



AGENDA REPORT

CITY OF SAN CLEMENTE

CITY COUNCIL MEETING

910 Calle Negocio
2nd Floor
San Clemente, California
www.san-clemente.org

Meeting Date: March 19, 2024

Agenda Item: 10D

Submitted by: Community Development

Prepared By: Christopher Wright, Associate Planner II

Subject:

2023 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 that the City to provide an annual progress report on the implementation of the General Plan. The report must be presented to the City Council for its review and acceptance and then submitted to the State. Before the City Council is a resolution accepting the General Plan 2023 Annual Progress Report (APR) and directing staff to submit a copy to the State to meet requirements.

Background:

California Government Code section 65400 requires that the City prepare an annual status report on Centennial General Plan 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 State Office of Housing and Community Development (HCD) by April 1st of each year. The purpose of the progress report is to provide information to the City Council to assess how the General Plan is being implemented. The report also provides State required information regarding the City's progress in meeting its share of regional housing needs.

The General Plan 2023 APR (Attachment 2) describes major actions taken in 2023 to implement the General Plan according to City Council priorities. The APR is organized into four sections: 1) Introduction, 2) General Plan Status and Amendments, 3) Strategic Implementation Program, and 4) Housing Activity and Programs. Appendix A includes HCD forms for Housing Element 2023 reporting.

2023 Accomplishments by Department

Beaches, Parks, and Recreation

- Environmental review (CEQA) completed for Richard T. Steed Memorial Park Master Plan Update.
- Design for planned pickle ball court complex at Richard T. Steed Memorial Park initiated.
- Continue implementation of recommendations from site-specific park master plan updates.

- Initiated a master plan update to the San Clemente Municipal Golf Course.
- Pursued the development of the Vista Hermosa Sports Park designated recreation lease area with the release of an RFP and entered into an ENA with Salty Turf for the future development of a miniature golf course open to the public.
- Established a policy for Youth Sports Partnerships.
- Pursued and obtained over \$17,000 in grants and funding for training for the lifeguards and Junior Lifeguard programs.
- Continued to monitor and provide sand measurement data for beach erosion, and worked with Public Works on Marine Safety relocation feasibility study.
- Over 1,200 swimmers in distress were physically rescued by ocean lifeguards, over 22,000 visitors were proactively warned or advised of dangers by on-duty staff, and over 1,000 medical aids were performed.
- Continued to evaluate beach usage attendance trends and adjust lifeguard staffing accordingly. The current trend has been a population shift from the north end our City beaches towards the south due to eroded beaches in the north.
- Taught ocean safety through outreach and the Junior Lifeguard program.
- As beach widths have narrowed with erosion, Marine Safety has adjusted use of vehicles to maintain low emergency response times. The number of full-sized Jeeps has been reduced from three to two, while use of smaller All Terrain Vehicles and watercraft has increased.

City Manager

- Hired a new City Manager.
- Hired a new Chief of Police Services.
- Acquired a new legal firm to provide City Attorney services, and ensured adherence to City Council direction to reduce legal costs.
- Created the North Beach Placemaking Plan to enhance the North Beach area and address issues of concern from beach users and residents.
- Hosted a Community Resource Fair in March 2023 with public agencies and partnering organizations that provide health and safety services focused on homelessness, mental health and special needs to the community.

- Organized the City's response to bluff failures affecting buildings at the Casa Romantica Cultural Center, and private properties along Avenida Buena Vista to ensure safety of the residents and public.
- Conducted a Bike Safety Rodeo in June 2023 for children 5 years and older covering E-bike education & rules of the road.
- Developed, and received Council approval of, the Fiscal Year 2024 Budget.
- Created, and hired for, a new Coastal Administrator position.
- Acquired the services of contracted private security services to augment the City's enforcement efforts in North Beach, Pier Bowl, and downtown areas.
- Hosted a Community Meeting on Coastal Resiliency Concepts in September 2023.
- Conducted a community workshop on residential sober living facilities, and conducted a listening session to hear the public's concerns.
- Initiated the process to transition to district elections, hosting multiple public hearings and providing online tools for public engagement.
- Hosted a press conference to recognize the San Clemente Shoreline Sand Replenishment Project kickoff in December 2023.

Community Development

- Continued to roll-out and expand the electronic building permitting submittal and review system, while supporting over the counter permitting as needed.
- Focused on new staff development and training for new building code cycle implementation.
- Amended and adopted the 2022 California Building Code.
- Continued work on the Local Coastal Program Implementation Plan, Categorical Exclusion update, Land Use Plan amendments, and provided staff support for shoreline monitoring, the Nature Based Coastal Resiliency Feasibility Study, and the sand replenishment program.
- Completed State annual reporting for General Plan and Housing element Annual Progress Report (APR).
- Continued work to implement programs in the certified 2021-2029 Housing Element. This includes the drafting and public review of objective design standards to address state housing streamlining laws, required rezoning sites to provide for the Regional Housing Needs Assessment (RHNA), and worked with the Orange County Council of Governments (OCCOG) to obtain grant funded data and analysis for the Emergency Shelter Ordinance. These efforts and others are described further within the attached 2023 APR.

- Initiated new Historic Property Preservation Agreement (HPPA) inspection program and historic resources report survey.
- Adopted “streamlining” Zoning Code amendments to simplify and clarify permit procedures, adopt objective standards for staff-level architectural review, and change the decision level to reduce processing times for non-controversial projects.
- Maintained the “Development Projects” map, available on the City’s website, to provide information about current planning projects to the public.
- Facilitated community outreach and enforcement in coordination with OC Sheriff’s Department and the Park Ranger program addressing issues related to homelessness.
- Assisted the Public Safety Committee in completion of their respective FY 2023 Work Plan, and Council-directed code amendments.
- Assisted the Human Affairs Committee in completion of their respective FY 2023 Work Plan.
- Developed recommendations, based on Council direction, to enhance the Park Ranger program, for the Public Safety Committee’s subsequent consideration.
- Coordinated the services of the City’s contracted private security to ensure effective assistance to the City’s enforcement efforts.

Public Works/ Utilities

- Completed Council Chambers construction at City Hall.
- Completed Marine Safety Building relocation study.
- Completed pavement rehabilitation of 30 miles of City streets and alleys.
- Completed Steed Park ballfield light project.
- Completed rehabilitation of Avenida Cabrillo, providing additional sidewalk access in the downtown.
- Started Phase 1 of U.S. Army Corps of Engineers Beach Sand Replenishment Program.
- Completed installation of Flock Camera License Plate Readers.
- Completed pedestrian bridge maintenance at Montalvo Canyon and Riviera design.
- Completed Steed Park Pickle Ball construction.
- Completed Corto Lane Beach Access Rehabilitation design.

- Completed Police Parking and Emergency Generator design.
- Improvements to utility infrastructure: Replacement and rehabilitation design continues on various reservoirs, pump stations and within the water, wastewater and storm drain systems. Completed projects include: Ferric Tank, Ave. Pico Recycled Water Line Relocation, WRP Sluice Gate Replacements, La Pata Lift Station Wet Well Rehabilitation, sewer and storm drain system linings, WRP Electrical System Rehabilitation, WRP Security Gate, Installed Storm Drain Catch Basin Trash Capture Devices, Calle Vista Torito Storm Drain Repair and El Camino Real Storm Drain Upgrade.
- Continued evaluating Water Reclamation Plant efficiency opportunities to improve operation and reduce chemical and power use. Process is ongoing. One major improvement is to create flow equalization to improve blower optimization and lower power and chemical costs. The project is being developed with design anticipated in FY 2024.
- Worked with customers to meet waste recycling and diversion requirements. CR&R and City staff increased outreach to residential, multi family, commercial and industrial customers.
- Final design Phase II Recycled Water Expansion is completed for an expansion at Camino de Los Mares and Camino Vera Cruz. In addition, a Recycled Water Master Plan Update is being conducted by AKM Consulting Engineers to evaluate additional future expansion.

Status of State Regional Housing Needs Allocation

Updated to reflect 2023 housing development, the status of the City's Regional Housing Needs Allocation (RHNA) is summarized below for the Housing Element Cycle (10/15/2021 to 10/15/2029). The RHNA information is further described in Attachment 2, Appendix A (Table B).

- Total RHNA for the City is 982 dwelling units with 634 units for very low, low, and moderate income and 348 for above-moderate income.
- Housing construction from 10/15/2021 to 12/31/2023 is 231 units.
- 2023 construction: 25 Accessory Dwelling Units (1 very low income, 14 low income, and 10 moderate income) and 10 above-moderate single-family or duplex units.
- Remaining RHNA for very low, low, and moderate income is 576 units.
- Remaining RHNA for above-moderate income is 175 units.
- Total remaining RHNA is 751 units.

Council Options:

- The City Council can approve the 2023 APR and direct staff to submit the report to the pertinent State offices.
- The City Council can continue the item to a special meeting and direct staff to provide additional information related to the 2023 APR. The report must be submitted to the State by April 1, 2024.

Environmental Review/Analysis:

The review, approval, and submission of the Annual Progress Report is not a project under the California Environmental Quality Act.

Recommended Actions:

Staff Recommendation

Adopt Resolution No. 24-39, which would:

1. Approve the 2023 General Plan Annual Progress Report; and
2. Direct staff to submit the 2023 APR to the State as required by law.

Attachment:

1. Resolution No. 24-39
2. General Plan 2023 APR
Appendix A - Housing Reporting Data for 2023

Notification:

None required. Agenda description posted at City facilities.

RESOLUTION NO. 24-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING THE GENERAL PLAN 2023 ANNUAL PROGRESS REPORT

WHEREAS, the State of California requires cities and counties 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 the 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 General 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 Annual Progress Report (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 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 determined in accordance with the California Environmental Quality Act (CEQA) that the General Plan 2023 Annual Progress Report (2023 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 19, 2024, the City Council of the City of San Clemente held a public meeting on the 2023 APR, considered written and oral comments, and facts and evidence presented by City staff, and other interested parties. The 2023 APR was included as Attachment 2 to the March 19, 2023 City Council staff report and is incorporated herein fully by this reference.

NOW, THEREFORE, the City Council of the City of San Clemente does hereby find, determine and 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. 2023 APR Findings.

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 2023 APR and finds the 2023 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 3. Approval and Submission of the 2023 APR

The City Council hereby approves of the 2023 APR as presented to the City Council on March 19, 2024. Pursuant to California Government Code section 65400(a)(2), City staff shall timely submit the 2023 APR to OPR and HCD.

Section 4. Certification.

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

ATTEST:

City Clerk of the City of
San Clemente, California

Mayor of the City of San
Clemente, California

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

I, LAURA CAMPAGNOLO, City Clerk of the City of San Clemente, California, do hereby certify that Resolution No. 24-39 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:

 Elizabeth A. Mitchell, City Attorney

San Clemente General Plan 2023 Annual Progress Report



Prepared by:

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March 2024

Table of Contents

Section	Page
1.0 Introduction.....	1
2.0 General Plan Status and Amendments	2
2.1 Background on Centennial General Plan	2
2.2 Amendment Requirements and Process	2
2.3 General Plan Amendments Adopted in 2023	3
2.4 Summary of General Plan Amendments	3
3.0 Strategic Implementation Program.....	4
3.1 Purpose and Update Process	4
3.2 2023 Accomplishments by Department	5
4.0 Housing Activity and Programs	8
4.1 Background on Housing Element.....	8
4.2 Activity on Applications, Permits, and Construction	8
4.3 Regional Housing Needs Allocation Progress (RHNA)	9
4.4 Sites Identified or Rezoned to Accommodate Housing Need.....	10
4.5 Program Implementation Status	10
4.6 Density Bonus	10
4.7 Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites	11
4.8 Disposition of City-owned Properties on the Housing Element Sites Inventory	11
4.9 Declared Surplus City-owned or Controlled Lands	11
Tables	
Table 1 General Plan Amendments	3
Table 2 Adoption Dates for General Plan Elements	4
Table 3 Housing Activity Summary	9
Table 4 RHNA Status for 6 th Cycle	9
Table 5 Declared Surplus Sites.....	11
Appendices	
Appendix A Housing Reporting Data for 2023	12

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 1st 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 2021-2029 Housing Element. This 6th cycle of the Housing Element ends on October 15, 2029.

This report provides a 2023 General Plan Annual Progress Report (“2023 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 2023.
3. Strategic Implementation Program.	This section describes the SIP and highlights major actions taken in 2023 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 2023. Appendix A includes HCD APR forms for Housing Element 2023 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 2023-2029.

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 the 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 2023

In 2023, no General Plan Amendments (GPA) were adopted.

2.4 Summary of General Plan Amendments

Table 1 below presents a summary of General Plan amendments adopted up to December 31, 2023. Table 2 on the next page identifies the adoption dates for each of the General Plan elements. The General Plan as amended through 2023 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, 2023)¹

Adoption Date	Amendment No.	Resolution No.	Project Name
11-1-22	22-097	22-40	Senior Housing and Medical Office
10-18-22	21-238	22-39	West Pico Corridor Specific Plan Update and Architectural Overlay Expansion
9-20-22	20-036	22-36	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 2013-2023
9-5-17	15-331	17-29	Housing Element 2013-2023 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

¹ 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, 2023)

General Plan Element	Adoption Date	Amendment No.	Resolution No.
Land Use	11-1-22	22-097	22-40
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	9-20-22	20-036	22-36
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

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.

Below is a summary of 2023 accomplishments toward implementing the General Plan according to the Strategic Implementation Program. The current SIP is on the City’s website at this [link](#).

3.2 2023 Accomplishments by Department

Beaches, Parks, and Recreation

- Environmental review (CEQA) completed for Richard T. Steed Memorial Park Master Plan Update.
- Design for planned pickle ball court complex at Richard T. Steed Memorial Park initiated.
- Continue implementation of recommendations from site-specific park master plan updates.
- Initiated a master plan update to the San Clemente Municipal Golf Course.
- Pursued the development of the Vista Hermosa Sports Park designated recreation lease area with the release of an RFP and entered into an ENA with Salty Turf for the future development of a miniature golf course open to the public.
- Established a policy for Youth Sports Partnerships.
- Pursued and obtained over \$17,000 in grants and funding for training for the lifeguards and Junior Lifeguard programs.
- Continued to monitor and provide sand measurement data for beach erosion, and worked with Public Works on Marine Safety relocation feasibility study.
- Over 1,200 swimmers in distress were physically rescued by ocean lifeguards, over 22,000 visitors were proactively warned or advised of dangers by on-duty staff, and over 1,000 medical aids were performed.
- Continued to evaluate beach usage attendance trends and adjust lifeguard staffing accordingly. The current trend has been a population shift from the north end our City beaches towards the south due to eroded beaches in the north.
- Taught ocean safety through outreach and the Junior Lifeguard program.
- As beach widths have narrowed with erosion, Marine Safety has adjusted use of vehicles to maintain low emergency response times. The number of full-sized Jeeps has been reduced from three to two, while use of smaller All Terrain Vehicles and watercraft has increased.

City Manager

- Hired a new City Manager.
- Hired a new Chief of Police Services.
- Acquired a new legal firm to provide City Attorney services, and ensured adherence to Council direction to reduce legal costs.
- Created the North Beach Placemaking Plan to enhance the North Beach area and address issues of concern from beach users and residents.
- Hosted a Community Resource Fair in March 2023 with public agencies and partnering organizations that provide health and safety services focused on homelessness, mental health and special needs to the community.
- Organized the City's response to bluff failures affecting buildings at the Casa Romantica Cultural Center, and private properties along Avenida Buena Vista to ensure safety of the residents and public.

San Clemente 2023 Annual Progress Report

- Conducted a Bike Safety Rodeo in June 2023 for children 5 years and older covering E-bike education & rules of the road.
- Developed, and received Council approval of, the Fiscal Year 2024 Budget.
- Created, and hired for, a new Coastal Administrator position.
- Acquired the services of contracted private security services to augment the City's enforcement efforts in North Beach, Pier Bowl, and downtown areas.
- Hosted a Community Meeting on Coastal Resiliency Concepts in September 2023.
- Oversaw the initial creation of a new Public Safety Department.
- Conducted a community workshop on residential sober living facilities, and conducted a listening session to hear the public's concerns.
- Initiated the process to transition to district elections, hosting multiple public hearings and providing online tools for public engagement.
- Hosted a press conference to recognize the San Clemente Shoreline Sand Replenishment Project kickoff in December 2023.

Community Development

- Continued to roll-out and expand the electronic building permitting submittal and review system, while supporting over the counter permitting as needed.
- Focused on new staff development and training for new building code cycle implementation.
- Amended and adopted the 2022 California Building Code.
- Continued work on the Local Coastal Program Implementation Plan, Categorical Exclusion update, Land Use Plan amendments, and provided staff support for shoreline monitoring, the Nature Based Coastal Resiliency Feasibility Study, and the sand replenishment program.
- Completed State annual reporting for General Plan and Housing element Annual Progress Report (APR).
- Continued work to implement programs in the certified 2021-2029 Housing Element. This includes the drafting and public review of objective design standards to address state housing streamlining laws, required rezoning sites to provide for the Regional Housing Needs Assessment (RHNA), and worked with the Orange County Council of Governments (OCCOG) to obtain grant funded data and analysis for the Emergency Shelter Ordinance. These efforts and others are described further within the attached 2023 APR.
- Initiated new Historic Property Preservation Agreement (HPPA) inspection program and historic resources report survey.
- Adopted "streamlining" Zoning Code amendments to simplify and clarify permit procedures, adopt objective standards for staff-level architectural review, and change the decision level to reduce processing times for non-controversial projects.
- Maintained the "Development Projects" map, available on the City's website, to provide information about current planning projects to the public.
- Facilitated community outreach and enforcement in coordination with OC Sheriff's Department and the Park Ranger program addressing issues related to homelessness.
- Assisted the Public Safety Committee in completion of their respective FY 2023 Work Plan, and Council-directed code amendments.

San Clemente 2023 Annual Progress Report

- Assisted the Human Affairs Committee in completion of their respective FY 2023 Work Plan.
- Developed recommendations, based on Council direction, to enhance the Park Ranger program, for the Public Safety Committee's subsequent consideration.
- Coordinated the services of the City's contracted private security to ensure effective assistance to the City's enforcement efforts.

Public Works

- Completed Council Chambers construction at City Hall.
- Completed Marine Safety Building relocation study.
- Completed pavement rehabilitation of 30 miles of City streets and alleys.
- Completed Steed Park ballfield light project.
- Completed rehabilitation of Avenida Cabrillo, providing additional sidewalk access in the downtown.
- Started Phase 1 of U.S. Army Corps of Engineers Beach Sand Replenishment Program.
- Completed installation of Flock Camera License Plate Readers.
- Completed pedestrian bridge maintenance at Montalvo Canyon and Riviera design.
- Completed Steed Park Pickle Ball construction.
- Completed Corto Lane Beach Access Rehabilitation design.
- Completed Police Parking and Emergency Generator design.
- Improvements to utility infrastructure: Replacement and rehabilitation design continues on various reservoirs, pump stations and within the water, wastewater and storm drain systems. Completed projects include: Ferric Tank, Ave. Pico Recycled Water Line Relocation, WRP Sluice Gate Replacements, La Pata Lift Station Wet Well Rehabilitation, sewer and storm drain system linings, WRP Electrical System Rehabilitation, WRP Security Gate, Installed Storm Drain Catch Basin Trash Capture Devices, Calle Vista Torito Storm Drain Repair and El Camino Real Storm Drain Upgrade.
- Continued evaluating Water Reclamation Plant efficiency opportunities to improve operation and reduce chemical and power use. Process is ongoing. One major improvement is to create flow equalization to improve blower optimization and lower power and chemical costs. The project is being developed with design anticipated in FY 2024.
- Worked with customers to meet waste recycling and diversion requirements. CR&R and City staff increased outreach to residential, multi family, commercial and industrial customers.
- Final design Phase II Recycled Water Expansion is completed for an expansion at Camino de Los Mares and Camino Vera Cruz. In addition, a Recycled Water Master Plan Update is being conducted by AKM Consulting Engineers to evaluate additional future expansion.

4.0 HOUSING ACTIVITY AND PROGRAMS

4.1 Background on Housing Element

The Housing Element was last adopted in 2023 for the 2021-2029 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 2023 Housing Element consists of five chapters, including: 1) Introduction; 2) Needs Assessment; 3) Housing Constraints, 4) Housing Resources, and 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 3 is a summary of Appendix A information on 2023 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 3 – 2023 Housing Unit Activity

Income Level	Proposed Units - Applications	Entitled Units	Units Issued Permits	Constructed Units
Very Low	8	0	1	1
Low	19	7	14	11
Moderate	20	9	10	8
Above Moderate	12	9	10	166
Total Units	59	25	35	186

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 6th cycle Housing Element planning period from 10/15/2021 to 10/15/2029. Table 4 on the next page is a summary of the status of the City’s RHNA by income category based on 2023 permitting activity.

Table 4 – RHNA Status for 6th Cycle – 10/15/21 to 10/15/29

Income Level		RHNA Allocation by Income Level	2021-22	2023	Total units to date	Remaining RHNA by Income Level
Very Low	Deed Restricted	282	0	0	1	281
	Non-Deed Restricted		0	1		
Low	Deed Restricted	164	0	0	14	150
	Non-Deed Restricted		0	14		
Moderate	Deed Restricted	188	0	0	43	145
	Non-Deed Restricted		33	10		
Above Moderate		348	163	10	173	175
Total RHNA credit		982				
Total Units			196	35	231	751

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 below. Table D of Appendix A provides the 2023 status of program implementation. In addition to reoccurring program activities, in 2023 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
- 2A. By-Right Approval for Projects with 20 Percent Affordable Units
- 2B. SB 35 Streamlining for Projects with Affordable Units
3. Lot Consolidation
4. Density Bonus Ordinance.
5. Affordable Housing Overlay
6. Inclusionary Housing Program
7. Affordable Housing Development
8. Accessory Dwelling Units (ADUs)

9. Pursue Funding Sources and Programs
10. Acquisition and Conversion of Market-Rate Housing to Affordable Housing
11. Sustainable Policies
12. Affirmatively Furthering Fair Housing
13. Social Services Grant Program
14. Zoning Ordinance Amendments
15. Monitoring of Emergency Shelter Overlay
16. Neighborhood Revitalization Program
17. Preserve At-Risk Housing

4.6 Density Bonus

In November 2023, the City approved a density bonus for an affordable housing project, Calvada Mixed Use, at 1502 South El Camino Real. The project includes 10 apartments: 9 above-moderate income units and one low-income unit. With the inclusion of a low-income unit, the project qualified for an alley setback reduction according to density bonus state law. The project itself met the density limit of the zone. This project is included in Table E, Appendix A.

4.7 Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites

In 2023, 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 5 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 5 – 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

Housing Element 2023 Annual Progress Report

This appendix includes 2023 reporting data on implementation of the certified 2021-2029 Housing Element Mid-term Update for the 6th cycle (10/15/2021 to 10/15/2029)

Jurisdiction	San Clemente	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle 10/15/2021 - 10/15/2029	

Building Permits Issued by Affordability Summary		
Income Level	Deed Restricted	Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	14
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		10
Total Units		35

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	4	12
2 to 4 units per structure	0	6	4
5+ units per structure	10	0	150
Accessory Dwelling Unit	15	25	20
Mobile/Manufactured Home	0	0	0
Total	25	35	186

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	57
Number of Proposed Units in All Applications Received:	59
Total Housing Units Approved:	26
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Jurisdiction	San Clemente
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2023

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

**Table A
Housing Development Applications Submitted**

Prior APN	Current APN	Project Identifier		Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Income										Total Approved Units by Project	Total Deapproved Units by Project	Streamlining	Density Bonus/Law Applications	Application Status	Project Type	Notes			
		Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA, SPD, A, P, ADU, MH)		Tenure (R- Renter, O- Owner)	Very Low- Income					Low- income											Above Moderate Income	Total PROPOSED Units by Project	
								1	2	3	4	5	6	7	8	9										10
Summary Row: Start Data Entry Below																										
		057-033-21	1316 AVENIDA DE LA ESTRELLA	IC23-342	ADU	R	10/16/2023	0	0	0	0	19	0	20	12	59	26	1	0	None	No	No	Approved	Ministerial		
		057-061-12	239 AVENIDA LA CUESTA	CHP23-318	ADU	R	09/21/2023													None	No	No	Approved	Discretionary		
		057-081-25	111 AVENIDA PATRO DE ORO B	B23-1851	ADU	R	8/1/2023													None	No	No	Approved	Ministerial		
		057-091-15	0 AVENIDA DE LA PAZ	B23-2514	ADU	R	10/17/2023													None	No	No	Approved	Ministerial		
		057-142-40	602 AVENIDA DE LA ESTRELLA B	B23-2150	ADU	R	8/29/2023													None	No	No	Approved	Ministerial		
		057-142-40	602 AVENIDA DE LA ESTRELLA C	B23-2158	ADU	R	8/30/2023													None	No	No	Approved	Ministerial		
		057-161-04	1401 AVENIDA DE LA ESTRELLA	B23-2938	ADU	R	12/21/2023													None	No	No	Approved	Ministerial		
		057-161-08	167 CALLE REDONDEL	IC23-310	ADU	R	09/13/2023													None	No	No	Pending	Ministerial		
		057-234-36	412 Avenida Salvador	B23-2114	SFD	O	8/23/2023													None	No	No	Pending	Ministerial		
		058-092-30	121 AVENIDA ROSA B	B23-2515	ADU	R	10/17/2023													None	No	No	Approved	Ministerial		
		058-122-12	215 AVENIDA MIRAMAR	B23-2807	ADU	R	11/29/2023													None	No	No	Pending	Ministerial		
		060-031-07	102 E AVENIDA SAN GABRIEL B	B23-1480	ADU	R	6/6/2023													None	No	No	Pending	Ministerial		
		060-064-12	413 E AVENIDA GABRIEL B	B23-1481	ADU	R	6/6/2023													None	No	No	Pending	Ministerial		
		060-093-47	3215 S EL CAMINO REAL	B23-2671, B23-2672, B23-2673, B23-2674	ADU	R	11/06/2023													None	No	No	Approved	Ministerial		
		060-093-47	3215 S EL CAMINO REAL	B23-2682	SFD	O	1/5/2023													None	No	No	Pending	Ministerial		
		060-093-47	3213 S EL CAMINO REAL B	B23-0652	ADU	R	1/5/2023													None	No	No	Pending	Ministerial		
		060-093-47	3215 S EL CAMINO REAL B	B23-0158	ADU	R	1/19/2023													None	No	No	Pending	Ministerial		
		060-122-271	116 AVENIDA CALIFORNIA 101	B23-0160	ADU	R	1/19/2023													None	No	No	Pending	Ministerial		
		060-302-20	7 VIA JAZMIN	IC23-395	ADU	R	1/19/2023													None	No	No	Approved	Ministerial		
		67-5-174-33	15 MADRIGAL	B23-0105	ADU	R	1/12/2023													None	No	No	Pending	Ministerial		
		680-041-15	617 AVENIDA VAQUERO B	B23-2682	ADU	R	1/19/2023													None	No	No	Approved	Ministerial		
		680-211-12	619 CALLE JUAREZ B	B23-0946	ADU	R	4/11/2023													None	No	No	Approved	Ministerial		
		680-101-36	437 CALLE EMPALME	B23-0261	ADU	R	2/1/2023													None	No	No	Pending	Ministerial		
		680-192-02	401 E AVENIDA SAN JUAN	B23-0725	ADU	R	3/23/2023													None	No	No	Approved	Ministerial		
		680-431-25	223 E AVENIDA RAMONA	B23-2921	ADU	R	12/18/2023													None	No	No	Pending	Ministerial		
		691-294-05	2703 VIA LADO	B23-0144	ADU	R	1/18/2023													None	No	No	Approved	Ministerial		
		691-434-54	117 VIA BELLAS ARTES	B23-0104, IC23-246	ADU	R	11/2/2023													None	No	No	Approved	Ministerial		
		691-434-54	117 VIA BELLAS ARTES C	B23-0900	ADU	R	4/6/2023													None	No	No	Approved	Ministerial		
		692-093-38	227 W EL PORTAL	B23-1450	ADU	R	6/2/2023													None	No	No	Approved	Ministerial		
		692-092-29	227 W CANADA 4	B23-0331	ADU	R	2/10/2023													None	No	No	Pending	Ministerial		
		692-091-04	238 W MARIPOSA	B23-1004	ADU	R	4/17/2023													None	No	No	Approved	Ministerial		
		692-102-04	208 AVENIDA SIERRA B	B23-1544	ADU	R	8/14/2023													None	No	No	Pending	Ministerial		
		692-113-03	239 AVENIDA PELAYO 7	B23-1817	ADU	R	7/13/2023													None	No	No	Pending	Ministerial		
				B23-2804, IC21-315	ADU	R	1/12/2023													None	No	No	Approved	Ministerial		

Table A
Housing Development Applications Submitted

Proj APN	Current APN	Project Identifier		Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Income								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes
		Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFD, SLD, ADU, MH)		Tenure (R-Owner)	Very Low Income Non-Restricted	Very Low Income Restricted	Low Income Non-Restricted	Low Income Restricted	Moderate Income Non-Restricted	Moderate Income Restricted	Above Moderate Income							
Summary/Row	Start Date/Entry Below						1	2	3	4	5	6	7	8	9	10	11	12	13		
		1500 BUENA VISTA		B23-1609	2 to 4	R	7/12/2023	0	0	19	0	20	12	26	0	None	No	Pending	Ministerial	None	
	692-1422-11	135 TRAFALGAR LN		B23-2427, IC23-066	ADU	R	02/09/2023					1	2			None	No	Pending	Ministerial	None	
	692-151-04	147 AVENIDA BARCELONA		IC23-466	ADU	R	12/15/2023				1					None	No	Pending	Ministerial	None	
	692-151-52	155 AVENIDA BARCELONA		B23-2795, IC23-466	ADU	R	05/04/2023				1					None	No	Pending	Ministerial	None	
	692-171-01	1407 S OLA VISTA B		B23-1933, IC23-133	ADU	R	04/13/2023				1					None	No	Approved	Ministerial	None	
	692-172-03	1505 S OLA VISTA		IC23-192	ADU	R	06/01/2023				1					None	No	Pending	Ministerial	None	
	692-211-43	1611 S OLA VISTA		IC23-396	ADU	R	1/10/2023				1					None	No	Approved	Ministerial	None	
	692-221-20	220 W AVENIDA VALENCIA		B23-2426, IC23-111	ADU	R	03/23/2023				1					None	No	Approved	Ministerial	None	
	692-231-23	222 W AVENIDA CORDOBA		B23-2737	ADU	R	1/17/2023				1					None	No	Pending	Ministerial	None	
	692-293-16	1833 S OLA VISTA		IC23-281	ADU	R	08/16/2023				1					None	No	Approved	Ministerial	None	
	692-261-09	340 W CASLEDA		IC23-380	ADU	R	08/16/2023				1					None	No	Approved	Ministerial	None	
	692-284-03	247 LA RAMBLA B		B23-2792	ADU	R	1/28/2023				1					None	No	Pending	Ministerial	None	
	692-293-25	219 CALLE SERENA		B23-0930, IC23-062	ADU	R	03/02/2023				1					None	No	Approved	Ministerial	None	
	692-301-03	228 CALLE PRIMAVERA		B23-2223	ADU	R	9/11/2023				1					None	No	Pending	Ministerial	None	
	692-301-03	224 CALLE ROCA VISTA		IC23-227	ADU	R	06/29/2023				1					None	No	Pending	Ministerial	None	
	692-311-20	229 W AVENIDA SAN ANTONIO		B23-2068	SFD	R	8/16/2023					1				None	No	Pending	Ministerial	None	
	692-311-20	231 W AVENIDA SAN ANTONIO		B23-2069	SFD	R	8/16/2023					1				None	No	Pending	Ministerial	None	
	692-313-38	1193 S OLA VISTA		IC23-042	ADU	R	07/26/2023				1					None	No	Approved	Ministerial	None	
	692-361-06	153 AVENIDA EURENGIA		IC23-193	ADU	R	06/01/2023				1					None	No	Pending	Ministerial	None	
	692-361-07	132 AVENIDA DEL REPOSO		B23-1243	SFD	O	5/9/2023				1					None	No	Pending	Ministerial	None	
	701-041-40	120 CALLE AMISTAD		B23-0757	ADU	R	3/27/2023				1					None	No	Pending	Ministerial	None	
	701-341-01	120 CRISTIANITOS RD		B23-0758	ADU	R	3/27/2023				1					None	No	Pending	Ministerial	None	
	701-363-04	31 CALLE AVEITUNA B		B23-0490	ADU	R	3/11/2023				1					None	No	Approved	Ministerial	None	

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier		Unit Types		Affordability by Household Incomes - Completed Entitlement														
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	4										5	6
							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																		
	057-062-26	170 AVENIDA DE LA PAZ		B19-2364	SFD	O	0	0	1	6	9	9	9	9	25	0		
	057-091-20	149 AVENIDA CABALLEROS		B21-1888	SFD	O									0	0		
	057-091-22	151 AVENIDA CABALLEROS		B21-1890	SFD	O									0	0		
	057-095-01	143 N La Esperanza		B19-0229	SFD	O									0	0		
	057-153-17	115 E EL PORTAL B		B22-1485	ADU	R									0	0		
	057-182-03	1501 AVENIDA DE LA ESTRELLA C		B22-1505	ADU	R									0	0		
	057-222-02	513 AVENIDA PRESIDIO		B21-0555	SFD	O									0	0		
	056-061-64	145 W Cananda		B19-0613	SFD	O									0	0		
	056-061-64	145 W Cananda B		B19-0614	ADU	R									0	0		
	056-062-41	103 W ESCALONES C		B21-0970	ADU	R									0	0		
	056-073-14	123 AVENIDA SERRA C		B21-0103	ADU	R									0	0		
	056-091-15	142 AVENIDA ROSA		B22-0186	ADU	R									0	0		
	056-091-43	130 AVENIDA ROSA		B22-1885	2 to 4	R									0	0		
	056-104-03	229 AVENIDA MONTEREY		B22-1742	2 to 4	R									0	0		
	056-104-03	229 AVENIDA MONTEREY C		B22-1829	ADU	R									0	0		
	056-113-67	259 AVENIDA GRANADA		B22-1941	ADU	R									0	0		
	056-121-26	224 AVENIDA MIRAMAR C		B22-0498	ADU	R									0	0		
	056-121-26	224 AVENIDA MIRAMAR B		B22-1403	ADU	R									0	0		
	060-064-12	413 E AVENIDA MAGDALENA		B23-2671, ADU23-38	ADU	R			1					11/06/2023	1	0		
	060-221-27	116 AVENIDA CALAFIA 101		B23-0105	ADU	R									0	0		
	060-271-03	227 CALLE CAMPESINO B		B22-1469	ADU	R									0	0		
	060-281-34	3820 Calle Tierra		IC20-0622	SFD	O									0	0		
	060-303-20	7 VIA JAZMIN		IC23-395	ADU	R			1					12/12/2023	1	0		
	675-194-07	4005 Calle Bienvenido		B16-2303	SFD	O									0	0		
	680-041-15	617 AVENIDA VAQUERO B		B23-0946	ADU	R									0	0		
	680-162-01	305 VIA CHUECA B		B20-2463	ADU	R									0	0		
	680-241-05	2872 VIA BELLOTA		B20-1943	SFD	O									0	0		
	680-461-04	3164 INCLINADO B		B20-2212	ADU	R									0	0		
	680-081-05	1206 Via La Mesa		B15-2831	SFD	O									0	0		
	680-095-07	401 CALLE FIESTA		B22-0313	ADU	R									0	0		
	680-101-36	437 CALLE EMPALME		B23-0725	ADU	R									0	0		
	680-201-28	203 E AVENIDA RAMONIA B		B21-2930	ADU	R									0	0		
	680-445-20	15 W AVENIDA JUNIPERO B		B22-0500	ADU	R									0	0		
	681-083-09	3008 LA VENTANA		B21-1775	SFD	O									0	0		
	681-231-06	515 AVENIDA VAQUERO		B20-1648	6*	R									0	0		
	681-294-05	2705 VIA LAGO		B23-0104, IC22-245	ADU	R			1					01/11/2023	1	0		
	681-425-01	200 VIA SOCORRO		B22-1285	SFD	O									0	0		
	681-425-02	202 VIA SOCORRO		B22-1296	SFD	O									0	0		
	682-051-06	284 W AVENIDA PALIZADA		IC22-294	ADU	R			1					03/14/2023	1	0		
	682-051-14	314 ENCINO LN		IC22-396	ADU	R			1					04/24/2023	1	0		
	682-062-18	236 W El Portal		B19-2689	2 to 4	R									0	0		

Table A2

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

Project Identifier		Affordability by Household Incomes - Building Permits							8	9	
Current APN	Street Address	Project Name*	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
057-062-26	170 AVENIDA DE LA PAZ		0	1	0	14	0	10	10		35
057-091-20	149 AVENIDA CABALLEROS								1	10/23/2023	0
057-091-22	151 AVENIDA CABALLEROS								1	8/25/2023	1
057-095-01	143 N La Esperanza										0
057-153-17	115 E EL PORTAL B		1							1/24/2023	1
057-162-03	1501 AVENIDA DE LA ESTRELLA C										0
057-222-02	513 AVENIDA PRESIDIO										0
058-051-64	145 W Canada										0
058-051-64	145 W Canada B										0
058-052-41	103 W ESCALONES C				1					7/5/2023	1
058-073-14	123 AVENIDA SERRA C										0
058-091-15	142 AVENIDA ROSA										0
058-091-43	130 AVENIDA ROSA							2		11/3/2023	2
058-104-03	229 AVENIDA MONTEREY				1					6/28/2023	2
058-104-03	229 AVENIDA MONTEREY C				1					6/28/2023	1
058-113-67	259 AVENIDA GRANADA				1					6/13/2023	1
058-121-26	224 AVENIDA MIRAMAR C				1					2/9/2023	1
058-121-26	224 AVENIDA MIRAMAR B				1					3/21/2023	1
060-064-12	413 E AVENIDA MAGDALENA										0
060-122-27	116 AVENIDA CALAFIA 101				1					5/16/2023	1
060-271-03	227 CALLE CAMPESINO B				1					2/9/2023	1
060-281-34	3820 Calle Tiara										0
060-303-20	7 VIA JAZMIN				1					12/12/2023	1
675-194-07	4005 Calle Bienvenido										0
680-041-15	617 AVENIDA VAQUERO B				1					7/27/2023	1
680-152-01	305 VIA CHUECA B										0
680-241-05	2872 VIA BELLOTA										0
680-461-04	3164 INCLINADO B										0

Table A2

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

Project Identifier		Affordability by Household Incomes - Building Permits							8	9	
Current APN	Street Address	Project Name ⁺	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
690-081-05	1206 Via La Mesa		0	1	0	14	0	10	10		35
690-095-07	401 CALLE FIESTA										0
690-101-36	437 CALLE EIMPALME				1					9/26/2023	0
690-201-28	203 E AVENIDA RAMONA B										1
690-445-20	15 W AVENIDA JUNIPERO B										0
691-083-09	3008 LA VENTANA										0
691-231-06	515 AVENIDA VAQUERO				1					4/11/2023	0
691-294-05	2703 VIA LADO									6/6/2023	1
691-425-01	200 VIA SOCORRO							1		6/6/2023	1
691-425-02	202 VIA SOCORRO							1		03/14/2023	1
692-051-08	254 W AVENIDA PALIZADA				1					04/24/2023	1
692-051-14	314 ENCINO LN				1			2		8/14/2023	2
692-062-18	236 W El Portal										0
692-073-06	214 W MARIPOSA									10/18/2023	1
692-073-28	222 W MARIPOSA				1					4/11/2023	1
692-113-03	239 AVENIDA PELAYO 7							1		10/06/2023	1
692-122-30	111 DJE CT									3/29/2023	1
692-122-41	1516 BUENA VISTA							1		2/8/2023	1
692-141-10	112 TRAFALGAR LN B							1		2/9/2023	1
692-143-34	105 W AVENIDA CADIZ B							1			0
692-143-52	141 W AVENIDA CADIZ B									4/24/2023	1
692-151-40	128 ESPLANADE							1		8/3/2023	1
692-152-19	103 ESPLANADE B							1		8/24/2023	1
692-171-01	1407 S OLA VISTA B										0
692-171-18	1430 S EL CAMINO REAL										0
692-211-43	1611 S OLA VISTA							1		12/14/2023	1
692-221-28	220 W AVENIDA VALENCIA										0
692-232-15	1304 S OLA VISTA										0

Table A2

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

Project Identifier		Affordability by Household Incomes - Building Permits							8	9	
Current APN	Street Address	Project Name ⁺	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
692-261-09	340 W PASEO DE CRISTOBAL		0	1	0	14	0	10	10		35
692-264-04	249 LA RAMBLA										0
692-272-14	323 W PASEO DE CRISTOBAL										0
692-293-25	219 CALLE SERENA										0
692-311-30	205 W AVENIDA SAN ANTONIO										0
692-312-27	405 W AVENIDA DE LOS LOBOS MARINOS B										0
692-312-38	1702 S OLA VISTA										0
692-361-16	135 AVENIDA FLORENCIA										1
692-381-34	104 AVENIDA PELAYO						1			6/14/2023	0
692-381-34	104 AVENIDA PELAYO										0
692-381-35	106 AVENIDA PELAYO C										0
692-381-35	106 AVENIDA PELAYO D										0
692-382-03	147 AVENIDA PELAYO B										0
692-382-09	135 AVENIDA PELAYO										0

Table A2

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

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name ⁺	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</u> <u>Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
057-062-26	170 AVENIDA DE LA PAZ		0	1	0	11	0	8	166	11/29/2023	186
057-091-20	149 AVENIDA CABALLEROS								1		1
057-091-22	151 AVENIDA CABALLEROS										0
057-095-01	143 N La Esperanza								1	5/11/2023	0
057-153-17	115 E EL PORTAL B		1							11/6/2023	1
057-162-03	1501 AVENIDA DE LA ESTRELLA C				1					2/9/2023	1
057-222-02	513 AVENIDA PRESIDIO								1	11/16/2023	1
058-051-64	145 W Canada								1	4/11/2023	1
058-051-64	145 W Canada B				1					4/5/2023	1
058-052-41	103 W ESCALONES C										0
058-073-14	123 AVENIDA SERRA C				1					5/23/2023	1
058-091-15	142 AVENIDA ROSA								2	12/21/2023	2
058-091-43	130 AVENIDA ROSA										0
058-104-03	229 AVENIDA MONTEREY										0
058-104-03	229 AVENIDA MONTEREY C										0
058-113-67	259 AVENIDA GRANADA										0
058-121-26	224 AVENIDA MIRAMAR C										0
058-121-26	224 AVENIDA MIRAMAR B										0
060-064-12	413 E AVENIDA MAGDALENA										0
060-122-27	116 AVENIDA CALAFIA 101				1					10/3/2023	1
060-271-03	227 CALLE CAMPESIÑO B				1					9/19/2023	1
060-281-34	3820 Calle Tiara								1	5/17/2023	1
060-303-20	7 VIA JAZMIN										0
675-194-07	4005 Calle Bienvenido								1	8/22/2023	1
680-041-15	617 AVENIDA VAGUERO B				1					10/25/2023	1
680-152-01	305 VIA CHUECA B				1					9/18/2023	1
680-241-05	2872 VIA BELLOTA								1	5/2/2023	1

Table A2

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

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name ⁺	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</u> <u>Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
680-461-04	3164 INCLINADO B		0	1	0	11	0	8	166		186
690-081-05	1206 Via La Mesa									6/30/2023	1
690-095-07	401 CALLE FIESTA			1					1	2/23/2023	1
690-101-36	437 CALLE EMPALME									2/22/2023	1
690-201-28	203 E AVENIDA RAMONA B			1						9/19/2023	1
690-445-20	15 W AVENIDA JUNIPERO B			1						5/31/2023	1
691-083-09	3008 LA VENTANA							1		9/20/2023	1
691-231-06	515 AVENIDA VAQUERO							150		10/25/2023	150
691-294-05	2703 VIA LADO										0
691-425-01	200 VIA SOCORRO										0
691-425-02	202 VIA SOCORRO										0
692-051-08	254 W AVENIDA PALIZADA										0
692-051-14	314 ENCINO LN										0
692-062-18	236 W El Portal										0
692-073-06	214 W MARIPOSA										0
692-073-28	222 W MARIPOSA										0
692-113-03	239 AVENIDA PELAYO 7										0
692-122-30	111 DUE CT										0
692-122-41	1516 BUENA VISTA					1				4/3/2023	1
692-141-10	112 TRAFALGAR LN B										0
692-143-34	105 W AVENIDA CADIZ B										0
692-143-52	141 W AVENIDA CADIZ B							1		6/16/2023	1
692-151-40	128 ESPLANADE										0
692-152-19	103 ESPLANADE B										0
692-171-01	1407 S OLA VISTA B										0
692-171-18	1430 S EL CAMINO REAL										0
692-211-43	1611 S OLA VISTA										0

Table A2

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

Project Identifier		Affordability by Household Incomes - Certificates of Occupancy									
Current APN	Street Address	Project Name ⁺	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</u> <u>Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
692-221-28	220 W AVENIDA VALENCIA		0	1	0	11	0	8	166		186
692-232-15	1304 S OLA VISTA										0
692-261-09	340 W PASEO DE CRISTOBAL										0
692-264-04	249 LA RAMBLA							1		11/8/2023	0
692-272-14	323 W PASEO DE CRISTOBAL							1		3/27/2023	1
692-293-25	219 CALLE SERENA										0
692-311-30	205 W AVENIDA SAN ANTONIO							1		9/21/2023	1
692-312-27	405 W AVENIDA DE LOS LOBOS MARINOS B					1				9/21/2023	1
692-312-38	1702 S OLA VISTA										0
692-361-16	135 AVENIDA FLORENCIA										0
692-381-34	104 AVENIDA PELAYO							2		5/4/2023	0
692-381-34	104 AVENIDA PELAYO					1				5/4/2023	2
692-381-35	106 AVENIDA PELAYO C					1				1/11/2023	1
692-381-35	106 AVENIDA PELAYO D					1				1/11/2023	1
692-382-03	147 AVENIDA PELAYO B							1		5/8/2023	1
692-382-09	135 AVENIDA PELAYO							1		7/11/2023	1

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Current APR	Project Address	Project Name*	13	14	15	16	17	18	19	Demolished/Destroyed Units			Density Bonus			
										How many of the units were Entitled or Low Income?	Streamlining	Infill Units?	Assistance Programs for Each Development (if applicable - see instructions)	Deed Restriction Type (if applicable - see instructions)	For units affordable without restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (if applicable - enter "00")
057-092-26		170 AVENIDA DE LA PAZ	0	None	Yes						0					
057-091-20		149 AVENIDA CABALLEROS		None	Yes											
057-091-22		151 AVENIDA CABALLEROS		None	Yes											
057-095-01		145 N La Esperanza		None	Yes											
057-165-17		1132 EL PORTAL B	0	None	Yes											
057-162-03		1501 AVENIDA DE LA ESTRELLA C		None	Yes											
057-222-02		615 AVENIDA PRESIDIO		None	Yes											
057-262-02		615 AVENIDA PRESIDIO		None	Yes											
058-081-54		145 W Granada B		None	Yes											
058-081-54		145 W Granada B		None	Yes											
058-082-41		103 W ESCALONES C		None	Yes											
058-073-14		123 AVENIDA SIERRA C		None	Yes											
058-061-15		142 AVENIDA ROSA		None	Yes											
058-061-43		130 AVENIDA ROSA		None	Yes											
058-104-03		229 AVENIDA MONTEREY C		None	Yes											
058-104-03		229 AVENIDA MONTEREY C		None	Yes											
058-113-67		269 AVENIDA GRANADA		None	Yes											
058-121-28		224 AVENIDA MIRAMAR C		None	Yes											
058-121-28		224 AVENIDA MIRAMAR C		None	Yes											
058-121-28		224 AVENIDA MIRAMAR B		None	Yes											
060-064-12		413 E AVENIDA MARGALENA		None	Yes											
060-122-27		227 CALLE CAMPESINO B		None	Yes											
060-271-03		227 CALLE CAMPESINO B		None	Yes											
060-281-54		3828 Calle Tara		None	Yes											
060-303-20		7 VIA JAZMIN		None	Yes											
060-164-07		4005 Calle Bienvenido		None	Yes											
060-041-15		817 AVENIDA VAQUERO B		None	Yes											
060-162-01		305 VIA CHUECA B		None	Yes											
060-241-05		2872 VIA BELLOTA		None	Yes											
060-461-04		3194 INCLINADO B		None	Yes											
060-061-06		1308 Via La Mesa		None	Yes											
060-095-07		461 CALLE FRESA		None	Yes											
060-101-36		437 CALLE EMPALME		None	Yes											
060-301-28		203 E AVENIDA RAMONA B		None	Yes											
060-445-20		15 W AVENIDA JUNIPERO B		None	Yes											
060-083-09		3008 LA VENTANA		None	Yes											
060-251-08		615 AVENIDA VAQUERO		None	Yes											
060-294-05		2703 VIA LAO		None	Yes											
060-425-01		200 VIA SOCORRO		None	Yes											
060-425-02		202 VIA SOCORRO		None	Yes											

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																				
Current APN	Project Identifier	Street Address	Project Name*	13	14	15	16		17	18	19	20			21	22			23	24
							How many of the units were Entitled or Low Income?	Please select the streamlining provision the project is pursuant to, (may select multiple)				Infill Units? Y/N	Assistance Programs for Each Development (if applicable, see instructions)	Deed Restriction Type (if applicable, see instructions)		For units affordable without restrictions, explain how the units were affordable (see instructions)	Term of Affordability or Deed Restriction (if applicable, enter "000")	Number of Demolished/Destroyed Units		
662-261-08		254 W AVENIDA PALUZADA		0	None	Yes						0								
662-261-14		314 ENCINO LN		None	None	Yes														
662-262-18		236 W El Portal		None	None	Yes														
662-273-06		214 W MARIPOSA		None	None	Yes														
662-073-28		223 W MARIPOSA		None	None	Yes														
662-113-03		233 AVENIDA PELAYO 7		None	None	Yes														
662-262-30		111 DUE CT		None	None	Yes														
662-122-41		1516 BIENA VISTA		None	None	Yes														
662-141-10		112 TRAFALGAR LN B		None	None	Yes														
662-143-34		105 W AVENIDA CADIZ B		None	None	Yes														
662-143-32		141 W AVENIDA CADIZ B		None	None	Yes														
662-161-40		126 ESPLANADE		None	None	Yes														
662-162-19		103 ESPLANADE B		None	None	Yes														
662-171-01		1407 SOLA VISTA B		None	None	Yes														
662-171-18		1439 S EL CAMINO REAL		None	None	Yes		Other	DB		55			0.0%				Development Standards Modification	No	
662-211-43		1611 S OLA VISTA		None	None	Yes														
662-221-26		220 W AVENIDA VALENCIA		None	None	Yes														
662-232-15		1304 S OLA VISTA		None	None	Yes														
662-261-09		840 W PASO DE CRISTOBAL		None	None	Yes														
662-264-04		241 LA RAMBLA		None	None	Yes														
662-272-14		233 W PASO DE CRISTOBAL		None	None	Yes														
662-283-25		219 CALLE SERENA		None	None	Yes														
662-311-30		203 W AVENIDA SAN ANTONIO		None	None	Yes														
662-312-27		403 W AVENIDA DE LOS LOBOS MARRINOS B		None	None	Yes														
662-312-38		1762 S OLA VISTA		None	None	Yes														
662-361-16		133 AVENIDA FLORENCIA		None	None	Yes														
662-361-34		104 AVENIDA PELAYO		None	None	Yes														
662-361-35		106 AVENIDA PELAYO C		None	None	Yes														
662-361-35		106 AVENIDA PELAYO D		None	None	Yes														
662-362-03		147 AVENIDA PELAYO B		None	None	Yes														
662-362-09		135 AVENIDA PELAYO		None	None	Yes														

Jurisdiction	San Clemente
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Table B																							
Regional Housing Needs Allocation Progress																							
Permitted Units Issued by Affordability																							
Income Level		1										3		4									
		Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level										
Very Low		Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	281	
		Non-Deed Restricted	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Low		Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14	150
		Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate		Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Non-Deed Restricted	3	2	28	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	43	145
Above Moderate		Deed Restricted	5	151	7	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	173	175
Total RHNA			8	163	35	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	231	751
Total Units			Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).																				
			5										6		7								
				2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining									
Extremely Low-Income Units*														141									

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

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 only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction Reporting Year	San Clemente 2023 (Jan. 1 - Dec.)
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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>Program 1: Provide Adequate Sites and Monitoring for No Net Loss</p>	<p>1) Within three years of the 6th Housing Element statutory deadline, rezone candidate sites with a housing overlay (H) of up to 71.6 acres but at least necessary to accommodate the City's RHNA shortfall of 244 lower income units, 21 moderate income units, and 277 above moderate income units. The rezoning process will include community outreach, including community outreach for additional potential rezone sites if the candidate sites become unavailable.</p> <p>2) Facilitate development on the rezoned sites by establishing appropriate objective development standards (including height limit, number of stories, lot coverage, and parking) that would allow development projects to achieve the allowable densities. Specifically, consistent with City practice, the City will allow development potential to be calculated for the entire site based on gross density, while allowing the residential units/mixed use components to be clustered on portions of the site.</p>	<p>For 1, within 3 years. For 2, ongoing.</p>	<p>Ongoing. The Housing Element was certified in October 2022. In November 2022, the City initiated a process that is ongoing to rezone candidate sites with a housing overlay and adopting objective design standards. The objective design standards will also be applied to by-right approval of housing projects and SB35 streamlined developments. This project is ongoing with consultant, staff, and Planning Commission review and completion planned for 2024.</p>

Table D Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Provide Adequate Sites and Monitoring for No Net Loss	<p>3) Monitor and update the sites inventory continuously to assess its adequacy for meeting the RHNA, particularly for sites capable of facilitating the development of lower income housing.</p> <p>4) Make the inventory of vacant and underutilized sites available to interested developers. Every other year, reach out to developers and property owners to facilitate projects with appropriate parcel sizes, including lot splits or lot consolidation to create appropriately sized parcels (e.g. 0.5 to 10 acres) and/or other incentives or mechanisms to facilitate affordability and meet RHNA requirements. See Programs 3 and 7 for additional housing development outreach. The sites inventory will be posted on the City's website, the City's housing sites GIS app, and updated annually.</p>	Ongoing	Ongoing. 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.
Program 1: Provide Adequate Sites and Monitoring for No Net Loss	5) Should properties identified in the residential sites inventory become unavailable during the planning period for housing for lower income households, resulting in a shortfall in sites for meeting the RHNA, within six months, the City will identify additional sites of appropriate size and density and rezone, if and as necessary per Government Code § 65863.	For 5, ongoing implementation . If there is a shortfall found, the City has six months to identify additional sites.	Ongoing. 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.

Table D Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 2A, By-Right Approval for Projects with 20 Percent Affordable Units	<p>1) For reuse sites, amend the Zoning Ordinance by the end of 2022 and apply a housing overlay to establish by-right approval process as required by AB 1397, which allows the City to require the architecture/design of all projects to meet objective design standards.</p> <p>2) Concurrently with the establishment of a housing overlay on candidate sites and within three years of the 6th Housing Element statutory deadline, establish a by-right approval process allowing the City to require the architecture/design of all projects to meet objective design standards.</p>	<p>For 1, by end of 2022.</p> <p>For 2, within 3 years.</p>	<p>Ongoing.</p> <p>The Housing Element was certified in October 2022. The City initiated a process that is ongoing to rezone candidate sites with a housing overlay and adopt objective design standards. The objective design standards will also be applied to by-right approval of housing projects. This project is ongoing with consultant, staff, and Planning Commission review and completion planned for 2024.</p>
Program 2B, SB 35 Streamlining for Projects with Affordable Units	<p>1) Within three years of Housing Element adoption, and no later than October 2024, develop procedures to address the streamlining requirements of SB 35</p>	<p>Within 3 years.</p>	<p>Ongoing.</p> <p>The Housing Element was certified in October 2022. In November 2022, the City initiated a process that is ongoing to initiate rezoning of candidate sites with a housing overlay and adopting objective design standards. The objective design standards will also be applied to by-right approval of housing projects and SB35 streamlined developments. This project is ongoing with consultant, staff, and Planning Commission review and completion planned for 2024.</p>
Program 3, Lot Consolidation	<p>1) Facilitate lot consolidation via the following: a) by the end of 2022, develop informational materials on the City's new Lot Consolidation program and promote available incentives to developers, especially to property owners and developers of sites in the Residential Sites Inventory and Candidate Rezone Sites, and b) an ongoing basis, provide technical assistance regarding the lot consolidation process to interested parties.</p>	<p>For 1, end of 2022.</p> <p>For 2, ongoing.</p>	<p>Ongoing.</p> <p>The City's Zoning Ordinance is on the City website, including its Lot Consolidation program. The City will continue to explore and implement opportunities to promote the program incentives.</p>

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 3, Lot Consolidation	<p>2) By 2022, make the inventory of vacant and underutilized sites available to interested developers. The sites inventory will be posted on the City's website, the City's housing sites GIS app, and updated annually and assist in identifying sites with lot consolidation potential. (Table 4-4 identifies vacant and underutilized parcels in the City and Table 4-6 identifies candidate sites for rezoning.)</p> <p>a) Process lot consolidation applications concurrently with other applications for development, and</p> <p>b) By 2025, re-evaluate the trend of lot consolidation and make modifications as necessary to promote housing and mixed use development on small sites, if the City determines lot consolidation is relevant and appropriate.</p>	<p>For 2a, ongoing.</p> <p>For 2b, by 2025.</p>	<p>Ongoing.</p> <p>Staff updates the sites inventory on an ongoing basis, posts the list on the City's website, the City's GIS app, and provides the site inventory to our list of interested affordable housing developers. The City will continue to add data to the GIS app for lot consolidation potential, and vacant and underutilized sites. Updates are planned for 2023. The City has informed housing developers of the GIS app and website information.</p> <p>2a) The City will process applications expeditiously when received. To-date, no development applications have been submitted that use the lot consolidation program. The City will promote the program when communicating with developers.</p> <p>2b) The City will initiate this work program to meet the objective within the timeframe.</p>
Program 4, Density Bonus Ordinance.	1) Update Density Bonus Ordinance by the end of 2022 to reflect recent changes to the State density bonus law.	By end of 2022	<p>Ongoing.</p> <p>The Housing Element was certified in October 2022. In December 2022, the City adopted Ordinance 1740 for an update to its Density Bonus Ordinance.</p>

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<p>Program 5, Affordable Housing Overlay</p>	<p>1) Continue to implement the requirements of the Affordable Housing Overlay Zone.</p> <p>2) Concurrently with the housing overlay in Program 1, and by-right approvals in Program 2A, modify the Affordable Housing Overlay Zone to improve the effectiveness of the Overlay Zone and make amendments as necessary. Specifically, evaluate the effectiveness and create one Housing Overlay (H) with objective design standards, minimum levels of affordable housing units, and by-right approval if 20 percent of the units are set aside for lower income (very low and low) households (see Program 2A). As part of this review, amend the development standards for height limits, number of stories, lot coverage, and parking requirements to ensure that development projects have the ability to achieve the allowable densities. The City will invite and engage the community, including the development community, to provide feedback during this process.</p>	<p>For 1, ongoing. For 2, within 3 years.</p>	<p>Ongoing.</p> <p>1) 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 2022 that would take advantage of the in-lieu fee. In November 2022, the City initiated a process that is ongoing to rezone rezone candidate sites with a housing overlay and adopt objective design standards. The project is ongoing.</p> <p>In Progress.</p> <p>2) The Housing Element was certified in October 2022. In November 2022, the City initiated a process that is ongoing to rezone candidate sites with a housing overlay and adopting objective design standards. The objective design standards will also be applied to by-right approval of housing projects and SB35 streamlined developments. This project is ongoing with completion planned for 2023.</p>
<p>Program 5, Affordable Housing Overlay</p>	<p>3) Prioritize inclusionary in-lieu fees for lower income affordable housing projects proposed in the Affordable Housing Overlay / Housing Overlay (see also Program 7).</p>	<p>Ongoing</p>	<p>Ongoing.</p> <p>The City continues to implement the Inclusionary Housing Program. In 2017, the City conducted a public survey on how to prioritize the in-lieu fee. 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. The City pursues opportunities to use the in-lieu fees to support the development of affordable housing units.</p>

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 6, Inclusionary Housing Program	<p>1) Continue implementation of the Inclusionary Housing Program.</p> <p>2) By 2025, the City will retain a consultant to evaluate the effectiveness of Inclusionary Housing Program in facilitating the development of all income levels, and conduct a feasibility study to evaluate increasing the inclusionary housing requirement from 4% very low to 15% (5% very low, 5% low, and 5% moderate). Updates to the Inclusionary Housing Program will reflect the new requirement with a corresponding updated in-lieu fee (paid if affordable units are not provided on-site) to reflect current land and construction costs, and other related updates.</p>	<p>For 1, ongoing. For 2, by 2025.</p>	<p>Ongoing.</p> <p>1) The City continues to implement the Inclusionary Housing Program. In 2017, the City conducted a public survey on how to prioritize the in-lieu fee. 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. The City pursues opportunities to use the in-lieu fees to support the development of affordable housing units.</p> <p>In Progress.</p> <p>2) The City will include the feasibility study in its work program to meet this objective within the timeframe.</p>

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 7: Affordable Housing Development	<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 446 affordable units for lower income households between 2021 and 2029 (282 extremely low and very low income and 164 low income units, see Program 1). Specifically, the City will:</p> <p>a) Provide letters of support to affordable housing developers' applications to local, State, and Federal agencies for funding, provided the proposed projects are consistent with the goals and policies of the City's General Plan.</p> <p>b) Evaluate, every other year, the City's Zoning regulations for potential constraints to the development of housing for persons with special needs.</p>	Ongoing.	<p>Ongoing.</p> <p>1) 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. In 2023, the City entitled an affordable housing project with a density bonus for a setback concession to support the inclusion of 1 low income apartment. The density bonus request did not include an increase in density.</p> <p>a) The City continues 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 liaisons that provide services and information, including news on programs for housing and social services.</p> <p>b) 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>

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 7: Affordable Housing Development	<p>2) Continue to provide density bonuses and other incentives to developers who provide affordable units. By the end of 2022, develop informational materials on the City's website regarding the City's Lot Consolidation incentives, density bonus, Affordable Housing Overlay, and Inclusionary Housing. Establish priority for assistance for workforce housing targeting those who work and/or live in San Clemente.</p> <p>3) Continue to implement the Affordable Housing Overlay Zone (new Housing Overlay) and Inclusionary Housing Program.</p> <p>4) Every other year, meet with non-profit developers and housing organizations to evaluate projects for acquisition and rehabilitation/new construction of new shelters and long-term affordable housing.</p>	<p>For 2-3, ongoing. For 4, every other year.</p>	<p>Ongoing.</p> <p>2) The City 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. 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. In 2023, the City entitled an affordable housing project with a density bonus for a setback concession to support the inclusion of 1 low income apartment. The density bonus request did not include an increase in density.</p> <p>3) The City continues to implement the Inclusionary Housing Program. In 2017, the City conducted a public survey on how to prioritize the in-lieu fee. 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. The City pursues opportunities to use the in-lieu fees to support the development of affordable housing units. In November 2022, the City initiated a process that is ongoing to rezone candidate sites with a housing overlay and adopt objective design standards. The project is ongoing.</p> <p>4) The Housing Element was certified in October 2022. In November 2022, the City initiated a process that is ongoing to rezone candidate sites with a housing overlay and adopting objective design standards. This process includes outreach with affordable housing developers on opportunities to facilitate housing production. For shelters, the City completed a survey in 2021 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 for the emergency shelter program. The City is exploring partnering with the Orange County Council of Government to reevaluate the City program and pursue changes that could facilitate a shelter.</p>

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 7: Affordable Housing Development	5) Annually, evaluate available housing funding programs administered by the State HCD and if appropriate, pursue funding for affordable housing (new construction, acquisition/rehabilitation, infrastructure improvements, and other housing assistance).	Ongoing.	Ongoing. The City 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. Staff consults the HCD website to identify funding sources for affordable housing and meet with housing organizations annually.
Program 8: Accessory Dwelling Units (ADUs)	1) Develop a monitoring program to ensure City is on track to meet the ADU construction goals: a) If by October 2025 the City is not on track in meeting its ADU goal of 120 units, review and revise policies and efforts to increase ADU construction as necessary. 2) Facilitate ADU construction through: a) Developing a one-stop shop to assist homeowners to prioritize issues in building ADUs by 2022. b) At least semi-annually, promoting the use of pre-approved site/floor plans for ADU created by the Orange County Council of Governments (OCCOG), such as through the City's newsletter and other social media platforms. c) Pursuing funding at the State level to assist lower income homeowners in developing ADUs.	Ongoing.	Completed: 1) The City has a permit tracking system to inventory ADUs so staff can monitor progress towards its construction goals. The City reviews and permits Accessory Dwelling Units (ADUs) in conformance with State law. Staff continues to improve public information on ADU standards on the City website and handouts. Since 2021, the City has issued permits for 45 ADUs. 2) The City is working with OCCOG on a REAP funded initiative to develop pre-approved plans for ADUs among other resources to assist homeowners develop ADUs by simplifying the review process and reducing costs. The City will continue to explore State funding programs to subsidize ADU construction.

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1	2	3	4	
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	
Program 9: Pursue Funding Sources and Programs	<p>1) Continue to apply for and administer CDBG grants annually.</p> <p>2) Pursue funding from sources such as the Permanent Local Housing Allocation (PLHA), CalHome or CalHFA to assist in housing rehabilitation, homeownership, and ADU development.</p> <p>3) Provide letters of support to affordable housing developers' applications to local, State, and Federal agencies for funding, provided the proposed projects are consistent with the goals and policies of the City's General Plan.</p>	Ongoing.	<p>Ongoing.</p> <p>1-2) In 2023 the City administered \$31,635 of CDBG grant funds to four organizations that provide services for case management, food, health care, rent and utility assistance, and transitional housing services. The City will continue to apply for and administer CDBG grants. City will also look for new funding opportunities and partnerships.</p> <p>3) The City 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. Staff consults the HCD website to identify funding sources for affordable housing and meet with housing organizations annually.</p>	
Program 10: Acquisition and Conversion of Market-Rate Housing to Affordable Housing	<p>1) At least every other year, discuss with non-profit organizations or affordable housing developers the opportunity to collaborate 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 446 lower income units by 2029.</p> <p>2) On an ongoing basis, work with Code Enforcement to evaluate substandard properties as opportunities for rehabilitation as affordable housing units. Develop a list of potential properties and update annually. Offer the list to nonprofit housing developers.</p>	For 1, every other year. For 2, ongoing.	<p>Ongoing.</p> <p>1) In November 2022, the City initiated a process that is ongoing to rezone candidate sites with a housing overlay and adopting objective design standards. This process includes outreach with affordable housing developers on opportunities to facilitate housing production. The City continues to explore funding and 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>2) In 2023, the City will collaborate with the Fair Housing Foundation and nonprofit housing developers to get input on the creation of a list to maintain and expand through the planning period.</p>	
Program 11: Sustainable Policies	<p>1) Continue to implement the Sustainability Action Plan.</p> <p>2) Continue to promote resident participation in available PACE programs by providing links to these programs on City website.</p>	Ongoing.	<p>Ongoing.</p> <p>The City will provide links on its website and continue to implement the Sustainability Action Plan. As an implementation measure, the City requires housing development to comply with current Green Building Codes to ensure energy and water conservation and require new units to have solar-ready roofs.</p>	

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Name of Program	Objective	Timeframe in H,E	Status of Program Implementation
Program 12: Affirmatively Furthering Fair Housing	1) Implement the City's actions for addressing fair housing issues and concerns identified in Table 5-2.	According to Housing Action Plan Table 5-2	Ongoing. 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 2022/2023, FHF staff had contact with Human Affairs Committee staff. FHF participated in the Human Affairs Committee Community Resource Fair where FHF hosted a resource table and discussed services, distributed literature, and answered housing related questions. FHF conducted one Fair Housing Workshop where participants learned about Fair Housing Laws, Landlord/Tenant rights & responsibilities along with newer housing protections. FHF also provided a presentation to Community Outreach Alliance regarding fair housing services. FHF distributed over 2,097 pieces of fair housing literature in English and Spanish and public service announcements were aired on the City's cable station.
Program 13: Social Services Grant Program	1) Continue to provide grant applications for housing funds annually. 2) Provide assistance to approximately 2,000 persons with special needs, including homeless, seniors and disabled persons, on an annual basis through grant awards.	Ongoing.	Ongoing. The City awarded Family Assistance Ministries (FAM) and Laura's house \$22,600 in CDBG funds to support housing and supportive service for households at risk of homelessness and for those that are homeless. The organizations provided services to 2,098 people.
Program 14: Zoning Ordinance Amendments	1) Complete the above necessary amendments to the Zoning Ordinance by the end of 2022, except where otherwise noted. 2) Monitor the Zoning Ordinance for any potential constraints to the development of housing, including the City's procedures for multi-family housing, and process.	For 1, by 2022. For 2, ongoing.	Completed. 1) In December 2022, the City updated its Zoning Ordinance for compliance with State law. In November 2022, the City initiated a process that is ongoing to initiate rezoning of candidate sites with a housing overlay and adopting objective design standards. The objective design standards will also be applied to by-right approval of housing projects and SB35 streamlined developments. This project is ongoing with consultant, staff, and Planning Commission review and completion planned for 2024. 2) 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. In 2023, the City adopted amendments that simplifies the review process of residential development in certain proximity to historic resources.

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Program 15: Monitoring of Emergency Shelter Overlay	1) Provide information to property owners and tenants in the Rancho San Clemente Business Park regarding the ES Overlay, including the purpose and intent behind the requirement to accommodate emergency shelter sites in the City. 2) Evaluate the rideshare program annually and work with the vendor to improve the program or find alternatives to the program.	Ongoing.	Ongoing. 1) The City provides information to the property owners and public on its website and in the process of doing assessments of the ES overlay. 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. San Clemente continued to offer the service in 2023 during the pandemic that decreased demand for public transportation services. In 2023, approximately 38,971 rides were provided as of December 31, 2023. 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 (Butterfil) 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. (continued in row below)
Program 15: Monitoring of Emergency Shelter Overlay	Objective 2 (Continued)	Ongoing.	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.

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Program 15: Monitoring of Emergency Shelter Overlay	<p>3) 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.</p> <p>4) Should an emergency shelter locate in the business park, the City would work with or partner with the emergency shelter operator to evaluate and implement options for providing transit service to and from the emergency shelter from existing transit routes.</p>	Ongoing.	Ongoing. 3-4) No shelter has been proposed. If a shelter is proposed, the City will implement this program as described.
Program 15: Monitoring of Emergency Shelter Overlay	<p>5) 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:</p> <p>a) Results of the Biannual Homeless Census (point-in-time) conducted by the Orange County Continuum of Care are available. Annually, the City will participate in the Homeless Census to obtain a specific homeless count for San Clemente, with specific counts for sheltered versus unsheltered homeless.</p> <p>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.</p>	For 5, every two years.	Completed. The Housing Element was certified in October 2022. In November 2022, the City initiated a process that is ongoing to rezone candidate sites with a housing overlay and adopting objective design standards. This process includes outreach with affordable housing developers on opportunities to facilitate housing production. The Orange County Continuum of Care conducted the most recent Point In Time Count and survey on January 22, 2024. The last Point In Time Count occurred in January, 2022, and the results are not anticipated until May or June 2024. In May of 2022, the County of Orange released the results of the 2022 Point In Time Count, which found that there are 81 unsheltered homeless and 50 sheltered in the City of San Clemente. The number of unsheltered individuals dropped by 15 compared to the 2019 point in time count. Since 2021, the City has allocated funds from the Community Development Block Grant and from PLHA funding sources to provide for two limited term full time positions for Community Outreach Workers to serve as liaisons with the local unsheltered population. The City completed a survey in 2021 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 supportive of collaborating with neighboring cities to apply for State grants and other resources in order to address the needs of the unsheltered.

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Program 15: Monitoring of Emergency Shelter Overlay	<p>c) Significant changes in the housing market conditions occur 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.</p> <p>d) Significant changes to the City's homeless strategy occur, such as funding available for homeless housing programs that would reduce the unmet shelter needs.</p>	Ongoing.	Same as row above.
Program 15: Monitoring of Emergency Shelter Overlay	<p>6) In 2023, update the Emergency Shelter Overlay (ESO) development standards, including but not limited to bed-limit, caps, and maximum separation requirements to reflect and accommodate the most recent point-in-time count, and parking, to ensure development standards comply with State law and are not impediments to siting shelters. In 2024, evaluate additional areas in the City for inclusion in the ESO, including evaluation of access to transportation and services. As a result of the analysis, amend the ESO in 2025 to ensure the ESO consists of up to five to ten acres that is suitable for development with access to transportation and services.</p>	For 6, in 2023.	<p>Completed.</p> <p>In December 2022, the City adopted updates to the Zoning Ordinance for consistency with State law. In November 2022, the City initiated a process that is ongoing to rezone candidate sites with a housing overlay and adopt objective design standards. The objective design standards will also be applied to by-right approval of housing projects and SB35 streamlined developments. This project is ongoing with consultant, staff, and Planning Commission review and completion planned for 2024.</p>

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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>Program 16: Neighborhood Revitalization Program</p>	<p>1) Continue to implement the Neighborhood Revitalization Program and advertise at least annually the availability of this program to eligible residents and property owners by announcing in City magazines, placing flyers at all City buildings, posting on City website and social media. Code Enforcement also refers eligible property owners to the City's various programs for assistance.</p> <p>2) Provide 20 loans through the Home Rehabilitation Program during the Housing Element planning period.</p> <p>3) Annually, explore and pursue if appropriate, housing funding programs administered by the State HCD to expand the City's Neighborhood Revitalization Program.</p>	<p>Ongoing.</p>	<p>Completed:</p> <p>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 35 loans through the Home Rehabilitation Program. In 2023, the City funded six loans for the rehabilitation of housing units using CDBG funds: 3 homeowners were extremely low-income (0%-30% of the county median income or less) and 3 homeowners were very low-income (30%-50%).</p>
<p>Program 17: Preserve At-Risk Housing</p>	<p>1) Monitor status of affordable units by maintaining contact with property owners and monitoring updates from websites such as the California Housing Preservation Commission.</p> <p>2) Ensure property owners adhere to new state noticing requirements prior to conversion – three- year, one-year, and six-month notices are required.</p> <p>3) Solicit interest and participation of nonprofit housing developers to acquire and preserve the at-risk units as affordable units.</p> <p>4) Provide letters of support to affordable housing developers' and non-profit applications to local, State, and Federal agencies for funding. See also Programs 7 and 9.</p>	<p>Ongoing.</p>	<p>Ongoing.</p> <p>The City maintains a contact list to monitor status of affordable units with property managers. Staff also evaluates 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 (2021-2029). The City 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>

Table D Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 17: Preserve At-Risk Housing	5) Continue to work under contract with the Fair Housing Foundation (FHF) and/or other qualified fair housing service providers to provide fair housing services for all segments of the community, including tenant education and assistance. By the end of 2022 and annually thereafter, conduct outreach and education to landlords and tenants regarding the State's new source of income protection (SB 329 and SB 229) that recognizes public assistance such as Housing Choice Vouchers (HCV) and Veterans Assistance Supportive Housing (VASH) as legitimate source of income for rent payments. See also Program 12.	Annually.	Ongoing. 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 2022/2023, FHF staff had contact with Human Affairs Committee staff. FHF participated in the Human Affairs Committee Community Resource Fair where FHF hosted a resource table and discussed services, distributed literature, and answered housing related questions. FHF conducted one Fair Housing Workshop where participants learned about Fair Housing Laws, Landlord/Tenant rights & responsibilities along with newer housing protections. FHF also provided a presentation to Community Outreach Alliance regarding fair housing services. FHF distributed over 2,097 pieces of fair housing literature in English and Spanish and public service announcements were aired on the City's cable station.

Jurisdiction	San Clemente	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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	
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	2				3	4
				Very Low Income	Low Income	Moderate Income	Above Moderate Income		
Summary Row: Start Data Entry Below									

Jurisdiction	San Clemente
Reporting Period	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

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

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

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	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	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2028

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

**Table F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2**

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

Project Identifier 1	Project Identifier		Unit Types 2			Affordability by Household Incomes After Conversion 4						Units credited toward Moderate Income RHNA 5		Notes 6		
	Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate Income		Total Moderate Income Units Converted from Above Moderate	Date Converted
Summary Row: Start Data Entry Below																

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.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Clemente	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier				2	3	4
1	1	2	3	4	5	6
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						

Jurisdiction	San Clemente
Reporting Period	(Jan. 1 - Dec. 31) 2023

NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

For Orange County jurisdictions, please format the APN's as follows:999-999-99

**Table H
Locally Owned Surplus Sites**

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 Period	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2026

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

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

APN	Project Identifier			Date	Units (Beds/Student Capacity) Approved								Notes	
	Street Address	Project Name*	Local Jurisdiction Tracking ID*		2	3	4				5	6		
						Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Additional Beds Created Due to Density Bonus	
	Summary Row: Start Data Entry Below													

ANNUAL ELEMENT PROGRESS REPORT

Jurisdiction	San Clemente
Reporting Period	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	San Clemente
Reporting Year	2023 (Jan. 1 - Dec. 31)

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

(CCR Title 25 §6202)

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

Total Award Amount \$ 300,000.00 Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Sites analysis, rezoning, and environmental review	\$238,594.15	\$238,594.15	In Progress	Other	Currently in-progress to complete the rezoning phase of the project. Other funding includes \$209,990 City general funds and \$46,000 SB2 grant funding.
Objective design standards adoption	\$61,405.85	\$0.00	Other (Please Specify in Notes)	None	Started project task in October of 2022. A request for reimbursement has not been completed, since the project is in-progress.

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

Completed Entitlement Issued by Affordability Summary			Current Year
Income Level			
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		1
	Non-Deed Restricted		6

Moderate	Deed Restricted	0
Above Moderate	Non-Deed Restricted	9
		9
Total Units		25

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	14
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		10
Total Units		35

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	11
Moderate	Deed Restricted	0
	Non-Deed Restricted	8
Above Moderate		166
Total Units		186