

**City of Carmel-by-the-Sea  
Summary of Changes to Draft Housing Element  
Based on HCD Comments**

The following summarizes the changes that were made to the Draft Housing Element based on the California Department of Housing and Community Development's (HCD) comments.

<b>HCD Comment (Paraphrased)</b>	<b>Change to Document</b>
<b>Section 2: Housing Development Resources</b>	
Provide information on the status of the Trevett Court project.	Note stating the project is currently under construction as of November 2009 was added to Table 2-4.
Provide additional information about the non-vacant sites identified as sites for with potential for residential development	<p>Additional information about the existing uses and building conditions on the non-vacant sites was included in the discussion of potential development in the R-4 zone.</p> <p>To supplement the potential for development in the R-4 zone, parcels with development potential in the SC, CC, and RC zones were identified and added to the discussion on potential mixed use development. Information about existing uses, building conditions and developer interest has been included.</p>
Provide additional information on opportunities for energy conservation and the City's intended program.	Additional information about the City's Green Building Program was added to Section 2.
<b>Section 3: Goals, Policies and Programs</b>	
Describe how the City will analyze and address the potential constraint of requiring a CUP for projects with densities greater than 22 du/ac.	<u>Program 3-2.1.c: Conditional Use Permits for Multi-family Residential Development</u> was added to state the City will develop and implement objective standards by which Conditional Use Permits for residential projects with densities greater than 22 du/ac are reviewed and approved to ensure permits are granted based on objective criteria.
Describe how the City will encourage development on small sites, especially parcels identified as having potential for future residential development.	<u>Program 3-3.1.c: Development on Small Sites</u> was added to state that the City will continue to encourage and facilitate small lot development through the flexible setbacks, reduced parking requirements for affordable housing, density bonuses and the Lot Merger Program. The Program states that the City will consider additional incentives and will monitor effectiveness of

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	the incentives.
Provide a specific timeline for the implementation of <u>Program 3.5.1.a Adoption of Reasonable Accommodation Procedures</u>	The timeframe was revised from Ongoing to December 2010.
Provide information about how the City will monitor affordable housing in the coastal zone, as required by Government Code Section 65590.	<u>Program 3-5.3.d: Monitor Affordable Housing Stock</u> was revised to include the data the City will track regarding affordable housing units in the coastal zone.
Include a program to address the needs of Extremely-Low Income households.	<u>Program 3-5.4.b: Housing for Extremely-Low Income Households</u> has been added to state that the City will encourage development of Extremely-Low Income households through variety of activities such as targeted outreach to for-profit and non-profit housing developers on at least an annual basis, providing in-kind technical assistance, fee deferrals, expedited/priority processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice during the planning period and/or offering additional incentives to supplement the density bonus provisions in State law.
Provide a program to address the water capacity shortfall.	<u>Program 3-5.6.c: Water Conservation</u> was added to describe the ways in which the City will continue to enforce the Water Management Program.  <u>Program 3-5.6.a: Resource Conservation</u> was revised to address energy conservation only as water is now addressed in a separate program.
Provide a program that continues the City's Green Building Program efforts	<u>Program 3-5.6.b: Green Building</u> was added to describe how the City will implement its Green Building Program.
Provide a program to address permitting transitional and supportive housing as a residential use, pursuant to SB 2.	<u>Policy P3-5.8</u> and <u>Program 3-5.8.a: Zoning for Transitional and Supportive Housing</u> have been added to address zoning for transitional and supportive housing consistent with SB 2.
<b>Appendix A: Housing Needs Assessment</b>	
Provide information on the affordable housing in the	Available information was added to Appendix A.

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coastal zone.	
Provide information regarding permitting of mobile homes	Clarifying text was added to Appendix B.
Provide additional information about the CUP requirement for projects with densities greater than Appendix B.	Information regarding the CUP requirement for densities greater than 22 du/ac has been added to Appendix B.
Provide additional information about typical development fees in the City, including impact fees.	Water and school impact fees as well as total typical fees for single family and multi-family development have been added to Appendix B.
Provide information on on-/off-site improvement requirements including streets and sidewalks.	Additional information regarding on/off-site improvements and standards has been added to Appendix B.