the City worked to identify impediments to shelter development in the ES Overlay. As a result of this process, the City determined that there is a general lack of interest from the County and other private entities to develop a shelter in the City's ES Overlay. The City concluded that the lack of interest is not a result of impediments that fall within the scope of factors as outlined in Objective 5. The 2021 survey was completed, and found that there was no interest from shelter providers in establishing one in San Clemente. The survey also found the Emergency Shelter overlay was not an impediment to establishing a shelter in San Clemente.</p>
<p>Program 14: Monitoring of Emergency Shelter Overlay</p>	<p>6) By the end of 2018, reexamine the City's emergency evacuation plan to ensure compliance with SB 1241 and address immediate response and coordination with other shelter facilities in the region for the relocation of the sheltered clients in the event of fires or other hazardous conditions.</p>	<p>For 6, by end of 2018</p>	<p>Completed. The City does not have a shelter facility, and therefore does not have a plan for relocation in the event of fires or other hazardous conditions.</p>



**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
<p>Program 15: Neighborhood Revitalization Program</p>	<p>1) Continue to implement the Neighborhood Revitalization Program and advertise the availability of these programs to eligible residents and property owners by announcing in City magazines and placing flyers at all City buildings. Code Enforcement also refers eligible property owners to the City's various programs for assistance.</p> <p>2) Provide 40 loans through the Home Rehabilitation Program during the Housing Element planning period.</p> <p>3) Complete one rehabilitation project in the Shorecliffs Mobile Home Park on an annual basis.</p> <p>4) Partner with various agencies to organize community events in the Neighborhood Pride area on an annual basis.</p>	<p>Annually</p>	<p>Completed: The City continues to provide CDBG grants for housing rehabilitation to improve neighborhoods. The program is advertised by brochures in City buildings, the City Magazine, Press Releases, and by the Code Enforcement Division. Since 2014, the City has provided 27 loans through the Home Rehabilitation Program. The City provided one rehabilitation loan to the Shorecliff Mobile Home Park in 2021.</p>
<p>Program 16: Preserve At-Risk Housing</p>	<p>1) Monitor status of affordable units annually by maintaining contact with property owners and HUD Multi-Family Housing division.</p> <p>2) Solicit interest and participation of nonprofit housing developers to acquire and preserve housing to be maintained as affordable units.</p>	<p>Annually</p>	<p>Completed: Staff maintains a contact list to monitor status of affordable units with property managers. Staff also evaluated units at risk of converting to market rate housing, and none of the affordable housing units are at risk within the 10 year planning period (2013-2023).</p>
<p>Program 17: Preserve Affordability of Existing Housing Stock</p>	<p>1) Initiate discussions in 2017/2018 to study options for the retention of affordable housing, especially containing and managing vacation rentals in the community.</p>	<p>Initiate by 2018</p>	<p>Completed: For the Coastal Zone, the City requires proposals to demolish or convert residential units into condominiums to meet requirements of the California Government Code Section 65588 ("Mello Act"). For vacation rentals, in 2017 the City adopted an ordinance that limits vacation rentals, known as Short Term Lodging Units (STLUs) or Short Term Apartment Rentals (STARs), to specific zones of the City and applies a cap based on the ratio of vacation rentals to the number of housing units. This restricts the use to retain the supply of housing units, including affordable housing. For ADUs, the City prohibits use of ADUs as vacation rentals as part of the review process.</p>

Jurisdiction	San Clemente	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202)

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	San Clemente	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

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

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

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

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

Activity Type	Units that Do Not Count Towards RHNA* 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) 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									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	San Clemente	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

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

<b>Jurisdiction</b>	San Clemente	
<b>Reporting Period</b>	2021	(Jan. 1 - Dec. 31)

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

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

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
678-163-01	Avenida La Pata/West Avenida Vista Hermosa	Vacant		Surplus Land	2.29	
690-372-03	754 Avenida Acapulco	Vacant		Surplus Land	0.17	
690-012-01	100 Avenida Presidio	Vacant		Surplus Land	2.89	
690-012-02	100 Avenida Presidio	Vacant		Surplus Land	1.82	



Jurisdiction	San Clemente
Reporting Year	2021 (Jan. 1 - Dec. 31)

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

(CCR Title 25 §6202)

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

<b>Total Award Amount</b>	\$ 300,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Sites analysis, rezoning, and environmental review	\$210,000.00	\$146,989.40	In Progress	Other	In October 2021, the City adopted and submitted the housing element update to HCD for review. Other funding includes \$209,990 City general funds and \$46,000 SB2 grant funding.
Objective design standards adoption	\$90,000.00	\$0.00	Other (Please Specify in Notes)	None	Pending housing element certification and state release of LEAP funds