

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

Jurisdiction City of San Bruno
Reporting Period January 1, 2015 - December 31, 2015

**Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3					0	1	10	10			
(10) Total by income Table A/A3						1	10	10			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in G

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	1	0	0	0	0	1	1
No. of Units Permitted for Above Moderate	9	0	0	0	0	9	9

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2015	2016	2017	2018	2019	2020	2021	2022		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	358	0									358
	Non-deed restricted		0									
Low	Deed Restricted	161	0									161
	Non-deed restricted		0									
Moderate	Deed Restricted	205	0									204
	Non-deed restricted		1							1		
Above Moderate		431	9								9	422
Total RHNA by COG. Enter allocation number:		1,155	10								10	1,145
Total Units												
Remaining Need for RHNA Period												

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

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Table C
Program Implementation Status
(Programs with significant activity in 2015)

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1-A: Support infrastructure upgrades.	Continue to seek funding to upgrade and maintain infrastructure needed by San Bruno's housing supply.	Ongoing	<ul style="list-style-type: none"> The City continues to rebuild infrastructure destroyed in the September 2010 PG&E gas line explosion and subsequent fire in the Crestmoor neighborhood, funded through the \$50 million PG&E trust agreement. Expected completion in 2016.
Program 1-B: Maintain and expand the supply of small lots	Conserve and expand the city's supply of small residential lots, where compatible with surrounding neighborhood character	2 years	<ul style="list-style-type: none"> This issue is being considered in the comprehensive Zoning Code update.
Program 1-C: Conserve second units in R-1 and R-2 zones.	Continue to legalize second units in R-1 and R-2 zones that were constructed prior to June 30, 1977 and that met the Uniform Building Code at time of construction.	2 years	<ul style="list-style-type: none"> The City supports legalization of second units in this category.
Program 1-D: Pursue and promote resources for preservation and rehabilitation	Publicize federal, State, and local resources, both financial and programmatic, to assist homeowners in preventative maintenance and to preserve and rehabilitate the City's existing housing supply	ongoing	<ul style="list-style-type: none"> The City is developing an affordable housing strategy that will address this program.
Program 1-E: Ensure replacement housing	Develop a comprehensive program to replace housing throughout the City to accommodate all income levels	1 year	<ul style="list-style-type: none"> The City is developing an affordable housing strategy that will address this program.
Program 1-F: Ensure replacement housing.	Require replacement of any legal housing unit that is demolished within San Bruno.	1 year.	<ul style="list-style-type: none"> The City used a streamlined planning and permitting process to approve construction of ten replacement homes in the Crestmoor neighborhood.
Program 1-G: Support historic preservation	Support preservation and reuse of properties with historic character	ongoing	<ul style="list-style-type: none"> The City is developing an affordable housing strategy that will address this program.
Program 1-H: Allow fee waivers for affordable rehabilitation	Waive permit fees for affordable housing rehabilitation achieved through the Community Development Block Grant (CDBG) program as well as through other San Mateo County programs or through non-profit agencies	ongoing	<ul style="list-style-type: none"> No affordable housing projects are in the pipeline.
Program 1-I: Continue lead-based	Provide information on local lead-based	Ongoing	<ul style="list-style-type: none"> Informational handouts are available on the City's website.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
paint abatement.	paint abatement programs to ensure safe and healthy living environments for all residents		
Program 1-J: Ensure renovations are compatible with neighborhood character.	Maintain design standards to ensure that residential additions and renovations are compatible with overall neighborhood character.	1 year	<ul style="list-style-type: none"> • City uses the residential design guidelines and TCP design guidelines to ensure projects are compatible with surrounding neighborhood. • The guidelines are available on the City's website.
Program 2-A: Update the Zoning Ordinance to make available adequate sites to accommodate San Bruno's share of regional housing need.	Revise the Zoning Ordinance to reflect the San Bruno 2025 General Plan and Transit Corridors Plan (2013), including land use designations allowing mixed-use development	3 years	<ul style="list-style-type: none"> • A administrative draft Zoning Code update was completed in 2015, including updates reflecting the approval of the Transit Corridors Specific Plan (TCP). Expected completion is in 2016. • The updated zoning will allow residential uses by right in the TCP area and Mixed Use Residential Focus area, providing the capacity for the City meet its RHNA goal. • Prior to adoption of the Zoning Code update, the City is encouraging applicants to follow the new General Plan and TCP land uses and densities/intensities.
Program 2-B: Transit Corridors Plan Implementation.	Develop strategies to implement the adopted Transit Corridors Plan with the goal, amongst others, of increasing residential options in Downtown and transit corridors in the vicinity of the San Bruno Avenue Caltrain Station completed in 2014.	1 year.	<ul style="list-style-type: none"> • The TCP was adopted by the City Council in 2013, and the City is now in the implementation phase, including amending the zoning code. • A pre-submittal review process for larger projects to protect residential neighborhoods has been established.
Program 2-C: Support identified housing opportunities	Work with property owners and the community to support and encourage the redevelopment of identified opportunity sites into mixed uses with affordable housing components.	Ongoing	<ul style="list-style-type: none"> • The City is developing an affordable housing strategy that will address this program.
Program 2-D: Reuse former school sites	Facilitate the reuse of former school sites to accommodate affordable housing.	2 years	<ul style="list-style-type: none"> • The City has discussed with the School District the potential redevelopment of the former Crestmoor High School site for housing.
Program 2-E: Consolidate Lots.	Use City funds to facilitate lot consolidation in support of the redevelopment of housing opportunity sites with affordable housing	2 years	<ul style="list-style-type: none"> • The City is developing an affordable housing strategy that will address this program.
Program 2-F: Ensure compatibility of new housing with neighborhood character.	Use Residential Design Guidelines and Transit Corridors Plan Design Guidelines to ensure that new housing development proposals are compatible with existing neighborhood character.	1 year	<ul style="list-style-type: none"> • See Program 1-J
Program 2-G: Provide senior housing for a range of income levels.	Identify opportunities for the creation of affordable units for seniors who do not qualify for deed-restricted units due to equity in their current homes	Ongoing	<ul style="list-style-type: none"> • The City has received no proposals for senior housing developments. • The City is developing an affordable housing strategy that will address this program
Program 2-H: Encourage	Encourage moderate-income for-sale	Ongoing	<ul style="list-style-type: none"> • During project review, staff discusses with developers options for using density

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
moderate-income for-sale housing.	housing within the Multi Use-Residential Focus area along El Camino Real.		bonuses and smaller unit sizes to increase affordability while maintaining building quality and amenities
Program 2-I: Provide affordable housing education.	Develop and implement an ongoing voter education program to inform residents of the need for affordable housing and ways the electorate can support its development	2 years	<ul style="list-style-type: none"> The City is developing an affordable housing strategy that will address this program
Program 2-J: Conduct annual performance evaluations and ensure consistency with the General Plan and Transit Corridors Plan.	During annual review of the General Plan, monitor, evaluate, and document housing program performance and consistency with General Plan goals and policies	Ongoing	<ul style="list-style-type: none"> This activity is conducted in the Housing Element APR
Program 3-A: Publicize affordable housing financing strategies.	Publicize the various financing strategies for development and expansion of affordable housing	Ongoing	<ul style="list-style-type: none"> The City is developing an affordable housing strategy that will address this program.
Program 3-B: Support the Housing Choices Voucher Program.	Continue to participate in San Mateo County Housing Authority's Housing Choices Voucher program (formerly Section 8).	Ongoing	<ul style="list-style-type: none"> The City monitors compliance with affordable housing covenants in two projects at The Crossing, AvalonBay apartments (97 very low income units), Village Senior Apartments (228 lower income units)
Program 3-C: Monitor compliance with financing terms.	Ensure that units built with long-term affordability requirements are actually occupied by lower-income households. (See also Program 5-E)	Ongoing	<ul style="list-style-type: none"> See Program 3-B
Program 3-D: Promote the Mortgage Credit Certificate Program.	The City will continue to participate in and promote San Mateo County's Mortgage Credit Certificate (MCC) program for first-time homebuyers	Ongoing	<ul style="list-style-type: none"> The City is developing an affordable housing strategy that will address this program.
Program 3-E: Facilitate reasonable accommodations.	Facilitate the development, maintenance and improvement of housing for persons with disabilities by implementing Reasonable Accommodations program.	1 year	<ul style="list-style-type: none"> The City Council adopted a Reasonable Accommodates program in the zoning code on September 9, 2014. The City is developing an affordable housing strategy that will address this program.
Program 3-F: Accommodate manufactured housing.	Continue to permit manufactured housing in single family zones.	1 year	<ul style="list-style-type: none"> Manufactured housing is permitted in existing residential zones.
Program 3-I: Reduce parking requirements.	Reduce parking requirements for new or reuse housing projects along transit corridors and adjacent to transit stations, as well as within the Medium Density (R-3) and High Density (R-4) zones.	1 year	<ul style="list-style-type: none"> The City is considering ways to reduce parking requirements as part of the Zoning Ordinance Update, including unbundled parking, tandem parking for second units, and enforcement for homeowners that use garage space for storage. The City Council adopted a density bonus ordinance on September 9, 2014, including density bonus law parking standards.
Program 3-J: Adopt an affordable	Conduct a nexus study that demonstrates	1 ye	<ul style="list-style-type: none"> The City has participated in the 21 Elements grand nexus study for affordable

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
housing impact fee.	the relationship between new housing or jobs and the need for affordable housing in San Bruno and determine a permissible and reasonable fee level for both residential and commercial development.	ar	housing impact fees. A Draft Nexus Study report customized for San Bruno was completed in 2015. <ul style="list-style-type: none"> The City Council will consider adopting an affordable housing development impact fee and possibly an affordable housing commercial linkage fee. Staff has given an initial presentation to the City Council on the Nexus Study, expects to hold a study session later this year.
Program 4-A: Promote energy conservation.	Continue to publicize and encourage energy conservation programs, including weatherization programs.	2 years	<ul style="list-style-type: none"> The City is implementing a streamlined residential rooftop photovoltaic permit process
Program 4-B: Support household and business participation in energy conservation and efficiency programs through PG&E and the State.	City Staff will work to promote and support participation energy efficiency and conservation programs described in Chapter 2 in order to help reduce long-term housing costs for residents (including low-income residents), help meet local greenhouse gas reduction targets under AB 32, and increase the sustainability of the local energy supply	1 year	<ul style="list-style-type: none"> Community Development coordinates with Public Services to provide informational brochures on energy conservation and efficiency.
Program 4-C: Facilitate noise insulation retrofits.	Continue to pursue funding for noise insulation from the San Francisco International Airport and educate residents about program benefits.	4 years	<ul style="list-style-type: none"> As funds become available the City will work with homeowners to facilitate installation noise insulation improvements.
Program 4-D: Ensure adequate water and sewer service and reduce water waste.	Work with the San Francisco Public Utilities Commission (SFPUC) and local departments to ensure that there are adequate water and sewer services for new development, affordable housing receives priority for these services, and new development uses best management practices to reduce water waste.	1 year	<ul style="list-style-type: none"> A copy of the Housing Element and TCP have been to the Public Services Department.
Program 4-E: Encourage drought-resistant landscaping.	Implement water conservation and drought-resistant landscaping guidelines and standards	1 year	<ul style="list-style-type: none"> The Zoning Code update will incorporate water conservation and drought-resistant landscaping standards
Program 5-A: Support the Below Market Rate Housing Ordinance.	Through education and enforcement of the Below Market Rate Housing Ordinance (adopted 2008), provide guidelines for developers to comply with the City's inclusionary housing requirements	Once a year	<ul style="list-style-type: none"> No new affordable housing projects were approved in 2015. The Palmer court decision (2009) invalidated rental inclusionary requirements. The City continues to monitor the legal status of the BMR ordinance with respect to challenges. The City is working with 21 Elements on the San Mateo County Grand Nexus Study, and will consider adopting an affordable housing development impact fee and possibly an affordable housing commercial linkage fee. The City has collected approximately \$3.5 million in BMR in-lieu fees, which will be used to facilitate development of new affordable housing.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 5-B: Implement San Bruno's density bonus regulations.	Offer a density bonus of up to 35 percent and incentives or concessions based on the number of affordable units in the development and a flat density bonus of 20 percent for all senior housing in accordance with State density bonus regulations (Government Code 65915)	1 year	<ul style="list-style-type: none"> The City Council adopted a Density Bonus ordinance on September 9, 2014. The City encourages developers to review density bonus law at the earliest stages in pre-development review and consultation process.
Program 5-C: Provide financial incentives for affordable condominium conversions.	Create incentives for condominium conversions that provide affordable housing	1 year	<ul style="list-style-type: none"> The City is developing an affordable housing strategy that will address this program.
Program 5-D: Provide financial assistance to facilitate affordable housing development.	Use the Below Market Rate Housing Fund to increase, improve, and preserve the community's supply of low- and moderate-income housing in San Bruno	Once a year	<ul style="list-style-type: none"> The City is developing an affordable housing strategy, with a particular emphasis on this program.
Program 5-E: Increase the supply of housing for large families.	Encourage diversity in unit size to ensure that 3- and 4-bedroom affordable rental housing units are provided for large families.	Ongoing	<ul style="list-style-type: none"> This issue is being explored in the comprehensive Zoning Code update.
Program 5-F: Expedite review and waive fees for affordable housing.	Continue to expedite review and waive planning and building fees for developers of affordable housing and housing for seniors and persons with disabilities	Ongoing	<ul style="list-style-type: none"> The City has received no applications for development of affordable housing
Program 5-G: Modify regulations to encourage affordable housing.	Modify development regulations in specific zoning districts to encourage housing affordable to very-low, low-, and moderate-income households	1 year	<ul style="list-style-type: none"> The City is developing an affordable housing strategy that will address this program. The TCP allows increased density to facilitate higher density multifamily housing that makes affordable housing more feasible.
Program 5- H: Prevent Potential Displacement of Existing lower-income residents within San Bruno's Priority Development Area (PDA).	Quantify, develop and evaluate potential strategies to address displacement of lower income residents. Displacement might be direct, caused by the redevelopment of sites with existing residential properties, or indirect, caused by increased market rents as an area becomes more desirable.	2 years	<ul style="list-style-type: none"> The City is developing an affordable housing strategy that will address this program.
Program 5-I: Promote the Second Unit Ordinance.	Continue to inform homeowners about the Second Unit Ordinance which permits second units by-right on appropriate residential sites.	Once a year	<ul style="list-style-type: none"> Information about the 2nd unit ordinance is provided at the counter and on the City's website. Staff is working on methods to improve methods to outreach to property owners. Development standards for are being reviewed during the Zoning Code update process to create more opportunities for 2nd units.
Program 5-J: Explore and consider new strategies to increase affordable housing.	Given the loss of redevelopment agencies and the state court decision in Palmer v. City of Los Angeles (2009), which	2 years	<ul style="list-style-type: none"> The City is developing an affordable housing strategy that will address this program.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	invalidated San Bruno's BMR program for rental housing, the City will explore new opportunities and strategies to facilitate financing and development of affordable housing		
Program 6-A: Promote fair housing.	Continue to adhere to State and federal fair housing and non-discrimination laws to ensure that housing opportunities are provided for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, family status, or disability	1 year	<ul style="list-style-type: none"> Development standards for are being reviewed during the Zoning Code update process to create more opportunities for 2nd units.
Program 6-B: Support organizations that provide housing services.	Cooperate with and support organizations providing housing information, counseling, and referral services, and handling complaints of housing discrimination	Ongoing	<ul style="list-style-type: none"> City provides \$37,500 in financial assistance annually to support non-profit housing agencies (HIP Housing's homesharing program and Shelter Network emergency shelter program).
Program 6-C: Support shared housing programs.	Continue to support shared housing programs and to promote such programs through the Senior Center and other local agencies	Ongoing	<ul style="list-style-type: none"> City provides financial support to HIP Housing which coordinates a shared housing program. The program is very active in San Bruno.
Program 6-D: Accommodate city's share of emergency (homeless) shelter need.	Complete the process to amend the Zoning Ordinance to permit emergency (homeless) shelter facilities by right (that is, as a permitted use, without requiring a conditional use permit) to meet the City's identified need for 32 beds, in accordance with State law	1 year	<ul style="list-style-type: none"> The City adopted an Emergency Shelter Overlay zone in 2015, where emergency shelters are permitted by right (without requiring a conditional use permit). The zone is located in the industrial district with sufficient acreage to meet the city's identified need (32 beds), including the potential for reuse or conversion of existing buildings. The City supports the 10-bed shelter run by St. Bruno's Church, and will support future faith-based efforts to supply emergency and transitional housing to those in need.
Program 6-E: Address identified need for extremely-low income and supportive housing.	Evaluate and amend the Zoning Ordinance as appropriate to comply with state law (GC Section 65583(a)(5) and investigate opportunities to create supportive housing units in accordance with the City's share of countywide need identified in the San Mateo County HOPE Plan	Once a year	<ul style="list-style-type: none"> The City Council adopted a zoning code amendment to allow transitional and supportive housing units in residential zones by right in 2015, in accordance with SB2.
Program 6-F: Participate in regional coordination on homelessness.	Work with other cities, agencies, and the County to address needs of the homeless.	Ongoing	<ul style="list-style-type: none"> Staff provides information to people seeking emergency shelter through the Housing Resource Guide posted on the City website, and consultation at the counter and on the telephone.

General Comments. San Bruno City Council adopted a new Housing Element 2015-2023 on April 24, 2015, which received final certification from HCD on June 15, 2010. San Bruno is currently completing the Housing Element Update for 2015-2023. The draft Housing Element Update was submitted to HCD on November 22, 2014. On January 30, 2015, HCD issued a letter stating that San Bruno's Draft 2015-2023 Housing Element, with San Bruno Housing Element Annual Progress Report - 2015

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Attachment 1
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previously proposed revisions, would comply with State law when adopted by the Council and after the City adopts zoning for emergency shelter(s), the last uncompleted implementation action required for the prior 2009-2014 Housing Element. The Planning Commission reviewed the draft Housing Element Update on March 17, 2015 and adopted Resolution No. 2015-02 recommending that the City Council adopt the 2015-2023 Housing Element. The City Council is scheduled to consider adoption of the Housing Element in April 2015. The Emergency Shelter zoning is expected to be considered by the Planning Commission and City Council in April and May 2015.

Local Efforts to Remove Governmental Constraints. The greatest constraints to the maintenance, improvement, and development of affordable housing include the following:

- Loss of Redevelopment. Redevelopment agencies in California were dissolved in 2012, eliminated a major source of funding for Low and Moderate Income Housing (LMIH) in the San Bruno Redevelopment Project Area. The City monitors new state legislation that may restore some state funding for affordable housing.
- Ordinance 1284 Constraints. In June 1977, the City of San Bruno adopted Ordinance No. 1284 placing restrictions on certain development standards, which constrains higher density residential development in the City. Ordinance 1284 requires approval by a majority of the voters of the City in order to allow: 1) buildings or other structures that exceeding fifty (50) feet or three (3) stories in height, whichever is less, 2) projects in residential districts at a density above what was permitted by the City's zoning code and map in 1974, and 3) multi-story parking structures.

The City adopted the Transit Corridors Specific Plan, which promotes mixed use and transit oriented development, including residential uses along commercial corridors within proximity of a new Caltrain Station in the core area of the City. Measure N was approved by San Bruno voters in November 2014, which adjusted Ordinance 1284 limits, allowing building heights between 4 and 7 stories in the TCP area to facilitate the residential densities envisioned in the TCP.

- SFO Constraints. The City of San Bruno lies within the San Francisco International Airport (SFO) influence area, and is affected by three state-mandated airport land use compatibility policies: noise, safety and airspace protection, which are set forth in the Airport Land Use Compatibility Plan (ALUCP) for SFO and its environs. Northeastern portions of San Bruno lie beneath flight paths for arrivals and departures of, including areas within the 65 Community Noise Equivalent Level (CNEL) and 70 CNEL aircraft noise contours. The 2012 ALUCP does not permit new residential uses in areas exposed to noise above 70 CNEL. Development is also constrained by airspace protection height limits and allowed uses within in safety compatibility zones.

The City promotes noise mitigation from SFO to the fullest extent possible through the SFO/Community roundtable and ongoing coordination with the County Airport Land Use Commission. However, development must comply with ALUCP policies and projects within the airport influence area must be reviewed by the Airport Land Use Commission for compliance with the ALUCP. New residential development is prohibited in large areas east of San Mateo Avenue in proximity to the BART and Caltrain Stations.

- Palmer v. City of Los Angeles (2009). The California Court decision in Palmer v City of Los Angeles invalidates the City's ability to require affordable rental units through the City's Below Market Rate Housing Program. The court ruled that local inclusionary housing programs cannot mandate rent restrictions in new rental housing developments or require payment of in-lieu fees as an alternative. City staff is participating in a countywide Nexus Study to consider adopting an affordable housing impact fee in place of the BMR ordinance. The City monitors new state legislation that may restore inclusionary policies for affordable rental housing.