

Community Development Monthly Status Report For June – November 2022
Brian Foucht, Community Development Director
November, 2022

A. Community Development Administration

1. Development Review Committee: DRC was relatively quiet the months of June – August, limited to special event review.
2. Grant Administration –
 - a) ATP Program – The third and fourth quarter (Oct-Dec. / Jan. – March of 2022-23 will bring the ATP program to a close with the following schedule:
 - 1) Meet to discuss Brian comments around plan organizations (BF, FD, TH) **Tuesday 11/22 8:00 AM PT**
 - 2) Schedule one-on-one calls with Diocese, State Parks, School Superintendent After Thanksgiving (**week of 11/28-12-2**)
 - 3) Finalize draft report - transmit to stakeholders [PAG, CALTRANS, COG, etc.] **Week of 12/12**
 - 4) Transmit Draft to Council PC and advertise workshop and public comment period **Week of 1/13**
 - 5) Joint Council Planning Commission **public workshop 1/24/2023**
 - 6) **Plan adoption** City Council **2/14/2023**
 - b) *A new round of REAP funding is on the horizon via REAP 2.0. Listening sessions are scheduled to occur on September 26 and again on October 13.*
 - c) LEAP Grant: the City received \$60,000 to update the City's Accessory Dwelling Unit and Inclusionary Housing Ordinance. \$58,166.25 was expensed to HCD and payment received in August.
 1. Inclusionary Housing Ordinance – Harris and Associates have completed their review and recommendation for update to the ordinance, and staff is currently reviewing the recommendation. Staff intends to propose that this evaluation be reformulated as part of the 6th cycle housing element to include workforce housing solutions.
 2. HCD has advised that the Community Plan (Sphere of Influence and SB2 Grant) timeline has been extended to December 2023, enabling more time to discuss program nuances leading into consideration of alternatives by the Planning Commission for recommendation to the City Council.
 3. On August 17 HCD issued a NOFA Permanent Local Housing Allocation (PLHA) Program. The City received notice that \$499,000 in grant funds over 5 years. The City Council has

approved the use of these funds for ADU health and safety improvements (first three years) and homeless services (second and third years). The grant application was submitted prior to November 30, 2022. Allocation, award and expenditure deadlines are as follows:

Allocation Years	Appropriation Date	Application Deadline	Award Deadline	Expenditure Deadline
Year 1 (2019)	7/1/2019	Fall 2022	April 2023	4/30/2024
Year 2 (2020)	7/1/2020	Fall 2023	April 2024	4/30/2025
Year 3 (2021)	7/1/2021	Fall 2024	April 2025	4/30/2026
Year 4 (2022)	7/1/2022	Fall 2025	April 2026	4/30/2027
Year 5 (2023)	7/1/2023	Fall 2026	April 2027	4/30/2028

3. Code Enforcement –

- a. Progress was made on various issues associated with 451 San Juan Hollister Rd.. A Public Nuisance Declaration has been posted, the property owner continues to receive daily citations, and instructions have been provided to the owner regarding steps to complete the required Development Permit application. This violation and related enforcement actions continues to require much staff time and attention. The property owner has submitted a plan to stabilize loosely graded spoils to eliminate erosion caused sedimentation and further destruction of the San Juan Creek habitat and accelerated impacts to the hydrologic function of the creek. This portion of a Development Permit will be issued, pending submittal of information necessary to complete the application for Development Permit for full remediation.
- b. A sign code compliance program for the Third and Fourth Street commercial district was initiated in August, with continued follow up in September and monitoring during October. The focus of this program is voluntary removal of prohibited signs, including banners, flags, signs on parklets, and sidewalk signs. Staff will return to the Planning Commission and City Council with suggested amendments to the sign ordinance after in early 2023.
- c. Staff continues to work to develop a one- stop permit process related to plan checking, encroachment permits and building permits. Our objective is to simplify and streamline communication. Staff is also working with IWORQ to enhance the current system to incorporate a module specifically related to the City Engineer and to make improvements to the Planning Permit module.
- d. A weekly Building Permit Activity report has been prepared in IWORQ to enable monitoring of building dept permit information. This will help ensure that simple things are resolved simply.
- e. The Fire Dept has added an inspector (Captain Bettencourt) and continues to improve responsiveness and reporting.

- f. The following are active Compliance Orders and red-tag/stop work orders:
- 451 San Juan Hollister Rd. (Compliance Order & Notice of Violation - Orozco)
 - 302A Third Street: Historic Preservation Ordinance violation (Stop Work Order, Compliance Order - Bains)
- g. Short Term Rental Permit - Staff continues to monitor Granicus has executed a contract with Granicus to begin address identification for Short Term Rental enforcement. A kick off meeting was held in February and short term rentals are monitored monthly for payment of the transient occupancy tax.

B. Community Development and Planning Program

1. Community Plan: Meetings with property owners within the area mapped by the UGB committee as Sphere of Influence and Greenbelt are ongoing. The UGB Committee will be repopulated with new Planning Commission and City Council members, meet to discuss property owner input and settle on a recommendation to the Planning Commission and City Council. This will enable a public review draft plan to move forward to Planning Commission and City Council hearings during the first quarter of 2023.
2. Active Transportation Plan: see above schedule. Final Administrative Draft delivery expected the week of 12/12.

C. Economic Development Program

The EDCAC, a “standing subcommittee” of the City Council (rather than an ad hoc committee that is established for a specific purpose, not subject to the Brown Act and effectively dissolved when that purpose is achieved) has formed three subcommittees: Outreach, Business Development and Retention and Community Relations and Resources. Each of these committees is working under the EDCAC umbrella to bring together a comprehensive report to the City Council in November.

The City has contributed \$6,000 to support the SBC EDC (corporation). The EDC will begin the CEDS process in November by appointing a broad-based steering committee and will pull membership from the EDCAC. There will be three steering committee meetings to occur in November, December 2022 and January 2023.

The EDCAC meetings continue to content – rich as the EDCAC continues to learn the local and the regional ED landscape, participate in the CERF REACH program via Uplift Central Coast, and other SBC ED organizations, including the SBC EDC (Committee) new standing committee established earlier this summer. The Community Relations and Resources Subcommittee held a visioning meeting in October, with more to follow – focused on recreation resources.

The Governor's Office Of Business Development, Central Coast Region (GoBiz) and the SBC EDC (corporation) are consistent contributors to the EDCAC; for example, during the August EDCAC meeting, the GoBiz Central Coast Region provide a comprehensive summary of resources available to assist small businesses.

Staff continues to facilitate the EDCAC meetings including agendas, minutes, resources and subcommittee support. The EDCAC is an essential standing committee with a robust agenda that is busier and more engaged than any other City committee or commission.

D. Historic Preservation, Landscapes, Trees

The City Council has authorized staff to contract with a qualified Architectural Historian to provide essential guidance to staff, applicants and stakeholders, including the Historical Society, regarding all facets of Historic Preservation programs. Meg Clovis has been contracted to provide this support and is beginning her review of the City's program, including meetings with the Historical Society.