



CITY OF MORGAN HILL

Regular Meeting Agenda

Planning Commission

Liam Downey - Chairman

Joseph Mueller - Planning Commissioner

Mohammad Habib - Planning Commissioner

Juan Miguel Munoz Morris - Planning Commissioner

Wayne Tanda - Planning Commissioner

-

-

Tuesday, February 12, 2019 7:00 pm

Council Chamber

17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING AGENDA

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

OPEN PUBLIC COMMENT PERIOD

Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Planning Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

ORDERS OF THE DAY

PUBLIC HEARINGS

There are no Public Hearing items scheduled.

OTHER BUSINESS

1. REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) UPDATE AND PENDING HOUSING TRENDS

Recommendation:

Receive Report

2. VACANT LAND INVENTORY UPDATE

Recommendation:

Accept presentation on City's Vacant Land Inventory

3. PROPOSED MASTER STREET TREE PLAN FOR THE CITY OF MORGAN HILL

Recommendation:

Planning Commission to receive information and provide input on the proposed Master Street Tree Plan.

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the legislative body less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the legislative body. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Commission Chambers, and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. When you are called, proceed to the podium and the Mayor will recognize you. If you wish to address the Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Commission.

Persons interested in proposing an item for the Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Commission action, your request may be placed on the next appropriate agenda. Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email michelle.wilson@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email michelle.wilson@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.



PLANNING COMMISSION STAFF REPORT

MEETING DATE: February 12, 2019

PREPARED BY: Leslie Little, Assistant City Manager for Community Development
APPROVED BY: Jennifer Carman, Community Development Director

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) UPDATE AND PENDING HOUSING TRENDS

RECOMMENDATION(S)

Receive Report

SUMMARY:

The purpose of this report is to provide a Regional Housing Needs Assessment (RHNA) update, to highlight new State Housing and Community Development Department (HCD) reporting requirements due to recent changes in State Law and to briefly inform the Planning Commission of new legislation and initiatives proposed which may impact the City's future housing activities and provide the schedule for the review and filing of the annual report to HCD on the City's Housing Element.

BACKGROUND:

The City's housing portfolio consists of 14,415 housing units, of which 1,682 or nearly 12% (1 of every 8) are affordable and deed restricted. In addition, the City has over 800 mobile home units, which are affordable by design, and protected with limited rental increases by the City's 1988 Mobile Home Ordinance.

Although the City of Morgan Hill has proudly produced a significant amount of affordability per capita, over the past year the City has been tasked with responding to changing legislation which requires deeper levels of affordability be produced in accordance with RHNA goals. This translated to the state setting goals for the number of units which represent the City's fair share of production, and a requirement to produce those housing units with affordability to specific extremely low, very low, low, and moderate-income families within a set time-frame.

State law requires each local government in California to adopt a Housing Element as part of its General Plan demonstrating how the community plans to meet the existing and projected housing needs of people at all income levels. The current Housing Element cycle established by the State Housing and Community Development (HCD) is 2015-2022. HCD in collaboration with the Bay Area's Council of Government, and the Association of Bay Area Governments (ABAG), determines each community's housing fair share and which numbers are distributed to individual cities based on State population projections and local conditions. These designations establish the Regional

Housing Needs Allocation (RHNA) goal numbers. Cities are required to report annually to HCD on the progress made towards those goals. These reports are due April 1 of each year.

The City of Morgan Hill has historically met its “overall” housing production numbers but, like most other cities in the State, has been unable to meet production as a function of affordability level. With the dissolution of redevelopment in 2011, these affordable housing efforts became out of reach for Morgan Hill and many other communities who lacked local funds to invest in affordable housing projects. For the current eight-year cycle (2015-2022), Morgan Hill’s RHNA allocation is a total of 928 units, of which 612 or 66% of those units are required to be at Moderate Income levels or below. The City has to-date permitted 1,965 units and has an additional 575 units pledged in the pipeline. Including units pledged but not built, the City has exceeded every income level target, except the very low-income level. In this current cycle, if all the units currently pledged are constructed, the remaining housing goal need is 115 very low-income units, with building permits required to be issued by December 31 of 2022. The City has produced more than double the number of market rate units required.

Measure “S” allows a maximum of 215 units annually or 1,720 total to be permitted citywide during the 8-year cycle. Morgan Hill is unique because of these RDCS guidelines that require builders to compete two years prior to building and then “pace” the timing of construction so that no more than the permitted number of units begin construction during a given year. As such, the City is aware of the housing units that are in the pipeline, *including affordable units*. The following summarizes the City’s RHNA production to date and includes pledged units that have been awarded housing allocations through RDCS but have not yet started construction. This is both deed restricted and non-restricted units.

Current RHNA #'s (2014-2018) - HCD								RDCS Projection		
Income Level	RHNA # Allocated to MH	Permits Issued 2015	Permits Issued 2016	Permits Issued 2017	Permits Issued 2018	Total	HCD % Met	HCD Remaining Allocation	RDCS Pipeline	Units Still needed
Very Low Income up to 50% AMI (includes ELI)	273	12	29	0	31	72	26%	201	86*	115*
Low Income 51% to 80% AMI	154	113	16	15	24	168	109%	0	14	-28
Moderate Income 81% to 120% AMI	185	58	12	28	174	272	147%	0	475**	-562**
Above Moderate Income/Market Rate more than 120% AMI	316	544	198	339	372	1453	460%	-1137	TBD	-1137
Total	928	727	255	382	601	1965	212%	201	57	11
* Mwest included (78 VLI)										
** Non - Deed Restricted Moderate Units Included (311 Mwest, 167 Evergreen, 83 Sunsweet, 19 Borello (ADU's), and 61 Diamond Creek)										

Where are we today?

Historically low State housing supplies, as well as recent changes to State housing laws, now require the City to strengthen its affordable housing efforts. The latest economic boom has created what many have called a “housing crisis” statewide. On May 2, 2018, the City Council was presented with an informational packet providing an overview of new Housing Accountability Act requirements, and Morgan Hill’s Regional Housing Needs Allocation (RHNA) housing goals. Additionally, the Council received a Keyser Marston and Associates (KMA) report, “Strategy for Increasing the Supply of Affordable Housing” and discussed a menu of options and policy considerations to increase affordable housing production at specific income levels, and the implications of modifications to the RDCS Program. The Council directed staff to take steps to prepare policy documents related to affordable housing accountability and production as well as an Inclusionary Housing Policy. Subsequently, the City Council adopted an inclusionary housing policy of 15% for all market rate rental and ownership housing outside of the Downtown and 10% within the Downtown. Beyond the Inclusionary Housing Ordinance, the City Council has asked the staff and the Planning Commission to seek out ways to use the RDCS and planning incentives to focus efforts on increasing local housing supply to meet the regional fair share goals established.

In the meantime, because Morgan Hill utilizes the RDCS, and annual reporting will not “count” units in the pipeline, only units with construction permits through 2018 will appear in the Morgan Hill annual report (APR) in 2019; thus, it will indicate production deficiencies of 201 very low-income units. Fortunately, because of the upcoming commitments that the City is aware of (MWest’s 78 very low allocations and Evergreen’s 8 very low allocations,), the city may be able to count 86 additional very low-income units if construction permits are obtained before the end of this cycle, or by Dec. 2022. If all pledged units are built, the total still needed in the very low-income category is 115. Although the city has already met its total housing production numbers of 928 units for the entire RHNA cycle, to date it has not met its very low-income production obligation.

To date, the RHNA reporting process has captured only construction permits issued by affordability category. Due to increasing performance scrutiny, HCD now requires cities to report:

1. Data on housing units and development for which an application was filed and deemed complete
2. Identification of sites required by no net loss
3. Annual Building Activity
4. Progress in meeting Housing Element programs and policies (BMR, Down payment Assistance, Homebuyer Education)
5. Total Number of Units requested, number of units approved, affordability category of units approved and denied
6. Number of units entitled, permitted and certificate of occupancy
7. Units rehabilitated; units lost to demolition for another purpose

The schedule for review and submittal of the annual report will be:

Planning Commission Review – February 26, 2019

City Council Review and Authority to submit – March 20, 2019

Report filed electronically, no later than March 31, 2019

Additional Discussion:

Included in the Planning Commission packet for this meeting are numerous articles related to the affordable housing crisis, new legislation, the Governor's Housing Budget proposal for 2019, the Committee to House the Bay Area (CASA) compact, and a summary of State legislation impacting housing and housing practices that have been introduced in the 2019 session to date. The introduction period will end February 22.

Finally, for your information the City Council has scheduled a Housing Workshop before the City Council Regular meeting of March 6, 2019.

PUBLIC ENGAGEMENT:

This report is intended to inform the Planning Commission and community.

LINKS/ATTACHMENTS:

1. CASA Legislative Update
2. CASA Compact Update
3. 500M Bay Area Housing Fund
4. Bay Area Housing Crisis Forum
5. Details of Newsom's Housing Plan
6. What is Gavin Newsom's Plan
7. SB 50 (Weiner) More Homes Act
8. Scott Wiener and state land use authority
9. Stop deepening the Bay Area Trans, housing crisis



Memorandum

TO: Joint MTC Legislation Committee and
ABAG Legislation Committee

DATE: February 1, 2019

FR: Executive Director

RE: CASA Local Outreach & Legislative Engagement / Update

Local Government Outreach

Following direction from the MTC and the ABAG Executive Committee, staff has been very busy over the last month and a half presenting the CASA Compact to local elected officials and staff in various forums, including sub-regional division meetings of the League of California Cities, joint meetings of city councils, county conferences of cities, and county transportation agencies, economic development organizations, and others (see Attachment A). Key messages that have been heard to date include:

- Concern about the potential redirection of local funds (e.g. sales tax, local parcel tax) and associated impacts to local services
- Concern over loss of local control over zoning decisions
- Concern about a “one-size-fits-all” approach to upzoning (CASA Compact Item 5)
- Concern that creating a new regional agency to help address the housing crisis is duplicative and a waste of resources (CASA Compact Item 10)
- Concern about loss of local control over fee rates due to the various local infrastructure and services that are paid for by fees (schools, parks, etc.) and potential legal implications associated with nexus studies (CASA Compact Item 7)
- Concern the CASA Compact only addresses the “supply side” of the jobs/housing balance equation; we need to also think about limiting the “demand side,” i.e. job growth.
- With respect to the 75 percent of funds that the CASA Compact states will be returned to the *county* where funds are generated, how will funds be distributed *within* the county?
- Need to do a better job bringing transportation to where the affordable housing is already located, (Central Valley), not just building housing where the jobs are.
- Need to address concentration of new jobs in S.F./West Bay and more affordable housing in East Bay by creating new policies and incentives to encourage job growth in East Bay to decrease commuting and greenhouse gas emissions.

Engagement with Local Elected Officials on CASA Legislation

The ABAG motion authorizing President Rabbitt to sign the CASA Compact requested that staff develop a task force of elected officials throughout the Bay Area to provide feedback on specific legislation related to CASA. Staff recommends we convene an ad hoc committee of local elected

officials representing the region's geographic diversity and including representatives of small, medium and large cities who are not currently serving on MTC or the ABAG Executive Board to meet monthly or as needed, by phone or in person, to be briefed on and provide input regarding CASA-related legislation. We seek your suggestions on the general composition of such a group.

Ongoing Outreach and Public Information

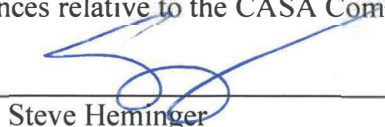
Understanding that there will continue to be requests for further outreach to local government and other organizations over the coming months, but there is also a basic institutional limit on what is actually feasible, we recommend the following steps:

- ABAG and MTC continue to have Joint Legislative Committee meetings for the foreseeable future and that CASA related items updates be featured each month.
- Provide an opportunity for CASA to be discussed by the full boards at MTC and the ABAG Executive Board.
- Staff will create a monthly CASA related newsletter, summarizing these updates and use our list serves to inform members of the Commission and the Executive Board.
- Staff will share newsletter with other interested stakeholders, such as city and county staff, county congestion management agencies and transit agencies.
- Continue to participate in events convened by the League of California Cities during the legislative session.

Legislative Update

Few new bills have been introduced or amended related to housing since our January update but we anticipate a flurry of additional activity towards the end of the month due to the February 22nd bill introduction deadline. At the time this memo was finalized, the Bay Area caucus had just held a retreat during which the CASA Compact was presented and discussed. MTC Chairman Mackenzie and ABAG President Rabbitt were invited to speak, along with the three CASA Co-Chairs.

A key theme of the discussion was the goal of recognizing that CASA is a Compact of divergent interests and the importance of seeking to move the entire package forward in Sacramento. Bay Area members at the retreat seemed to share this goal while also recognizing the enormity of the housing challenge that has built up over decades, and the similar scale of the political challenge before them. Attachment B is an update of the table of CASA-related bills from last month, this time including more detail and noting some differences relative to the CASA Compact.



Steve Heminger

Attachments:

- Attachment A: CASA Local Government Outreach Schedule – Last Updated: 1/28/19
- Attachment B: CASA-Related Bill Summary, February 1, 2019

SH:rl

J:\COMMITTEE\Legislation\Meeting Packets\Legis2019\02_LEGIS_Feb 2019\7di_CASA Legislative Update_v2.docx

CASA Local Government Outreach Schedule – Last Updated: 1/28/19

Meeting Date	Organization
December 12, 2018	Alameda County Mayors' Conference
January 9, 5 pm	League of Cities/North Bay Division (includes 4 North Bay Counties) meeting Homeward Bound
January 10, 7 pm	Contra Costa Conference of Mayors
January 10, 7 pm	Santa Clara County Cities Association Meeting, Sunnyvale City Hall, 456 W Olive Ave.
January 17, 8 am	Home for All Steering Committee (San Mateo)
January 24, 7 pm	East Bay League of Cities Meeting, Walnut Creek
January 29, 10 am	East Contra Costa (EC ² , a collaborative of cities, the county, chambers and special districts), Oakley City Hall
January 30, 11:30 am	Peninsula League of Cities Division
January 30, 5:30-7:30 pm	Cities of Fremont/Hayward City/Newark/San Leandro/Union City
January 31, 2 pm	Alameda County Transportation Commission
February 20, 1:30 pm	Napa Valley Transportation Authority
February 21, 12-1:30 pm	City Managers Group of Contra Costa, City of Walnut Creek, City Hall on the 3rd floor
February 22, 6 pm (tentative timing)	San Mateo County Council of Cities
February 25, 5:30 pm	Solano City & County Coordinating Council
February 26 –12:30 pm	East Bay Leadership Council, Housing Committee, Walnut Creek
February 27, 7:00 pm (tentative timing)	Marin County, Council of Mayors and Councilmembers, Sausalito
March 1, 11:30 am – 1:00 pm	East Bay Economic Development Alliance,
March 7	Contra Costa Mayors' Conference Meeting in San Ramon

Attachment B
Agenda Item 7d

CASA-Related Bill Summary, February 1, 2019

CASA Compact Item	Related Bill(s)	Summary
1. Just Cause Eviction		
2. Rent Cap	AB 36 (Bloom)	Spot bill*
3. Rent Assistance & Legal Counsel	SB 18 (Skinner)	The “ <i>Keep Californians Housed Act</i> ” authorizes an unspecified appropriation from the budget for the Department of Housing and Community Development (HCD) provide grants to local agencies to provide rental and legal assistance.
4. Accessory Dwelling Units (ADUs)	AB 68 (Ting) Coauthors: Gloria/Skinner/Wiener	Prohibits local ADU standards from (1) including requirements on minimum lot size, floor area ratio or lot coverage; (2) mandating off-street parking spaces be replaced when a garage or carport is demolished in construction of an ADU; and (3) clarifies definition of an “owner occupant” for purposes of local requirements for owner-occupancy; (4) requires an ADU (attached or detached) of at least 800 square feet and 16 feet in height to be allowed. Reduces the allowable time to issue a permit from 120 days to 60 days. Provides that if a local agency has not adopted an ordinance consistent with its provisions, the local agency shall approve permits for a “junior ADU”** ministerially
5. Minimum Zoning	AB 69 (Ting)	Spot bill
	SB 13 (Wiecekowski)	Spot bill indicating intent to reduce impact fees on ADUs
	SB 4 (McGuire)	Spot bill
	SB 50 (Wiener)	- Allows upzoning within ½-mile of transit and in high-opportunity areas. Provides for a five-year deferral of bill’s provisions in “sensitive communities” that would be defined by HCD in conjunction with community groups. - Establishes a new “equitable communities incentive” (ECI) option that a local jurisdiction would be required to offer a developer proposing a project that is either a “transit-rich housing project” or a “job-rich housing project.” In all cases of a qualifying ECI, a developer would receive waivers from maximum controls on density and parking requirements above 0.5/unit, up to three additional concessions or incentives from Density Bonus Law (pursuant to Government Code 65915 (d))

		- Establishes an option, for an undetermined amount of time, for a local government to opt for a community-led planning process aimed toward increasing residential density and multifamily housing near transit stops in lieu of requirements of bill. - Defers applicability of bill in “sensitive communities” –to be defined by HCD in conjunction with local community-based organizations—until January 1, 2025. - ECI-qualifying developments with an unspecified percent of affordable units within ½-mile but outside ¼-mile of a major transit stop, would also be exempt from 1) height caps below 45 ft: 2) maximum floor-area-ratio (FAR) less than 2.5; any parking requirement. - ECI-qualifying developments with an unspecified percent of affordable units within ¼-mile of a major transit stop would also be exempt from 1) height caps below 55 ft.; 2) maximum FAR less than 3.25; any parking requirement. - Excludes sites that contain housing occupied by tenants or that was previously occupied by tenants within the preceding seven years or the owner has withdrawn the property from rent or lease within 15 years prior to the date of application.
6. Good Government		
7. Streamlining	SB 6 (Beall/McGuire)	Spot bill
8. Public Lands		
9. Funding	SB 5 (Beall)	- SB 5 authorizes local agencies to apply to the state to reinvest their share of ERAF (Educational Revenue Augmentation Fund) funds in affordable housing or other community improvement purposes. Sets an initial limit of \$200 million per year for the first five years, growing to \$250 million in 2029. - Establishes the Local-State Sustainable Investment Incentive Program which would be administered by a new Sustainable Investment Incentive Committee comprised of state agency representatives and legislative and gubernatorial appointees.

		• Authorizes a local government, joint-powers authority, enhanced infrastructure financing district, affordable housing authority, community revitalization and investment authority, or a transit village development district to apply to the committee for funding for a variety of projects, including construction of workforce and affordable housing, transit-oriented development, restoring neighborhoods, repairing infrastructure and parks, and protecting against sea level rise. • Requires at least 50 percent of funds to be allocated for affordable housing and workforce housing and for 50 percent of the units to be affordable.
	AB 10 (Chiu)	Expands the state's Low Income Tax Credit program by \$500 million per year, up from \$94 million.
	AB 11 (Chiu)	AB 11, the "Community Redevelopment Law of 2019" would authorize a city or county or two or more cities acting jointly to form an affordable housing and infrastructure agency that could use tax increment financing to fund affordable housing and infrastructure projects. Requires establishment of new agencies be approved by the Strategic Growth Council and that expenditure plans for such agencies be aligned with the state's greenhouse gas reduction goals. A minimum of 30 percent of funds would be required to be invested in affordable housing.
	ACA 1 (Aguilar-Curry)	Reduces vote threshold for local bonds or special taxes for affordable housing or public infrastructure.
10. Regional Housing Enterprise		

* "Spot bill" denotes a bill that is a placeholder and includes only general intent language regarding the subject with no substantive statutory changes.
 ** Junior ADU means a unit that is no more than 500 square feet and is contained entirely within an existing single-family structure. It may include its own bathroom or share a bathroom with the existing structure.

Memorandum

To: Steering Committee members
 From: CASA Co-Chairs
 Date: December 7, 2018
 Re: CASA Compact Updates and proposed additions and changes

=====

This memo provides you with both a recap of the Technical Committee meeting held on Monday, December 3rd and proposed updates and changes to the Compact.

Technical Committee Meeting Recap

The CASA Compact has been posted as part of the Steering Committee meeting package. Earlier this week on Monday, December 3rd the Technical Committee voted on the Compact using a gradients of agreement system.

The votes were overwhelmingly positive with 28 members voting favorably, and 1 voting negatively. The thoughts shared by the Technical Committee were also very positive reflecting an appreciation for the accomplishments to date, individual commitments to continue the work on selective issues, and the importance of holding the Compact together as a package as we work to move it through the California Legislature.

There was also robust public comment with broad support for the tenant protection elements, an appreciation for both the importance and depth of the overall Compact work, and some concerns about how the regional housing entity governance structure will work. Overall, the public comment was 15 speakers supportive, 8 expressing concerns or opposed; and 4 sharing comments but not overtly supportive or opposed.

Proposed Compact Updates and Changes

The items below are a combination of words or concepts inadvertently left out of the Compact, clarifications where needed, and changes proposed based on Technical Committee meeting.

1. Recommendations for Compact Element #2 Emergency Rent Cap

- 1a) Under the Pass-Throughs section, the following changes are proposed:

Delete: A landlord should be able to pass through a percentage of capital improvements and expenses to renters, not to exceed a fixed dollar amount per year.

Replace with: A landlord should be able to pass through actual operating expenses increases including water and sewer, wastewater, trash, electric and gas using industry standards such as the RUBS system (Ratio Utility Billing Systems). The costs of capital improvements inclusive of a 4% return on investment that are necessary to maintain the building(s) with reasonable upgrades and maintenance items to address health and safety, shall be allowed to be passed through to tenants on an amortized basis, per IRS standards.

1b) Add the following language at the end of the Compact Element:

Add new language: **Administration:** This Compact Element will likely require some type of oversight function.

2. Recommendations for Compact Element #3 Emergency Rent Assistance and Access to Legal Counsel

Under the Desired Effect, the following changes will be made:

Substitute: "Bay Area" for "Alameda County" in Paragraph 2

Add the following sentences after Paragraph 2:

There is a recognition of the importance of keeping people housed, and a significant portion of funding identified to help with housing instability will likely be earmarked to emergency rental assistance.

This Compact Element is not intended to supersede any local government programs that might be more expansive than what is contemplated herein.

3. Recommendations for Compact Element #5 Minimum Zoning Near Transit

3a) Under Minimum Zoning Near Transit, the following language in blue will be added:

Add in language in blue:

High quality bus service: Residential uses up to 36' tall with development standards (such as lot coverage, setbacks, density limits, and maximum unit size) should be allowed within ½ mile of bus stops with at least 15-minute headways at peak periods and 30-minute headways on weekends.

Major transit stop: Residential uses up to 55' tall (75' tall with density bonus) that have development standards similar to those above (such as lot coverage, setbacks, density limits, and maximum unit size) should be allowed within 1/4 -mile radius of major transit stops (rail stations and ferry terminals).

Neither development standards nor other zoning and design controls should mandate densities lower than those prescribed above. These shall not be used to reduce density where higher local standards or plans apply.

3b) Under the Sensitive Communities section here and elsewhere in the Compact, make the following change:

Substitute: Wherever the phrase “opt-out period” has been used inadvertently, it will be substituted with “deferral period”.

3c) Replace Figure 5: Map of Transit Access and Sensitive Communities

Replace: Current Figure 5 Map will be replaced with an updated Map of Transit Access and Sensitive Communities attached as Exhibit A.

The updated map contains the following changes:

1. Removes the Community Air Risk Evaluation (CARE) communities designated by the Air District since it is based on air quality indicators. Sensitive Communities are now the intersection of two adopted definitions of disadvantaged communities, that of MTC and Bay Conservation and Development Commission (BCDC).
2. Consequently, adds additional areas to the Sensitive Communities, including parts of West Bay (East Palo Alto), San Francisco (Richmond District) and North Bay (San Rafael, Santa Rosa, Napa and Fairfield).

4. Recommendations to Compact Element #7 Expedited Approvals and Financial Incentives for Select Housing

- 4a) Under the Desired Effect, the following sentence will be added at the end of the paragraph:

Add: The intent of this element is that it does not overrule local inclusionary zoning.

- 4b) Under Qualifying Projects, add the following sentence:

Add: Complies with all proposed labor standards contained in SB 35 and shall include prevailing wages and trained apprentices to help grow the construction workforce.

- 4c) The following bullet shall be deleted and restated as follows:

Delete:

- Restricts at least twenty percent (20%) of on-site housing units to middle-income households (approximately 80% to 150% of AMI depending on local market conditions) with an average affordability of 110% of AMI.

Replace with new sentence with changes shown in blue:

- Restricts at least twenty percent (20%) of on-site housing units to middle-income households through recorded long-term deed restrictions (that may range from 80% to 150% of AMI depending on localized rents and market conditions) with an average affordability not to exceed 110% of AMI.

5. Recommendations to Compact Element #9 Funding and Financing the CASA Compact

5a) Under Funding Gap, the following sentence shall be added to the end of the paragraph:

Add: Any regional impositions that duplicate similar local impositions shall be reduced proportionally.

5b) Under the Potential Sources section, add the following section before the final sentence of the paragraph:

Add: CASA also recommends exploring with other stakeholders whether a 'mega measure' involving transportation and funding could be pursued.

5c) Under Potential Sources, the following language in blue will be added to the second sentence:

Add the language in blue: In principle, new revenue would be raised from a range of sources to spread the responsibility among different sectors of the economy.

6. Recommendations to Compact Element #10 Regional Housing Enterprise

Under the Roles and Responsibilities section, amend the Monitoring and reporting section as follows:

Strike, replace and add language shown in strike format and blue in the first sentence to amend the section to read:

Monitoring and reporting – the RHE ~~may~~ will coordinate with MTC/ABAG and local jurisdictions to collect ~~relevant~~ specified data....

7. Recommendations to Calls for Action section

7a) In Call for Action: Redevelopment 2.0 in the Call to Action section, the following word will be deleted:

Delete one word shown in strike format: Pass legislation enabling the re-establishment of redevelopment ~~agencies~~ in California....

7b) In Call for Action: Proposition 13 Reforms Fiscalization of Land Use, correct this title to read as follows:

Delete language in strike format: ~~Proposition 13 Reforms~~ Fiscalization of Land Use

8. Recommendation to the Local Best Practices section

8a) Delete the section contents in their entirety and replace with the language in Exhibit B.

Attachment: CASA Compact Update (2194 : Regional Housing Needs Assessment (RHNA) Update and Pending Housing Trends)

Packet Pg. 19



Exhibit B – Local Best Practices

The following new Local Best Practices section shall be substituted into the Compact.

Local Best Practices

This section describes local best practices that are relevant to the CASA Compact.

Protection, Preservation and Production (3-Ps) Framework

While many jurisdictions in the Bay Area focus on one or two of three Ps, the City of Oakland was one of the first to codify the 3-P framework in a citywide policy developed through a multi-stakeholder process. The underlying policy outcome for Oakland was to address housing insecurity in a rapidly changing community that faces both historic disinvestment as well as very high displacement pressures.

City of Oakland

In 2016, the Oakland Housing Cabinet developed a comprehensive plan, called *Oakland at Home – Recommendations for Implementing A Roadmap Toward Equity*, to address the city's chronic housing affordability and homelessness crisis. The plan outlines a three-pronged strategy to protect renters, preserve existing affordable housing by taking it off the speculative real estate market and produce more affordable and market-rate housing.

The plan identifies several strategies under each "P" designed to significantly improve housing affordability in Oakland. CASA borrowed this concept from Oakland's plan to form the three Ps framework.

Rent Stabilization

13 jurisdictions in the Bay Area have adopted some form of rent stabilization policies. This section highlights two such examples, in the City of Richmond and County of Sonoma.

City of Richmond

In 2016, Richmond residents approved Measure L, which established the *Richmond Fair Rent, Just Cause for Eviction and Homeowner Protection Ordinance*. The ordinance applies to all multifamily properties, including duplexes. The annual rent increase is set at 100% of the Consumer Price Index. Landlords are required to file all notices of rent increase, termination of tenancy, and change of terms of tenancy notices with the Rent Program. Landlords and tenants may petition the *Rent Board* for an Individual Rent Adjustment.

The city established a Rent Board, an appointed governing body, and a Rent Program Department to administer the program. The department is set up to function on a cost-recovery basis, with no financial assistance from the city's general funds. Funding for the department comes from Rental Housing Fee, which must be paid by all Richmond Landlords on an annual basis.

City of Santa Rosa and County of Sonoma

On October 9, 2017, the Governor of California issued an Executive Order declaring a state of emergency in Napa and Sonoma Counties due to widespread damage caused by wildfires. California Penal Code section 396 prohibits price gouging (defined as increases over 10%) for necessary goods and services after the governor declares a state of emergency, including rental housing and hotels.

The City of Santa Rosa adopted additional protections for tenants, which allow renters to file civil lawsuits for violations. The county also adopted protections for tenants in mobile home parks. In addition, the county adopted several *Urgency Ordinances* to address the immediate need for housing for persons displaced by the wildfires.

The Urgency Ordinance allows: the use of recreational vehicles and trailers as homes, with an emergency temporary permit; a Safe Parking Program for RVs, trailers and campers, to be parked overnight on county-owned land (basic services such as bathrooms, showers, and warming stations are provided); year-round occupancy in seasonal farmworker housing; replacement schools and child care centers in specific zones without a use permit; and long-term rental of bed and breakfasts, inns, resorts.

Just Cause Eviction Protections

10 jurisdictions in the Bay Area have already adopted some form of just cause eviction protections for renters. This section highlights one such example, in the City of East Palo Alto.

City of East Palo Alto

East Palo Alto has adopted both a *Just Cause for Eviction* as well as a *Rent Stabilization Ordinance* to protect tenants in the city from harassment and displacement due to rising market pressures on the city's existing housing stock. The just cause policy applies to both mobile home parks and residential rental units, including single family dwellings. The ordinance identifies fourteen just causes for eviction, establishes a noticing and filing requirement (with the city rent board) and gives tenants the right to request documentation of all rent payments and charges. The program is funded entirely through fees, half of which are passed on to tenants.

Access to Legal Counsel

City and County of San Francisco

In June of 2018, San Francisco voters approved Proposition F that guarantee free legal representation for any renter facing eviction, regardless of income. Proposition F calls for full-scope representation within thirty days of an eviction notice or filing of an unlawful detainer action. San Francisco estimates that as many as thirty-five hundred tenants a year will be eligible for the free services, for which it earmarked \$5.8 million over the first two years of the program. San Francisco also currently spends \$4.4 million a year on eviction-related services such as counseling, education, outreach and basic no-cost or low-cost legal services.

Rent Assistance

26 jurisdictions in the Bay Area provide some form of tenant assistance. This section highlights one such example, in the County of Sonoma.

County of Sonoma

Lastly, the county's *Home Tenant-Based Rental Assistance Program (TBA)* provides rent subsidies to homeless families in shelters, survivors of domestic violence, seniors and persons with HIV/AIDS. Only very low-income individuals are eligible to receive this assistance. They are referred by emergency shelters, transitional shelters, non-profit service providers, the County's Human Services Department and the Division of Adult and Aging Services. The TBA program is administered similarly to the US Department of Housing and Urban Development's Section 8 program.

Acquisition and Rehabilitation of Affordable Units

30 jurisdictions in the Bay Area have established some form of a preservation program to support acquisition, rehabilitation and protection of affordable units occupied by low-income renters. This section highlights one such example, in the City and County of San Francisco.

City and County of San Francisco

Launched by the Mayor's Office of Housing and Community Development in 2014, San Francisco's *Small Sites Program (SSP)* is an acquisition and rehabilitation loan program for small multifamily rental buildings. The program was created to protect and establish long-term affordable housing throughout San Francisco. SSP is funded through multiple sources, including voter-approved bonds, inclusionary housing fees, and the city's *Housing Trust Fund*.

As of May 2018, the program has acquired 160 units in 25 buildings, serving 327 residents that earn less than 65% of the Area Median Income. The units are located in the following neighborhoods: the Mission District, Downtown/Civic Center, South of Market, Castro/Upper Market, Haight Ashbury, Bernal Heights and Richmond.

Homebuyer Assistance

28 jurisdictions in the Bay Area have established some form of a homebuyer program. This section highlights two such examples, in the cities of Napa and Oakland.

City of Napa

Napa's *Down Payment Assistance Program*, funded with grants from the State of California Department of Housing and Community Development, provides assistance to lower-income first time home buyers in the form of a silent (deferred) loan of up to \$150,000. To qualify, an applicant must meet income and credit restrictions and cannot have owned a home in the last three years. Homes must be located within city limits and cannot be bigger than 3 bedrooms and 2 baths.

City of Oakland

Hello Housing, a regional non-profit organization, has partnered with the City of Oakland and the Alameda County Treasurer-Tax Collector's Office, to acquire and convert formerly blighted and tax-defaulted properties into permanently affordable housing for low-and-moderate income residents. Hello Housing and three local developers have acquired 26 vacant, a majority of which will be developed into single-family homes for ownership and two properties into multifamily affordable rental units to house approximately 15 to 20 families. Construction on the first homes is now underway with occupancy on many of the homeownership properties expected in late 2018 and early 2019.

Permit Streamlining

50 jurisdictions in the Bay Area have adopted some form of permit streamlining policies. This section highlights two such examples, in the County of Sonoma and the City of San Jose.

City of Santa Rosa and County of Sonoma

In the aftermath of the wildfires in Sonoma in 2017, the City of Santa Rosa adopted multiple policies to expedite the permitting process for those who wanted to rebuild. There included: establishing a *Resilient City Permit Center* with dedicated staff; exemptions from environmental review; expansion of damaged nonconforming residential structures to add living areas, ADUs, and JADUs; increasing the allowable residential floor area in mixed-use projects from 50 to 80 percent; and delaying collection of fees until near occupancy. The county also established a *Resiliency Permit Center* to expedite permitting, and relaxed rules related to accessory dwelling units (ADUs).

City of San Jose

In 2014, the City of San Jose formed an ad-hoc committee to explore permit streamlining for small businesses as well as for major projects. Based on the committee's recommendations, the city created a planning desk dedicated to small projects and recently established an electronic plan review system to simplify permitting. The electronic system has resulted in time and cost savings for both the city as well as the applicant. The system provides real-time updates on the status of the approval process.

Fee Waiver

26 jurisdictions in the Bay Area offer some form of fee waivers to housing developers. This section highlights one such example, in the City of Sunnyvale.

City of Sunnyvale

Sunnyvale charges all new rental housing projects an impact fee of \$9 to \$18 per habitable square feet. If a developer opts to provide affordable units on-site instead of paying the housing impact fee, the city credits the developer \$300,000 per very low-income unit and \$150,000 for every low-income unit, up to the total housing impact fee amount owed by the project. In case any fee obligation remains after the affordable unit developer credits are applied, the developer may opt to provide additional affordable units to reduce the fee to zero.

These developer credits are based on the subsidy amounts required to develop affordable units, which the 2014 rental impact fee nexus study determined to be \$302,496 for a very low-income unit and \$146,233 for a low-income unit. The city also waives the park and recreation fee for affordable units.

Housing Overlay Zoning

24 jurisdictions in the Bay Area have adopted some form of a zoning overlay for housing projects. This section highlights one such example, in the City of Menlo Park.

City of Menlo Park

Menlo Park's *Affordable Housing Overlay* (AHO) zone was established to encourage the development of housing for low, very low and extremely low-income households on housing opportunity sites identified in the city's adopted Housing Element. The AHO establishes development standards for these sites and is designed to benefit all affordable housing projects, including market-rate developments that provide a higher share of low- and very low-income units than what is called for in the State's *Density Bonus Program*.

New Revenue and Organizational Capacity for Housing

Multiple cities and counties in the Bay Area have raised new revenue for housing in the last two election cycles and/or adopted a regional or sub-regional approach to solving the housing crisis. This section highlights two such examples, in the counties of Santa Clara and Sonoma.

County of Santa Clara

In June 2016, Santa Clara voters approved Measure A, a \$950 million affordable housing bond program to build and preserve 5,000 affordable housing units countywide. The bond proceeds will help stabilize housing for the county's most vulnerable populations including veterans, seniors, the disabled, low and moderate-income individuals or families, foster youth, victims of abuse, the homeless and individuals suffering from mental health or substance abuse illnesses. Measure A priorities include advancing supportive housing for special needs populations, including homeless and chronically homeless persons and increasing housing supply for extremely low-income populations.

As of June 2018, the first year of implementation, the county approved \$111 million for 10 projects that will add more than 800 multifamily units in 6 cities. The county also approved \$25 million for a first-time homebuyer program.

County of Sonoma

The City of Santa Rosa and the county are moving forward with establishing a joint powers authority, called the Renewal Enterprise District (RED), with the explicit goal for regionalizing housing production; pooling and leveraging financing and funding; sharing risks and benefits of development in new ways; streamlining environmental review and providing confidence in good projects; and putting equity, affordability and climate solutions in the center of local economic strategy.

When established the RED will focus housing development in specific geographies; define project criteria for which incentives and streamlined permitting processes are appropriate; pursue new models for public-private partnerships; expand, pool, and leverage public and private financing in new ways; explore the most strategic use of publicly-owned land; and leverage the regional housing planning tools and resources of MTC/ABAG

Cross-Jurisdictional Collaboration

This section highlights the unique process in San Mateo County to coordinate housing strategies across jurisdictions, including conducting a "nexus" study for setting impact fees.

Cities in the County of San Mateo

The 21 Elements Effort

21 Elements is a multi-year, multi-phase collaboration of all twenty-one San Mateo County jurisdictions, along with partner agencies and stakeholder organizations. The project aims to support jurisdictions in developing, adopting, and implementing local housing policies and programs. It is a forum for sharing resources, successful strategies and best practices. The projects is co-sponsored and coordinated by the San Mateo County Department of Housing (DOH) and the City/County Association of Governments of San Mateo County (C/CAG).

The project recognizes that cities in the county often struggle with similar housing issues and consider similar solutions. 21 Elements helps those cities find policies that are right for them, working with their neighbors in a supportive, cooperative environment. Respecting local control, 21 Elements makes it easier to adopt innovative policies that address important housing needs. From affordable housing to accessory dwelling units, 21 Elements has resources to help.

Grand Nexus Study

Through a multi-jurisdiction collaborative process, 15 cities in San Mateo County and the City of Palo Alto embarked on developing a nexus study for their respective linkage fee programs. This project, which came to be known as the Grand Nexus Study, reduced costs by 75 percent and helped establish best practices. Customized, jurisdiction-specific reports focusing on local conditions were completed and provided to each participating city in the second half of 2015.

Affordable Housing Needs Allocation

In the fourth Regional Housing Needs Allocation (RHNA) cycle, 11 of San Mateo County's 21 jurisdictions engaged in "housing unit trades." Five of these jurisdictions accepted additional unit allocations for proposed development adjacent to their city limits. Three additional jurisdictions who had already adopted a land use plan that calls for more housing development also accepted additional allocations. In all, these trades covered a total of 396 units, or 2.5% of the total 8-year allocation for the county. While numerically insignificant, the trades represent an important accomplishment for these 11 jurisdictions as they work together on multiple other efforts to meet the county's housing crisis.

CASA COMPACT

A 15-Year Emergency Policy Package to Confront the Housing Crisis in the San Francisco Bay Area

December 2018



CASA

The Committee to
House the Bay Area

Contents

CASA Preamble	3
Introduction	5
Tenant Protections	
Compact Element #1: Just Cause Eviction Policy	7
Compact Element #2: Emergency Rental Assistance and Rent Cap	9
Compact Element #3: Emergency Rent Assistance and Access to Legal Counsel	11
Housing Inclusion and Capacity	
Compact Element #4: Remove Regulatory Barriers to ADUs	13
Compact Element #5: Minimum Zoning near Transit	15
Compact Element #6: Good Government Reforms to Housing Approval Process	17
Approval Process and Timeline	
Compact Element #7: Expedited Approvals and Financial Incentives for Select Housing	19
Compact Element #8: Unlock Public Land for Affordable Housing	21
Funding and Coordination	
Compact Element #9: Funding and Financing the CASA Compact	23
Compact Element #10: Regional Housing Enterprise	25
Calls for Action	
Call for Action: Redevelopment 2.0	27
Call for Action: Lower the Voter Threshold for Housing Funding Measures	27
Call for Action: Proposition 13 Fiscal Reforms Fiscalization of Land Use	27
Call for Action: Homelessness	28
Call for Action: Grow and Stabilize the Construction Labor Force	28
Local Best Practices	
Appendices	

CASA Preamble

The Bay Area faces many pressing regional problems — traffic congestion, air pollution, the threat of earthquakes and other natural disasters, to name a few. But the housing shortage has reached crisis proportions. During our remarkable run of economic expansion since the Great Recession ended in 2010, the Bay Area has added 722,000 jobs but constructed only 106,000 housing units. With housing supply and demand that far out of whack, prices have shot through the roof and long-time residents as well as newcomers are suffering the consequences.

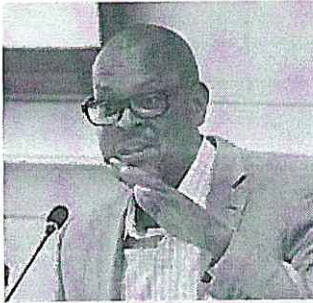
In one of the wealthiest metropolitan areas on the planet, hundreds of thousands of our fellow citizens are ill-housed or not even housed at all. Many more families are just one missed paycheck away from eviction. While the recent wildfires have underscored the devastating effects of suddenly losing a home, the reality is that too many Bay Area residents face that situation every day.

Our housing crisis is also a transportation crisis. Nearly 190,000 workers commute from outside the nine-county Bay Area to the business parks of Silicon Valley and the Tri-Valley, and more than 220,000 East Bay residents cross the toll bridges to the Peninsula every day. Driven by the search for reasonably-priced housing, these "super-commuters" are clogging the roads and transit systems that we all rely on.

The Bay Area faces a housing crisis because we have failed at three tasks: (1) we have failed to produce enough housing for residents at all income levels; (2) we have failed to preserve the affordable housing that already exists; and (3) we have failed to protect current residents from displacement where neighborhoods are changing rapidly.

These 3 P's — Production, Preservation, and Protection — are not only the signposts of our collective failure, but they should be the focus of our future efforts to overcome the crisis we have created.

What is CASA? Of course, it is the Spanish word for "house". It is also the name of a blue-ribbon task force of elected and civic leaders convened by the Association of Bay Area Governments (ABAG) and Metropolitan Transportation



"The Bay Area is in a state of great peril today; CASA is the best chance to fix this crisis."

FRED BLACKWELL

Commission (MTC). Its three Co-Chairs are Fred Blackwell of the San Francisco Foundation, Leslye Corsiglia of Silicon Valley @ Home and Michael Covarrubias of TMG Partners. The CASA Compact is a 15-year emergency policy package to confront the region's housing crisis head-on. It includes a series of policy reforms that will allow the Bay Area to build more housing at all income levels while protecting tenants and low-income communities from unjust evictions and displacement.

The Compact also includes a series of revenue recommendations needed to, preserve our existing housing stock, subsidize the construction of more affordable housing, and provide assistance to tenants facing eviction.

Finally, the CASA coalition proposes to create a new Regional Housing Enterprise to provide technical assistance to local governments, collect data to monitor our progress, and administer any new regional funds that might be approved. The new enterprise will not have direct land use authority. These three R's — Reform, Revenue, and Regionalism — form the crux of the CASA Compact.

Animating our work has been a deep concern about how we grow housing in a more inclusive manner in all neighborhoods and not accelerate displacement in the most vulnerable communities. The Bay Area's segregated housing patterns — both by race and by income — are a legacy of decades of discriminatory government policies

and private sector lending practices. The CASA Compact contains specific protections for neighborhoods and residents most affected by that horrible history. And while the Compact was not designed to deal directly with all aspects of the region's chronic homelessness problem, many of its elements should result in more and better options to shelter this particularly vulnerable segment of the Bay Area's population.

When Bay Area residents are polled about who is responsible for the region's housing crisis, they spread the blame far and wide: it's the businesses who create all the jobs, it's the developers who build the luxury housing, it's local government officials who oppose new housing developments, it's environmental and labor interests whose demands make new housing more expensive, it's community



"Our goal is to reach consensus on big picture responses that will move the needle on housing affordability in this region."

LESLEYE CORSIGLIA

groups who fear the changes that new development will bring.

All those interests (and more) came together around the CASA table for the past 18 months. They worked in the spirit of finding common ground, working through entrenched differences and charting a course forward for the good of the region. The resulting Compact represents an interlocking series of agreements among the negotiating parties. Each signatory to the Compact pledges to support the entire agreement and all of its provisions.

The signatories to the CASA Compact further pledge that their work will not stop when they put down their ceremonial pens. The real work will have just begun.

Implementation of the CASA Compact will require bills to be passed in Sacramento, it will require leadership from our new governor Gavin Newsom, it will require regional ballot measure campaigns in 2020



"We must compromise, break down silos, and set aside differences for the greater good of the Bay Area."

MICHAEL COVARRUBIAS

and the years beyond, it will require changes in transportation and housing policy-making at both ABAG and MTC, and it will require every local government in the Bay Area to do their part.

It is a commonplace to say problems that have been decades in the making can't be solved overnight. But we can't afford to take our time in confronting the Bay Area's housing crisis. We need to make significant progress in the next 3-5 years. The CASA Compact is detailed, comprehensive, and actionable. Yet, the region's housing challenge really boils down to a simple, quite personal question: shouldn't our region be able to grow and prosper while also ensuring that our kids and grandkids can live as adults in the neighborhoods where they grew up?

We say the answer is yes.



CASA is about what kind of place our kids and grandkids will live in.

Introduction

About CASA

The recommendations in this Compact are the result of an intensive dialogue among the key interests who are collectively responsible for housing the Bay Area. Over the course of 18 months, the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) convened a series of structured discussions with local government officials, developers, major employers, labor interests, housing and policy experts, social equity advocates and non-profit housing providers. The goal was straightforward but by no means simple: find common ground on a comprehensive set of solutions to the Bay Area's housing crisis.

CASA was led by three Co-Chairs (Fred Blackwell, Leslye Corsiglia and Michael Covarrubias), and Steve Heminger, Executive Director of MTC/ABAG. It was structured around a Technical Committee of policy experts and practitioners and a Steering Committee of elected officials, thought leaders and major employers. The Technical Committee's role was to recommend actions for addressing the crisis. Those recommendations went to the Steering Committee for review, refinement and final approval. The CASA effort was supported and staffed by MTC/ABAG and a team of consultants. Profiles of the Co-Chairs and rosters for both the Steering and Technical Committees are included as appendices to this document.

Phase One: Foundational Work (June 2017-Jan 2018)

The first phase of the CASA process was focused on learning, sharing perspectives, and developing a framework for the process of developing the CASA Compact. Experts from UC Berkeley provided in-depth analysis of the many causes and consequences of the crisis, ensuring that all members of the Committees were operating from a shared base of knowledge.

On the basis of this shared understanding, the Co-Chairs and Committee forged a detailed framework (shown as Figure A) to shape the CASA process and the ultimate Compact. The framework is organized around three principal outcomes, or 'Three Ps' as they became known in CASA parlance:

- (1) Increasing housing *production* at all levels of affordability,
- (2) *Preserving* existing affordable housing, and
- (3) *Protecting* vulnerable households from housing instability and displacement.

Phase Two: Brainstorming Action Ideas (Jan-July 2018)

Next, the Committees spent six months brainstorming and vetting upwards of 30 action ideas. This process was driven by workgroups who dedicated hundreds of hours to meeting, researching and drafting ideas. Community-based organizations and members of the public also participating in generating ideas. A series of listening sessions around the region solicited input from vulnerable households in identifying priority actions that CASA should consider. Members of the public also shared ideas and feedback through public comment. Each idea was written up and presented to the Technical Committee for vetting. The Committee members used a "gradients of agreement" tool to score each idea on a scale of 1-5. The Steering Committee reviewed and refined the most promising ideas that emerged from the Technical Committee.

Phase 3: Crafting the Compact (Sept-Dec 2018)

In the final phase, the Co-Chairs distilled the 30+ action plans into the Compact you see before you. This happened through an iterative process, with successive versions of the Compact presented to both the Technical and Steering Committees and refined based on their input.

Phase 4, CASA Implementation

CASA leadership and key members will continue to work in cross-sector coordination with State and local elected officials and agencies to implement the principles of the CASA Compact.

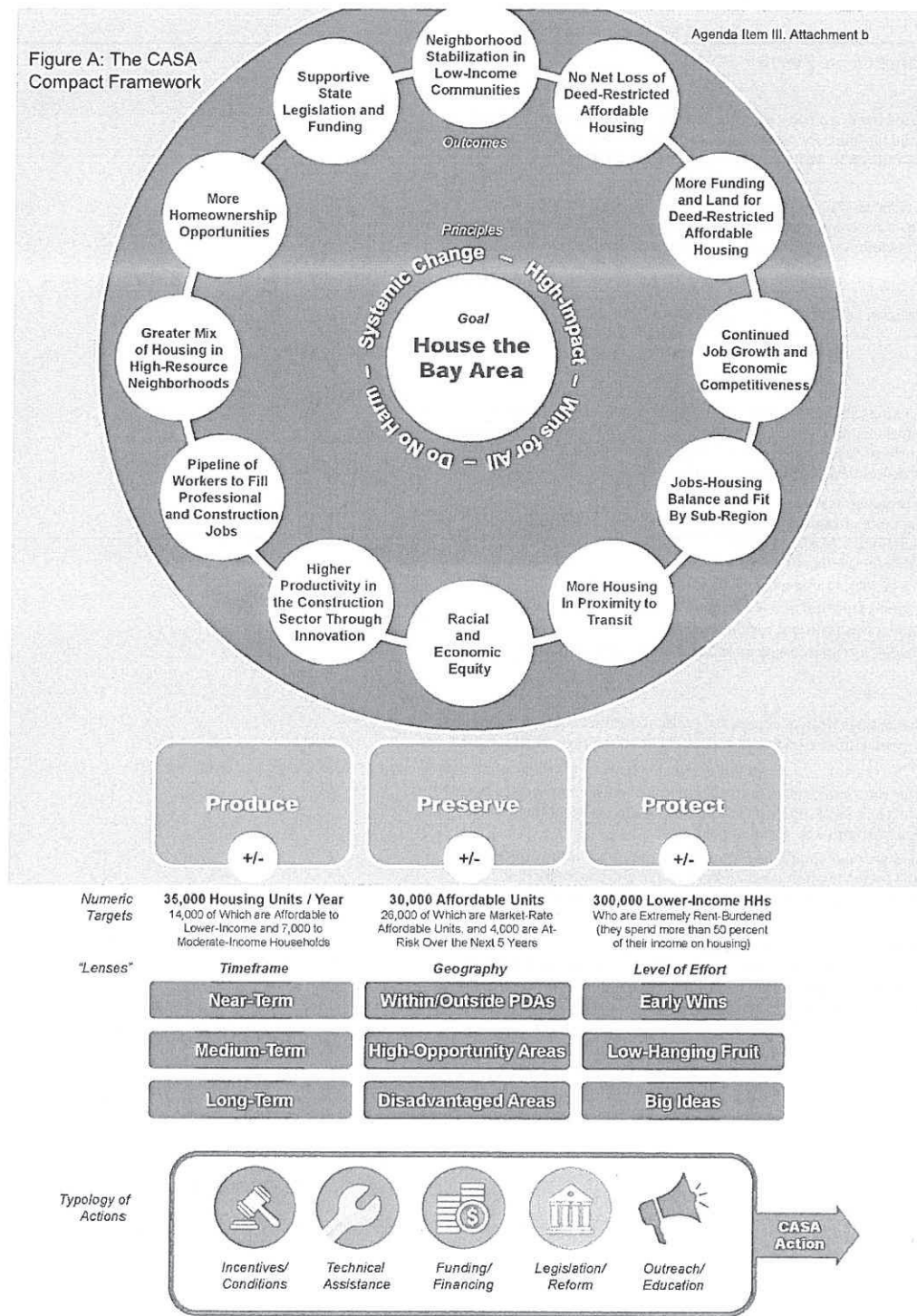
Core Principles

Over the course of this process, the participants forged an understanding around core principles that underpin the recommendations in this document. These include:

1. **Shared responsibility:** All sectors and interests should share the burdens and benefits of housing the Bay Area.
2. **Inclusion everywhere:** Find ways to include more housing at all income levels, in every jurisdiction.
3. **Promote 'Missing Middle' housing types:** Encourage the development of smaller homes that are more affordable by design and less likely to cause displacement.
4. **Stabilize communities:** Preserve the historic diversity and access to opportunity in the Bay Area.
5. **Balance across the Three Ps:** Individual components of the Compact should move forward together and avoid undermining each other.
6. **Level the playing field:** The Compact should create fair, more uniform standards for the housing development process, across the Bay Area.
7. **Minimize administrative burden:** We should minimize new administrative requirements and focus on strategies that can be implemented rapidly and efficiently.

Figure A: The CASA Compact Framework

Agenda Item III. Attachment b



Compact Element #1: Just Cause Eviction Policy

Brief Summary: Ensure that all Bay Area tenants are protected from arbitrary evictions by adopting a region-wide policy requiring landlords to cite specific "just causes" (both fault and no-fault) for termination of tenancy, such as failure to pay rent or violation of lease terms. Require landlords to provide relocation assistance for covered no-fault evictions.

Desired Effect: Just cause protects tenants from arbitrary evictions. Studies show that eviction can cause health issues, emotional trauma, school disruption for children, longer and costly commutes, and reduced wage earnings for adults. Just cause eviction protections promote tenant stability and limit eviction-related health consequences. See Figure 1 for recent eviction trends in San Francisco.

References and Models: Action Plan 2.1; NJ state Just Cause Law; Large cities in CA (SF, Oakland, San Jose, LA)

Detailed Proposal:

Permissible causes for eviction: both fault and no-fault evictions should be allowable under a region-wide just cause policy. Fault eviction causes should include failure to pay rent, substantial breach of a material term of the rental agreement, nuisance, waste, or illegal conduct. No-fault causes should include owner move-in, withdrawal of unit from rental market (Ellis Act/condo conversions), unit unsafe for habitation, or demolition/substantial rehabilitation

Coverage: just cause eviction standards should apply to all rental units except the following:

- Government owned and government subsidized housing units or housing with existing government regulatory assessments that govern rent increases in subsidized rental units (e.g., Section 8)
- Transient and tourist hotel occupancy as defined in Civil Code Section 1940(b)
- Housing accommodations in nonprofit hospital, religious facility, or extended care facility
- Dormitories owned and operated by an institution of higher education or a K-12 school
- Tenant shares bathroom/kitchen with the owner who maintains principal residence there
- Single owner-occupied residences including when the owner-occupant rents or leases 2 units (including ADU and JADU) or bedrooms
- Resident-owned nonprofit housing

Waiting Period: the protections should apply only after a tenant has been in occupancy (with or without a lease) for at least 12 months. All existing tenancies should be subject to these protections, effective immediately upon the policy being signed into law.

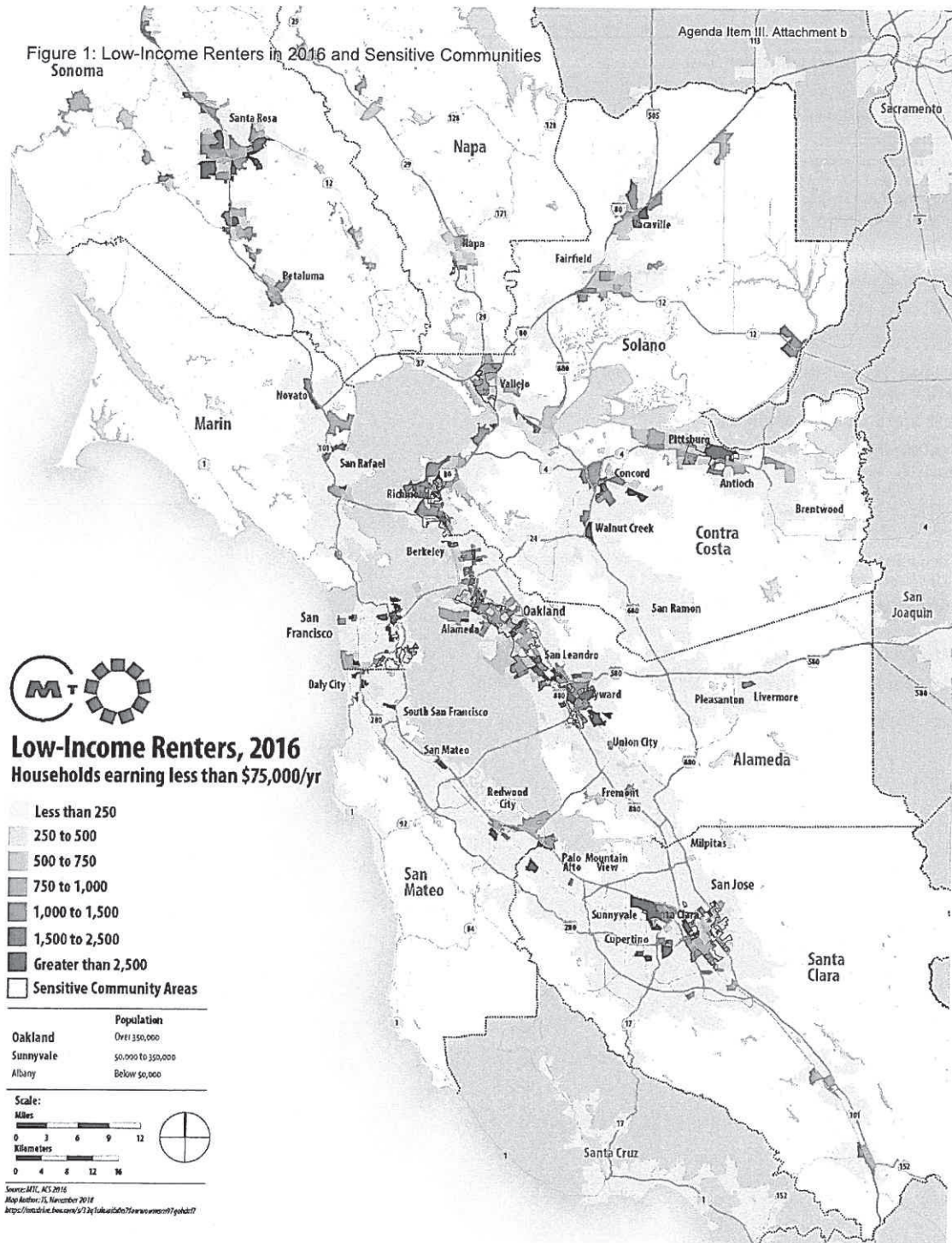
Notice Requirements: owners should be required to provide notice to tenants at the beginning of each tenancy as to tenant rights with copy of lease. This notice should be in the form of a lease addendum that is signed by the tenant at the time the lease is signed. The grounds for eviction should be set forth in the notice to terminate tenancy.

If the reason for the termination is a curable lease violation, the owner should be required to provide an initial notice with an opportunity to cure before the notice of termination. If the lease violation is related to specific illegal activity that presents the potential for harm to other tenants, there should not be a right to cure. Separate provisions should be made for domestic violence situations.

Relocation Assistance: relocation assistance should be provided in all covered no-fault causes where tenants have been in occupancy for at least 12 months, except in cases where the owner is moving into the unit. At time of service of notice to quit, the landlord should notify the tenants of their right to relocation assistance and provide payment directly to the tenant. The amount of relocation assistance should be tiered based on number of bedrooms (see San Jose example). Relocation assistance should be available to all qualifying tenants regardless of income.

Preemption of Local Ordinances: this law should not preempt more restrictive local ordinances.

Figure 1: Low-Income Renters in 2016 and Sensitive Communities
Sonoma



Compact Element #2: Emergency Rent Cap

Brief Summary: Establish a Bay Area-wide emergency rent cap that limits annual increases in rent to a reasonable amount.

Desired Effect: An emergency rent cap would prevent extreme increases in rent on a year-to-year basis, thereby decreasing the number of households who are at risk of displacement and homelessness, decreasing the number of households who are rent burdened, and promoting tenant and community stability. Extreme rent increases can pose a particular burden for tenants who are low and fixed income. Can be extended after the emergency period. Figure 2 maps the many Bay Area communities at risk of displacement.

References and Models: Action Plans 1.1, 1.2, 1.3; Existing State Anti-Gouging Law in States of Emergency

Detailed Proposal:

Cap on Annual Rent Increase: for an emergency period (15 years), no landlord should increase rent by more than CPI+5% in any year of tenancy. The notice of allowable rent increase should be provided annually.

Vacancy Provision: the cap on rent increase should apply to the renter, not the unit.

Coverage: the following unit types should be exempt from the cap:

- Affordable housing properties governed by regulatory agreements;
- ADUs on owner-occupied properties;
- Dormitories.

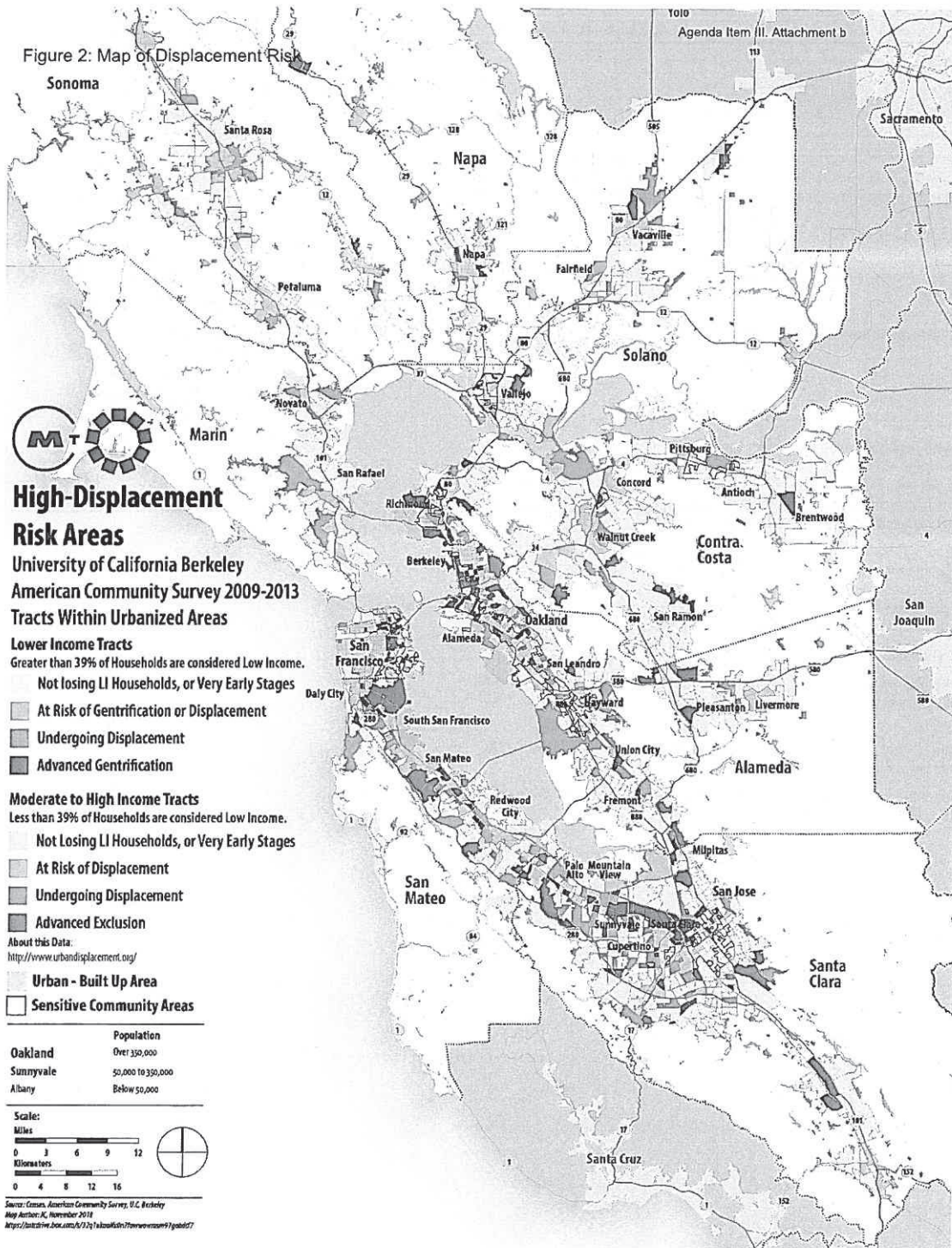
Pass-Throughs, Banking and Capital Improvements: if rent has declined or if landlord has not increased rents for several consecutive years, landlords should be able to bank those unused rent increases for 3-5 years. When drawing upon banked rent increases, landlords should not be allowed to increase rents more than 10-15% annually.

A landlord should be able to pass through a percentage of capital improvements and expenses to renters, not to exceed a fixed dollar amount per year.

Preemption of Local Ordinances: this law should not preempt more restrictive local ordinances.

State of Emergency: rent cap shall be evaluated before any extension is granted to study impact of rent cap on housing market overall.

Figure 2: Map of Displacement Risk



Compact Element #3: Emergency Rent Assistance and Access to Legal Counsel

Brief Summary: For low-income tenants facing eviction, provide access to free legal counsel and emergency rent assistance.

Desired Effect: Access to a lawyer can be the difference between losing a home and keeping it. Ensuring that all tenants facing eviction have access to legal counsel would create a fairer justice system; prevent evictions and homelessness; improve health, stability, and opportunity for thousands of residents including children; and preserve existing affordable housing.

Non-payment of rent is the leading cause of evictions in the Bay Area. Figure 3 shows rent increase trends in Alameda County. An emergency rent assistance program would assist in cases where tenants have an urgent, temporary financial gap. It would help tenants stay in their homes, preventing evictions, periods of marginal housing, and homelessness for households at risk of eviction due to financial instability.

References and Models: Action Plans 3.1 and 4.1; SF Prop F (June 2018); New York City; Santa Clara County Emergency Assistance Network

Detailed Proposal:

Legal Representation: all tenants who are faced with legal proceedings to evict them from their residence should have access to legal counsel, except when eviction proceedings are brought by a landlord or master tenant who resides in the same dwelling unit or property with tenant. The term "legal representation" should mean full scope representation provided to an individual by a designated organization or attorney which includes, but is not limited to, filing responsive pleadings, appearing on behalf of the tenant in court proceedings, and providing legal advice.

Emergency Rent Assistance: low-income tenants facing eviction and homelessness due to non-payment of rent should be eligible to receive emergency rent assistance. This assistance should be targeted to tenants who have an urgent, temporary financial gap and are at high risk for becoming homeless if evicted. The Regional Housing Enterprise (see Compact Element #10) should establish guidelines and policies for administering the program, including how to determine eligibility. The regional agency should identify, fund and oversee local service providers (public or non-profit) to carry out the program.

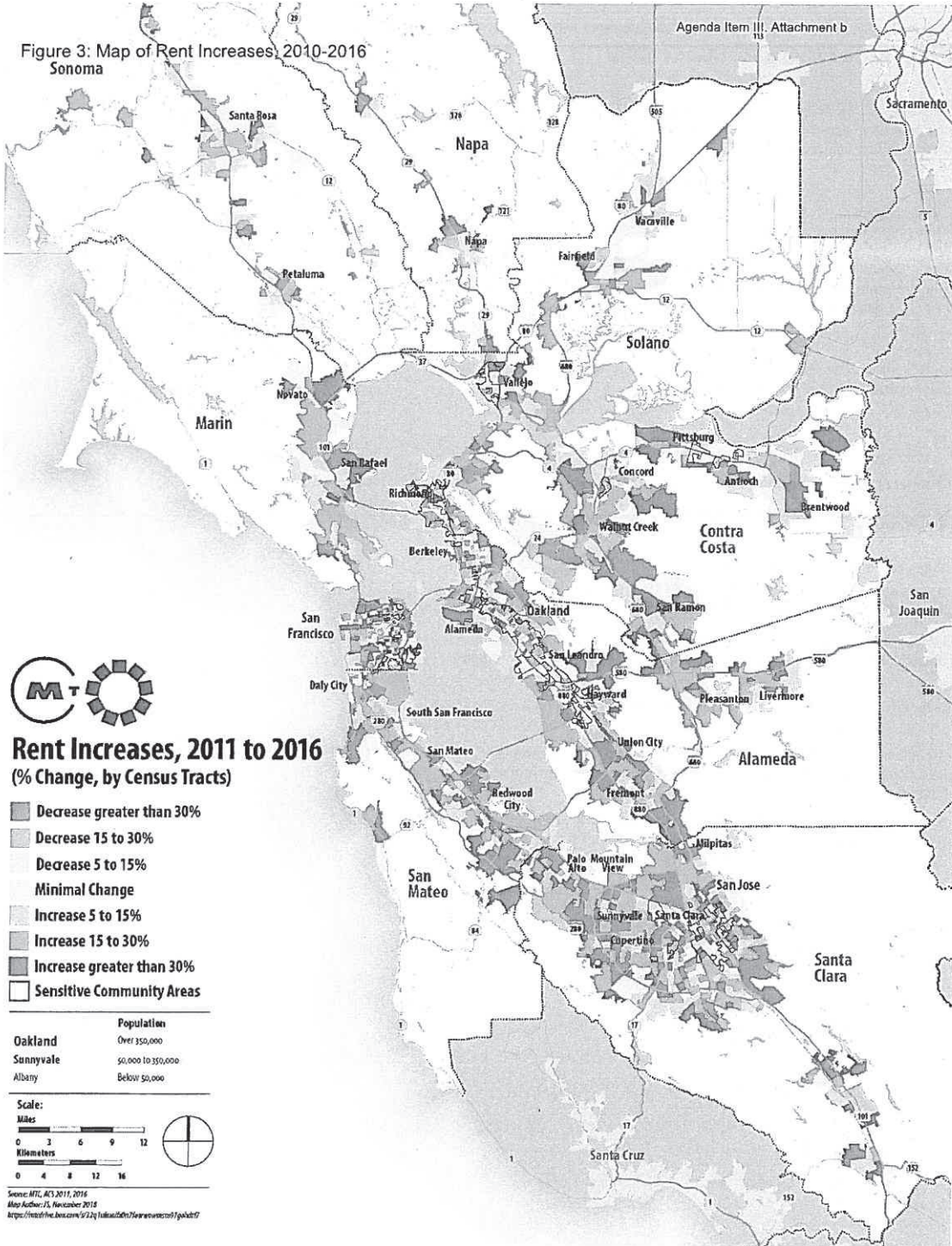
Cap on Assistance: the amount of total assistance should be capped at \$5,000 - \$10,000 per tenancy.

Landlord Obligation: landlord obligation should be limited to providing an addendum notice of this access in lease and eviction notice. Landlord should have no payment or any other obligations. If a tenant fails to seek legal counsel, it will not impede eviction proceedings for landlord.

Means Testing: emergency rental assistance should be limited those whose incomes do not exceed 80% of AMI. Legal services should be provided to all qualifying tenants regardless of income.

Funding: generate significant funds through Compact Element #9 to fund regional access to legal counsel and emergency rent assistance. Pro-bono counsel for tenants shall be encouraged.

Figure 3: Map of Rent Increases, 2010-2016
Sonoma



Compact Element #4: Remove Regulatory Barriers to ADUs**1.b**

Brief Summary: Extend current Bay Area best practices regarding Accessory Dwelling Units (ADUs) to every jurisdiction in the region. Amend existing state ADU law to remove regulatory barriers including ministerial approval for ADUs and Junior ADUs in residential zones, allowance for multiple ADUs in multi-family homes, and creation of a small homes building code (AB 2890 Ting).

Desired Effect: Existing single-family homes make up a significant portion of the region's land base. Local best practices in the region today allow both an ADU and Junior ADU on single family lots and multiple ADUs in existing multi-family buildings with ministerial approval. See Figure 4 for a prototypical ADU. Expanding these best practices regionwide would allow for a rapid increase in more affordable homes, and would help stabilize cost-burdened homeowners by creating a new source of income. If 20% of the region's 1.5 million single-family homeowners choose to build an ADU, this policy could create 300,000 new homes distributed throughout existing neighborhoods. This includes about 50,000 new units in Priority Development Areas alone.

References and Models: Action Plans 10.3, 10.4; UCB Chapple 2014; UCB Turner Center 2017; Legislative history SB 1069, AB 2890; Arlington VA, Portland OR, Seattle WA, Vancouver BC, State of Oregon Tiny Homes Code.

Detailed Proposal:

Local Standards for ADUs (see AB 2890 Ting): new state law should require local jurisdictions in the Bay Area to encourage the creation of ADUs as follows:

- Require ministerial approval for both an ADU and a Junior ADU (JADU) in all residential zones including in rear yards or by division of existing homes into two units;
- ADUs receiving ministerial permits should not be used for short-term rentals;
- Encourage forgiveness of code violations (except health and safety) in grandfathered ADUs;
- Apply the Housing Accountability Act's provisions for determining project consistency.

Sprinklers should be required for ADUs if required under the building code for comparable home construction. Use of unlicensed contractors under "owner builder" permits shall be discouraged by requiring that a statement of owner liability be provided when building permit is issued.

Impact Fees: require impact fees for ADUs and tiny homes to be charged on a per-square-foot basis and (2) only on net new living area over 500 sq. ft. per accessory unit.

Small and Tiny Homes Building Code: state law should create a building code for small homes and wheeled homes to reduce non-safety code requirements that disproportionately make small homes and tiny homes infeasible including energy standards, appliance and room sizes, and similar. Life-safety standards must be upheld.

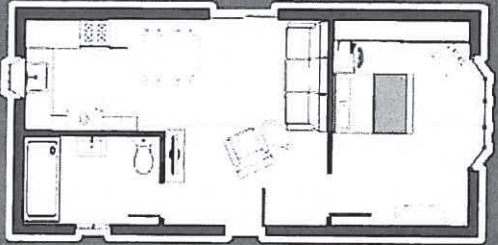
Owner Occupancy: Local jurisdictions should be encouraged to adopt owner occupancy requirements for properties containing ADUs. If owner occupancy is required, reasonable annual monitoring programs that rely on existing published documents should be established.

Figure 4: Prototypes for Accessory Dwelling Units



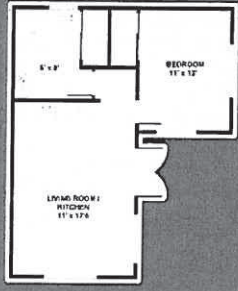
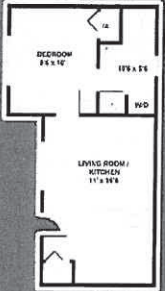
Unit Specifics

Unit Type	Detached
Bedrooms	1
Bathrooms	1
Square feet	495
Year built	2003
Construction	New construction
Total Cost	\$17k
Jurisdiction	Pacific
Neighborhood	Sharp Park
Designer	Ernie Brussal, Daly City
Builder	Rick Lee, Pacifica
Use	Rent to a family member



Unit Specifics

Unit Type	New construction
Bedrooms	2
Bathrooms	2
Square feet	800
Year built	2010-12
Construction	New construction (adding to primary dwelling)
Total Cost	\$1.1 million for entire project (second unit lives approx. \$250k)
Jurisdiction	San Carlos
Neighborhood	Devonshire
Designer	Fred Statchdee
Builder	Victor (homeowner)
Use	Residence (rents primary dwelling)



Kate & Miranda's Retirement Plan
336 sq ft, 1 bedroom, 1 bathroom, living room

Pedro's Backyard Cottage
410 sq ft, 1 bedroom, 1 bath, kitchen, living room

Compact Element #5: Minimum Zoning near Transit

Brief Summary: this element includes three components. In neighborhoods served by high quality bus service, establish minimum zoning on all residential, commercial, and institutional zones to allow 'missing middle' housing types up to 36' tall. In neighborhoods surrounding the region's major transit stops (rail stations and ferry terminals), establish minimum zoning to allow midrise residential housing up to 55' tall (75' tall with a density bonus). Allow sensitive communities to defer rezoning above 36' while they develop context-sensitive plans. On large commercial-zoned parcels located near job centers, make housing an allowable use. For projects with 20 units or more, require inclusion of affordable units.

Desired Effect: This policy would create an inclusive mix of homes near transit and jobs, consistent with the goals of Plan Bay Area. It would spur the development of 'missing middle' housing types that are within reach of working families and blend into existing neighborhoods. This type of housing is common in pre-war neighborhoods of the East Bay and Peninsula but has largely been zoned out of existence in recent decades.

References and Model Policies: SB 827 (Wiener, 2017). CASA Action Plans 8.2, 10.3, 10.5, 10.6

Detailed Proposal:

Minimum Zoning Near Transit: the state should establish minimum zoning for housing in neighborhoods served by existing high-quality transit as follows:

- *High quality bus service:* Residential uses up to 36' tall should be allowed within ½ mile of bus stops with at least 15-minute headways at peak periods and 30-minute headways on weekends (as defined in SB 827).
- *Major transit stop:* Residential uses up to 55' tall (75' tall with density bonus) should be allowed within 1/4 -mile radius of major transit stops (rail stations and ferry terminals).

Development standards such as setbacks, unit sizes and lot coverage requirements should apply. Neither development standards nor other zoning and design controls should mandate densities lower than those prescribed above. **Housing Overlay on Large Low-Density Commercial Sites:** the state should establish minimum zoning for housing on low-density commercial sites above a certain acreage that are located within the transit areas defined above.

Tenant Protections and Preservation: All sites rezoned under this policy should be subject to tenant protections, demolition controls and no net loss provisions. Sites occupied by a mobile home park, public housing, or Single Room Occupancy (SRO) built prior to the effective date of the enabling legislation should not be eligible for rezoning.

Affordable Housing Requirements: onsite affordable housing should be required at levels not less than state density bonus law.

Projects with 10-20 units should have the option to pay an in-lieu fee. This in-lieu fee should be deferred or waived for units that are sold or rented at or below missing middle income levels. This fee should be imposed at the time of sale. Funds generated by this fee should be deposited into a local or regional housing fund.

Sensitive Communities: if a major transit stop is located in or adjacent to a sensitive community, up-zoning above 36' should be automatically deferred for a period of 3 years while the jurisdiction develops a context-sensitive plan for that community. The opt-out period should be extended beyond 3 years where good faith planning efforts are underway. If the community so chooses, it may opt into up-zoning to 55' without a deferral period or community plan. The decision to opt in should be made by the local legislative body (city council or board of supervisors) and must involve consultation with residents of the sensitive community and at least one public hearing. Sensitive community areas represent the intersection of disadvantaged and vulnerable communities as defined by the following Bay Area regional agencies: MTC, SF Bay Conservation and Development Commission (BCDC), and the Bay Area Air Quality Management District. See Figure 5 for the map of these Transit Access and Sensitive Community Areas.

Labor Standards: The residential development shall comply with all applicable labor, construction, employment, and wage standards otherwise required by law and any other generally applicable requirement regarding the approval of a development project, including, but not limited to, the local government's conditional use or other discretionary permit approval process, the California Environmental Quality Act, or a streamlined approval process that includes labor protections.

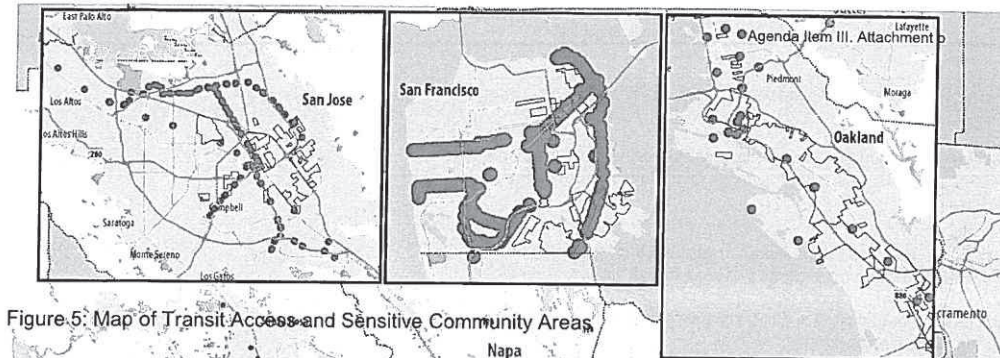
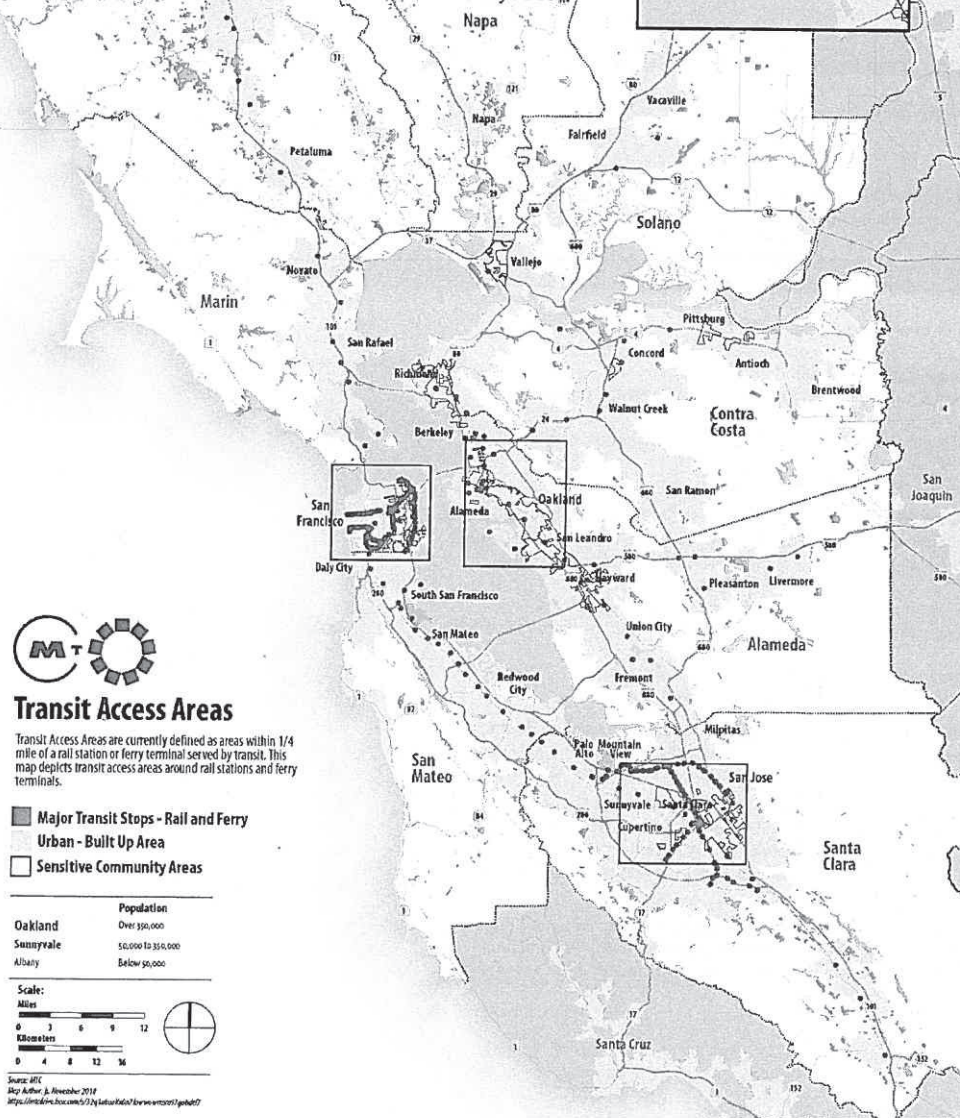


Figure 5: Map of Transit Access and Sensitive Community Areas



Compact Element #6: Good Government Reforms to Housing Approval Process

Brief Summary: Establish 'good government' standards for the entitlement and permitting of zoning-compliant residential projects. Require transparency and consistency in how residential impact fees are set and enforced. Figure 6 shows how complicated the approval process for housing can be in California.

Desired Effect: Research by the UC Berkeley Turner Center for Housing Innovation demonstrates that local government impact fees and inclusionary requirements, when combined with regulatory uncertainty and record-high construction costs, have made it economically infeasible to build a standard mid-rise housing project in many parts of the Bay Area. The American Planning Association recommends that local governments should restore direct reliance on adopted plans and create transparency, predictability, reliability and timeliness to the housing approvals process.

References and Model Policies: CASA Action Plan 12.1; Turner Center Report on Fee Costs; Berkeley Law Land Use Study; Roseville fee transparency

Detailed Proposal:

Standards for Processing Zoning-Compliant Residential Applications with Fewer than 500 Units: local jurisdictions should be required to process zoning-compliant residential development applications in accordance with the following standards:

- Each jurisdiction should create and maintain an up-to-date listing of all rules, codes and standards that apply to residential development applications, including how an application is deemed complete. This information should be made available online and in print.
- Rules, fees and historic status should be locked at the date of application completeness.
- Rules, fees and historic status should be locked at the date of application completeness which shall be defined as providing only the elements on the agencies written application material.
- The jurisdiction should require no more than three de novo public hearings on a zoning-compliant residential application.
- Building permits should expire if not used in 24 months, with flexibility to adapt to changing economic conditions and other extenuating circumstances.
- Jurisdictions should apply the Housing Accountability Act's standards for project consistency and remedies

Standards for Impact Fees: state law should create a set of uniform standards and requirements for Bay Area jurisdictions to follow when imposing impact fees on new residential development, as recommended by the UC Berkeley Turner Center:

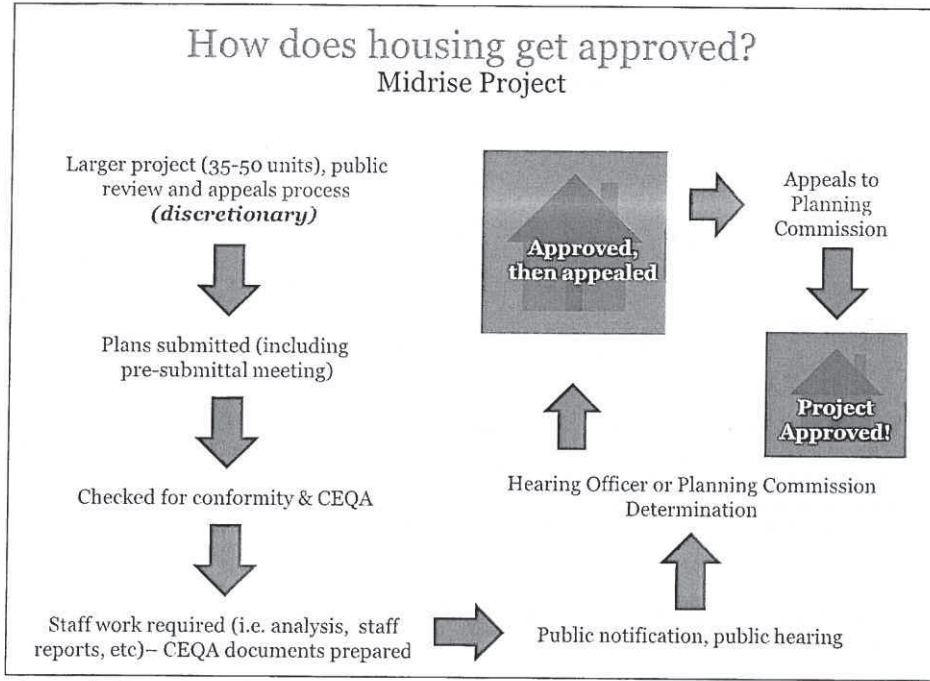
- Every jurisdiction should conduct a comprehensive review and assessment of their fees to better understand the aggregate costs imposed.
- When determining the amount of fees to charge to new residential projects, jurisdictions should adhere to a standardized methodology and set of objective standards, rather than the current "reasonableness" test which is overly broad.
- Every jurisdiction should create and maintain an up-to-date fee schedule in a publicly accessible format.
- Adopt fee deferral programs which allow builders to pay some fees later in the development process.

Standards for Inclusionary Zoning: state law should establish that programs which require inclusion, such as density bonus, local inclusionary requirements, housing impact fees and in-lieu fees, should not be additive. Require that in-lieu fees should be an option for fulfilling inclusionary requirements imposed without the density bonus. Existing local policies should be grandfathered in.

Standards for Downzoning and Moratoria: the State should create standards that govern the circumstances in which local governments downzone or impose building moratoria in existing or planned residential neighborhoods. Such actions run counter to state housing law and should only be undertaken to address an immediate crisis, such as a health and safety hazard or protection of low-income families at risk of displacement.

Report Impositions That May Suppress Housing above the Hard Cost of Housing Construction: jurisdictions should annually document all local agency impositions that increase the hard cost (excluding labor and materials) of housing construction, including fees and inclusionary zoning requirements. This information should be included in the jurisdiction's annual Housing Element report.

Figure 6: Typical Local Housing Approval Processes and Timeframes



Compact Element #7: Expedited Approvals and Financial Incentives for Select Housing

Brief Summary: ensure timely approval of zoning-compliant housing projects and create financial incentives for enabling on-site affordability and prevailing wages. This streamlining policy will provide another option for projects that may not benefit from SB 35. This policy does not amend or replace SB 35. Allow Sensitive Communities to defer implementation while they develop a context-sensitive plan.

Desired Effect: This policy would make it possible to build more housing projects while addressing the critical shortage of housing labor, curbing unsafe labor practices, and providing on-site affordability for missing-middle income ranges that aren't eligible for other sources of subsidy. By harnessing future tax increment from the proposed housing development itself, local jurisdictions can get more affordable units built with less public subsidy. All taxing agencies will benefit from the multiplier effect of new construction beyond the project site. By providing expedited approvals, these projects will be approved and built more quickly.

Models and References: SB 35 (Wiener, 2017); New York tax abatement; Action Plans Referenced: 12.2, 12.3, 17.1, 17.2

Detailed Proposal:

Streamlined Review Process: state law should create a new, expedited review process for residential projects that meet thresholds outlined below. These projects should be granted a statutory CEQA exemption and should be subject to a limited discretionary review process. Projects should be approved within one year and should be subject to no more than three de novo public hearings.

Qualifying Projects: to qualify for streamlined review, projects should meet all of the following criteria:

- Complies with existing zoning standards;
- Located in an existing urbanized area;
- Eligible sites as defined in SB 35;
- Restricts at least twenty percent (20%) of onsite housing units to middle-income households (approximately 80% - 150% AMI depending on local market conditions), with an average affordability of 110% AMI;
- Provides prevailing wages and safe working conditions for all workers;
- Utilizes apprentice labor to grow the construction workforce.

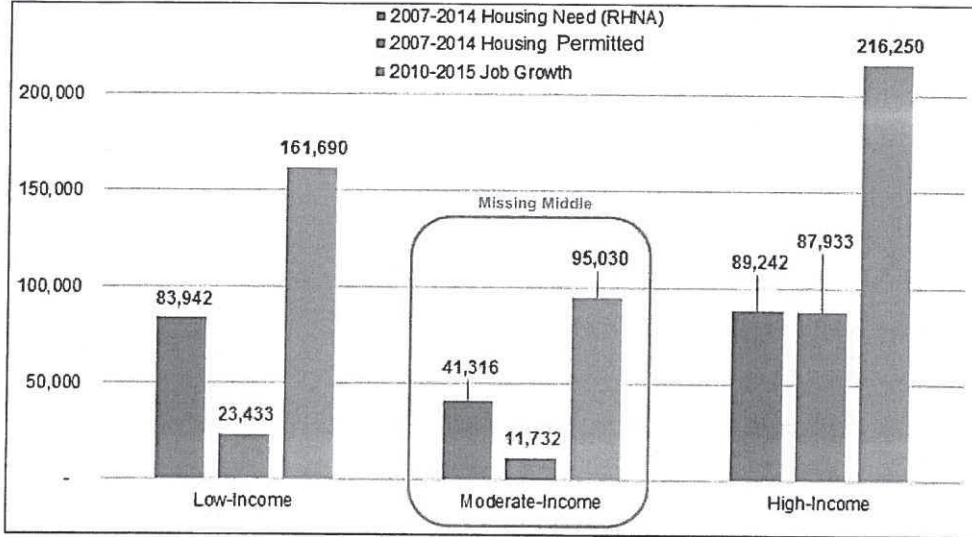
Financial Incentives to Offset Costs: qualifying projects should receive financial incentives to offset the costs associated with providing income-restricted housing units and higher wages. Incentives could include some combination of the following:

- Fifteen years of property tax increment abatement, modeled on the New York City program. Abatement should be structured so that units rented or sold at missing middle prices (ie 150% AMI or less) receive full abatement, and units rented or sold above this shall receive a lesser abatement (ie 50% - 75% abatement)
- Cap impact fees at a reasonable level that allows project feasibility targeted to regional median
- Density bonus of 35%
- Parking reduced to 50% of local requirement (at the discretion of the developer)
- Relief from strict liability standards for ownership housing

Sensitive Communities: implementation of this policy in sensitive communities should be automatically deferred for a period of up to 3 years. During this time, the local jurisdiction should develop a context-sensitive plan for that community. The opt-out period should be extended beyond 3 years where good faith planning efforts are underway. If a Sensitive Community so chooses, it may opt to implement this policy effective immediately. The decision to opt in should be made by the local legislative body (city council or board of supervisors) and must involve consultation with residents of the sensitive community, and at least one public hearing. Sensitive community areas represent the intersection of disadvantaged and vulnerable communities as defined by the following Bay Area regional agencies: MTC, SF Bay Conservation and Development Commission (BCDC), and the Bay Area Air Quality Management District. See Figure 5 for the map of these Transit Access and Sensitive Community Areas.

Figure 7: Regional Housing Production is Worst for the "Missing Middle"

Affordable Housing Permits Are Lower Than Identified Need



Compact Element #8: Unlock Public Land for Affordable Housing

Brief Summary: Promote increased utilization of public land (surplus and underutilized) for affordable housing through a variety of legislative and regulatory changes, as well as the creation of new regional coordination and planning functions.

Desired Effect: Encourage the reuse of public land for creation of mixed-income/affordable housing by reducing barriers to development on public land. See Figure 8 for the largest public agency landowners near public transit.

References and Models: Action Plans 16.1; 16.2; Puget Sound region including Seattle; Enterprise; MTC/ABAG Study.

Detailed Proposal:**Support reforms introduced in AB 2065 (Ting, 2017)**

- Respond to the issue of charter cities and the requirement that all cities comply with State surplus lands law
- Create clear definition of "surplus" and "underutilized"
- Require cities, counties, State agencies, and all public agencies to create a full inventory of their publicly-owned sites and report them to HCD.
- Direct HCD to develop a statewide public lands database that will include all publicly-owned sites in the State of California, starting with a pilot in the Bay Area. The database will also include information on present uses. HCD would enforce a revised State Surplus Land Act with referral power to the Attorney General's Office for infractions.

Amend State Housing Element Law to:

- Allow residential uses on all developable public land, regardless of zoning, by establishing a presumption in Housing Element Law that homes may be built on public land meeting certain criteria (eg not parkland).
- Require that Housing Elements include a discussion of the jurisdiction's policies and plans to encourage the development of affordable housing on these sites.
- Require jurisdictions to report annually through housing element progress reports how they disposed of public and surplus sites.
- State and regional agencies should give preference in screening and scoring projects for discretionary funds to public agency project sponsors that dispose of surplus lands for affordable housing.

Regulatory and Process Changes

- Require State agencies to comply with the State Surplus Land Act and make surplus and underutilized property available for affordable housing, including deploying 10% of underutilized/surplus property for affordable housing on an annual basis.
- Amend State law time frames for surplus land disposition to expedite the process to no more than 24 months.
- Competitive funding programs for affordable housing, including the Low-Income Housing Tax Credit (LIHTC) and Affordable Housing & Sustainable Communities (AHSC) programs, should reward additional points to projects that propose affordable development on public land.
- The State of California should review its spatial guidelines for public facilities (i.e., schools) to evaluate potential for changes that could open up land for housing without compromising the quality of on-site public services.

Labor Standards: public lands released for housing should include policies that help expand the trained labor pool available for housing construction including requirements for trained apprentices and prevailing wages. Exceptions to these requirements on should be made for temporary housing built to address an emergency, and for housing built with volunteer labor (see Labor Code § 1720.4). Temporary housing shall be defined as follows:

- Designed and constructed to be relocatable and transportable over public streets.
- Floor area of 500 square feet or less when measured at the most exterior walls.
- Sited upon a temporary foundation in a manner that is designed to permit easy removal.
- Designed to be removed within three (3) years of installation.

Figure 8: Top Ten Landowners for Publicly-Owned Parcels Suitable for Housing Near Transit

Publicly-Owned Land

Source: MTC

Landowner	Number of Parcels	Total Acres
Bay Area Rapid Transit (BART) District	91	229
Santa Clara Valley Transportation Authority (VTA)	26	178
State of California	17	42
City/County of San Francisco	18	26
San Mateo County Transit District (SamTrans)	11	18
Union City Community Redevelopment	6	15
County of Santa Clara	7	15
City of Oakland	19	10
City of San Jose	5	8
Suisun City	17	8
Total	217	548

Compact Element #9: Funding and Financing the CASA Compact

Brief Summary: Raise \$1.5 billion in new revenue annually from a broad range of sources, including property owners, developers, employers, local governments and the taxpayers, to fund implementation of the CASA Compact. While not all revenue ideas in Figure 9 will be implemented, no one sector would bear the burden on its own. No more than one revenue idea should be implemented under each of the five categories.

Desired Effect: The Compact identifies a range of strategies to protect tenants, preserve affordability and produce new units. Many of the strategies, such as "Access to Legal Counsel," building 14,000 new subsidized housing units annually, and preserving 26,000 market-rate units as permanently subsidized units for lower-income households, require an infusion of new revenue.

References and Models: The entire CASA Compact

Detailed Proposal:

Funding gap: CASA estimates that the funding gap to implement the Compact is \$2.5 billion per year over the next 15 years. CASA proposes to meet \$1.5 billion of this deficit with regional and local self-help measures. The remainder would be funded from additional state and federal sources.

Potential sources: new revenue could be raised through fees or taxes. In principle, new revenue would be raised from a range of sources to spread the responsibility. These sources may include property owners, developers, employers, local governments and taxpayers. The Compact identifies a menu of options (for further details see Figure 9):

- A. Vacant Homes Tax levied on property owners;
- B. Parcel Tax levied on property owners (residential and commercial);
- C. Commercial Linkage Fee charged to developers;
- D. Gross Receipts Tax levied on employers;
- E. Head Tax levied on employers;
- F. Revenue Set Asides for Redevelopment Agencies (local governments);
- G. Revenue Sharing Contribution into a region-wide housing program for local governments;
- H. 1/4-cent Sales Tax; and
- I. General Obligation Bonds, reissued every five years.

Allocation formula: new revenues would be allocated by the following shares:

- Up to 10 percent for local jurisdiction incentives (including funding for hiring more building inspectors);
- Up to 10 percent for tenant protection services;
- Up to 20 percent for preservation; and
- A minimum of 60 percent for subsidized housing production.

Distribution formula: new revenues would be distributed by the following shares (total expenditures would still meet the allocation formula (see above), and be subject to objective performance standards and outcomes):

- 75 percent to county of origin (return to source); and
- 25 percent to a regional program (revenue-sharing).

Labor Standards: public funding through CASA shall include a requirement for trained apprentices and prevailing wages, calibrated to ensure affordable housing project feasibility and continued eligibility for state resources. Projects under a certain size should be required to comply with existing wage and labor laws and standards.

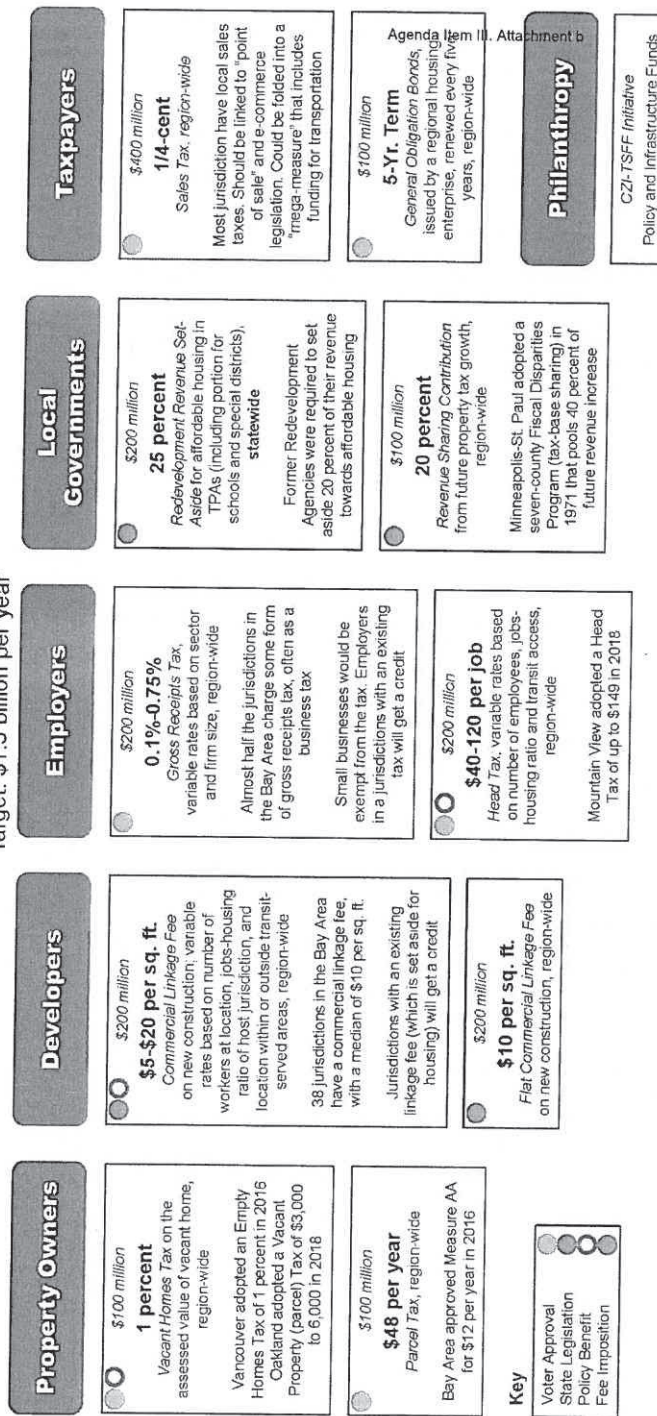
Administration: revenue collection and disbursement would be managed by the Regional Housing Enterprise (see next Element). New revenue would be authorized based on fund source but may include state enabling legislation, a decision of the RHE board, or a vote of the people in the Bay Area.

Figure 9: Funding Options

Menu of Funding Sources to Implement the Compact

Potential New Sources of Revenue

Target: \$1.5 billion per year



Key
 Voter Approval
 State Legislation
 Policy Benefit
 Fee Imposition

1.b

Compact Element #10: Regional Housing Enterprise

Brief Summary: Establish a regional leadership entity to implement the CASA Compact, track and report progress, and provide incentives and technical assistance. The entity must be governed by an independent board with representation for key stakeholder groups that helped develop the Compact. The housing entity would not play a regulatory/enforcement role.

Desired Effect: Existing regional agencies either do not have the mandate (for e.g., the Metropolitan Transportation Commission) or the resources/tools (for e.g., the Association of Bay Area Governments) to directly tackle the region's pressing displacement and affordable housing crisis. The CASA Compact will set a bold region-wide agenda for addressing protection of existing tenants, preservation of existing affordable units and production of both market-rate and subsidized units. To implement this agenda, a broad coalition of stakeholders, who have helped shape the CASA Compact, must stay engaged with state legislative advocacy, building support for raising new revenue and financing programs, tracking and monitoring progress, keeping the public engaged, and taking a regional approach to challenges such as homelessness. A regional approach can balance inequities and imbalances across multiple jurisdiction that have to contend with varying market strengths, fiscal challenges and staff expertise.

Models: New York City Housing Development Corporation (housing finance); Twin Cities (revenue-sharing)

References: The entire CASA Compact

Detailed Proposal:

Board Structure and Governance: CASA recommends establishing a Regional Housing Enterprise (RHE) to coordinate and lead implementation of the CASA Compact. State law should establish an independent board, with broad representation to MTC, ABAG and key stakeholder groups that helped develop the CASA Compact. See Figure 10 for graphic depiction of RHE.

Authority: the state should form the RHE through an act of legislation and give it authority to collect new revenue (through fees or taxes); disburse the revenue to programs and projects in the expenditure plans (consistent with the CASA Compact); purchase, lease and hold land; and provide direct assistance. The RHE will not have regulatory authority.

Roles and Responsibilities

Revenue administration and debt issuance – using the authority to levy fees and seek voter approval to impose taxes for housing, the RHE may collect and disburse new funding, issue debt based as needed, and allocate funding to protection, preservation and production programs, as laid out in the CASA Compact.

Land leasing and disposition – the RHE may act on behalf of the related public agency to lease or purchase land for housing development and assemble parcels, when appropriate. The RHE may hold and bank land, based on market conditions.

Monitoring and reporting – the RHE may coordinate with MTC/ABAG to collect relevant data (including on local housing performance), conduct research and analysis, and disseminate information as part of its monitoring and reporting role. The RHE may also conduct evaluation of its program to improve stated CASA outcomes.

Enhanced technical assistance – the RHE may coordinate with MTC/ABAG to provide extensive support and technical assistance to local jurisdictions (especially smaller jurisdictions with limited staff capacity), education and awareness for stakeholders (such as tenants and landlords), and communication materials for the broader public.

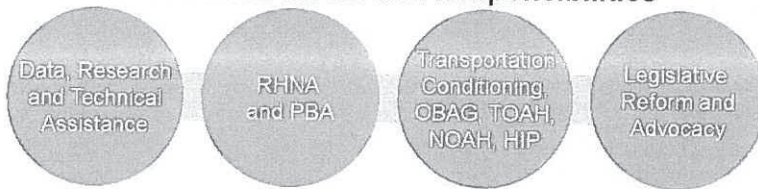
Oversight of protections programs – while the RHE will not have an administrative role in implementing tenant protection policies, the board would provide oversight when allocating funding.

Staffing: the RHE will be supported by the consolidated staff of MTC/ABAG, with additional staff added in specialized areas such as debt issuance, land leasing and disposition, financing projects, etc.

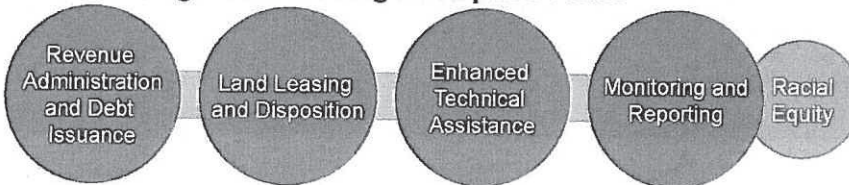
Administration: this state-enabled policy package in the CASA Compact will be implemented by the RHE. Some capacity would be needed at the local and county-level to implement the protection strategies.

Regional Housing Enterprise

MTC/ABAG Roles and Responsibilities



Regional Housing Enterprise Roles



Regional Housing Enterprise Governance

- o **Independent board** w/ representation from MTC, ABAG and key stakeholders
- o Supported by **MTC/ABAG consolidated staff** (with additions in specialized areas such as debt issuance, land leasing, etc.)

Calls for Action

The CASA Compact sets a bold region-wide agenda for addressing the protection of existing tenants, preservation of existing affordable units and production of both market-rate and subsidized units. The CASA Compact Elements represent key reforms that were developed through an intensive 18-month process encompassing multiple stakeholders and constituencies. Supportive state action on the issues outlined below in concert with the implementation of the CASA Compact will fundamentally "turn the tide" on the Bay Area's housing crisis.

Call for Action: Redevelopment 2.0

Background: The elimination of redevelopment agencies in California severely restricted the production of affordable housing and market rate housing in the Bay Area. Prior to dissolution, redevelopment agencies in the region provided \$200 million in annual funding for affordable housing that was highly leveraged with other funding sources. In addition, redevelopment agencies provided funding, expertise and infrastructure to advance the production of market rate housing in mixed-use, infill developments. CASA supports the development of a new redevelopment framework to advance the production of extremely low, very low, and low-income housing, and to leverage funding for mixed income, infill housing.

CASA Call for Action: Pass legislation enabling the re-establishment of redevelopment agencies in California to provide a significant source of new funding for affordable and mixed income development. Redevelopment agencies should be focused on development activities that are audited regularly, with local projects subject to state level reviews. A new redevelopment framework in California should reinforce a strong link between housing and jobs and transit. Funding should be designed to leverage other sources, including new regional funding through the implementation of the CASA Compact.

References: The entire CASA Compact

Call for Action: Lower the Voter Threshold for Housing Funding Measures

Background: Bay Area voters have demonstrated — through their past approval of major transportation, school, housing, and water bonds — that they understand the importance of investing in the region's future. Although Bay Area voters have passed a significant number of funding measures to expand the supply of affordable housing, on too many occasions an overwhelming majority of voters have supported new funding but the final tally fell short of the two-thirds majority needed for approval under current state law. When provided the opportunity, voters supported lowering the voter threshold for school bonds to a 55 percent vote. The well-being of California's children was a motivating factor in lowering the voter threshold for school funding. Ensuring that future generations, our children and grandchildren, have the housing opportunities they will need to remain in the Bay Area is a central purpose of the CASA Compact.

CASA Call for Action: Pass legislation that will provide voters statewide with the opportunity to apply a 55 percent threshold for investments in affordable housing and housing production. This legislative priority is critical to the successful implementation of the CASA Compact — and to the Bay Area's prosperity and quality of life.

References: The entire CASA Compact

Call for Action: Proposition 13 Fiscal Reforms Fiscalization of Land Use

Background: Under Proposition 13, local jurisdictions in California are "paid more" for commercial land uses than for housing. This "fiscalization of land use" is a central factor in the Jobs-Housing Imbalance that exists in the Bay Area resulting in long commutes, traffic congestion and a diminished quality of life for millions of Bay Area residents. The California Tax Code in effect punishes cities that build more housing and rewards cities that build commercial space without commensurate housing for workers and their families. To address the revenue imbalance related to new housing, jurisdictions have raised impact fees and other development requirements that make housing even more expensive so that cities and counties may maintain infrastructure and provide for the needs of existing residents.

CASA Call for Action: Pass legislation that will return e-commerce/internet sales tax revenues to the point of sale - not the point of distribution as currently - to provide cities that have a significant residential base with a commensurate fiscal stimulus for new housing. Also pass legislation that will change the Proposition 13 property tax allocation formula to provide jurisdictions building more housing with a higher share of property tax revenue.

References: CASA Elements # 9 and # 10.

Call for Action: Homelessness

Background: The Bay Area has one of the largest and least sheltered homeless populations in North America. The proliferation of homeless encampments from select urban neighborhoods to locations across the region is the most visible and arguably disheartening manifestation of the Bay Area's extreme housing affordability crisis. Although this is one of the most prosperous regions in the world, every night thousands of people sleep on our streets. The complexity and scale of homelessness in the Bay Area has increased exponentially as previously housed people including families with children, veterans, and senior citizens cannot find shelter. In the nation's most expensive housing market, commonplace life circumstances (e.g. illness, job loss, and separation/divorce) result in too many of our neighbors being unable to afford monthly rent and resulting in a downward spiral to homelessness.

CASA Call for Action: California is experiencing an affordability and housing crisis that is negatively impacting thousands of Californians. The work of CASA has endeavored to put forth a package of policy interventions to house the Bay Area. Homelessness is a humanitarian crisis that deeply impacting the entire Bay Area. CASA recognizes that homelessness is a regional issue that requires alignment across geographies in order to tackle this problem. CASA's funding package must include resources that help produce housing for formerly homeless people, prevent homelessness when possible and make homelessness rare, brief and non-reoccurring.

References: The following CASA Elements include measures to reduce the region's unhoused population, provide more temporary options for homeless housing, and streamline approvals of permanent homeless housing developments which are often strongly opposed by project neighbors:

CASA Elements 1,2,3 - Tenant Protections: Critical to stabilize households and reduce displacement from housing that has caused significant rapid rise in unhoused population

CASA Element 4 - Accessory Dwelling Units (ADUs) /Tiny Homes: create more housing options for populations vulnerable to economic setback by allowing more of the smallest naturally affordable home types in every neighborhood including seniors or their family members, disabled family members, students, Section 8 recipients.

CASA Elements 5, 6, 7- Up-zone and streamline to increase income restricted and market rate housing options and reduce displacement and upward rent pressure on existing homes and neighborhoods

CASA Element 8 - Public land: encourage immediate disposal of more public land for affordable housing to create more sites and reduce the subsidy needed.

CASA Element 9 - Public funding: More funding for the preservation and production of affordable housing, the provision for new tenant protection measures, and new permanent supportive housing

Call for Action: Grow and Stabilize the Construction Labor Force

Background: Growing the construction labor force and improving labor force productivity is critical to expanding the supply of housing. By increasing the safety and desirability of construction work, and thereby expanding the pool of available workers and contractors, we can grow the labor force without which we cannot increase housing production. The following are recommended by CASA as a starting point. We also recommend ongoing work to implement the CASA recommendations in a manner which creates an effective and coordinated regional and State response the need for a larger construction labor force.

CASA Call for Action:

1. Grow the workforce by increasing apprentice training, placement, and payment of prevailing wages when direct public funding, public land, fee abatement, tax abatement, CEQA exemptions, and other fiscal/economic development incentives are provided for housing (Compact items 7, 8, 9).
2. Discourage the underground economy and require following of existing wage and workforce laws (Compact items 4, 5).
3. Create a CASA/State labor workgroup charged with coordinating implementation of CASA policies and needed labor force expansion consistent with CASA principles.
4. Call upon the State to use its workforce development and training programs to improve the construction employment pipeline and create improved pathways from secondary education into apprentice training programs.

References: Compact Elements 4, 5, 7, 8 and 9.

Local Best Practices

Local governments have a strong role to play in implementing CASA. This section will summarize a handful of best practices that could serve as a model for other jurisdictions in the region. The case study presented below is for illustrative purposes only. Other case studies will be added here by January 2019.

Emergency Response to Fires in Sonoma County and the City of Santa Rosa

Sonoma County/City of Santa Rosa	Alignment with CASA Compact Elements
Targets	
<i>Production:</i> 30,000 units in five years (4,000 low-income subsidized)	<i>Protection:</i> 300,000 lower-income HHs <i>Preservation:</i> 2,000 units/year in 15 yrs <i>Production:</i> 35,000 units/year in 15 years
Tenant Protections	
Protection from Price Gouging - State law – 10 percent cap on rent increases till end-2018, incl. building materials. - City – protections that allow civil lawsuits. - County – tenants of mobile home parks. Urgency Ordinance for Temporary Housing to Prevent Homelessness (County) The ordinance would allow: - Use of recreational vehicles and trailers as homes, with an emergency temporary permit. - Safe Parking Program for RVs, trailers and campers, to be parked overnight on county-owned land (basic services such as bathrooms, showers, and warming stations are provided). - Year-round occupancy in seasonal farmworker housing. - Replacement schools and child care centers in specific zones without a use permit. - Long-term rental of bed and breakfasts, inns, resorts, etc.	Just Cause Eviction Policy Emergency Rent Cap Access to Legal Counsel in Eviction Proceedings
Housing Inclusion and Capacity	
Incentives for ADUs - Impact fee waivers – for capital facilities, housing and parks. - Utility connection fee waiver – for new connection or capacity change for ADUs 750 sq.ft. or smaller. Incentives for Multi-Family Projects in Downtown Santa Rosa - Partial reduction in impact fees (capital and park fees). - Additional discounts for affordable/inclusionary housing. Additional inclusive housing capacity changes: - Make small SRO projects a permitted use/ remove size limits. - Allow transitional & supportive housing in single-family zones. The County passed code changes to expand opportunities for housing in urban service areas by: - Simplifying development standards for multi-family housing - Allowing higher densities near jobs and transit, as a new Workforce Housing Combining Zone.	Removing Barriers to ADUs Minimum Zoning for Housing Near Transit Expedited Approvals and Financial Incentives

- Allowing "cottage housing" that provides multi-unit housing in low- and medium-density areas.
- Allowing new density unit equivalent concept to encourage smaller rental units

Approval Process and Timeline

Additional Staff Capacity

- *Resiliency Permit Center (County)* – expedited checks and permitting w/ contract staff
- *Resilient City Permit Center (Santa Rosa)* – expedited checks and permitting for fire affected property owners w/ contract staff

CEQA Exemption and Judicial Streamlining

- Requested for two specific plans (pending)

Permit and Approval Streamlining

The City of Santa Rosa has streamlined permitting by:

- Allowing expansion of damaged nonconforming residential structures to added living areas, ADUs, and JADUs.
- Increasing the allowable residential floor area in mixed-use projects from 50 to 80 percent.
- Delaying collection of fees until near occupancy.

County of Sonoma has created expedited permitting for housing and ADUs

Good Government Reform for Approval Process

Removing Regulatory Barriers for ADUs

Expedited Approvals and Financial Incentives

Call to Action: Labor Force Expansion

Reduce planning staff workload per project

Provide CEQA statutory exemption

Expand construction and building inspection labor force

Improve streamlining for all eligible projects

Funding and Coordination

New Revenue and Financing Tools

- \$124 million, 30-year bond measure (failed November 2018 ballot).
- Portion of County Educational Revenue Augmentation Fund redirected to the RED for an Enhanced Infrastructure Finance District (EIFD) and affordable housing.

Renewal Enterprise District (RED)

- Joint powers authority proposed by County and City (to be decided in December 2018).

New Revenue and Financing Tools

- Public Land and \$1.5 billion/year
- Portion of BATA funds redirected to a Regional Infrastructure Bank (RIB).

Regional Housing Enterprise (RHE)

- Revenue collection/allocation
- Land leasing/purchase
- Technical assistance
- Monitoring and reporting

Appendices

- A. CASA Leadership Profiles (Co-Chairs and Moderators)
- B. Steering Committee Roster
- C. Technical Committee Roster

SELECT A CITY ~

INDUSTRIES & TOPICS



NEWS

LISTS & AWARDS

PEOPLE & COMPANIES

EVENTS

MORE...



FOR THE EXCLUSIVE USE OF LESLIE.LITTLE@MORGANHILL.CA.GOV

From the Silicon Valley Business Journal:

<https://www.bizjournals.com/sanjose/news/2019/01/24/bay-area-housing-fund-chan-zuckerberg-facebook.html>

Chan Zuckerberg Initiative and others team up on \$500M Bay Area housing fund

Jan 24, 2019, 1:38pm PST

A week after Gov. Gavin Newsom called on large California employers to pour \$500 million into housing, a consortium of Bay Area organizations said they are trying to do just that.

A team consisting of the San Francisco Foundation, Chan Zuckerberg Initiative, Ford Foundation, Facebook, Genentech, the William and Flora Hewlett Foundation, the David and Lucile Packard Foundation, Silicon Valley Community Foundation and Bay Area Local Initiatives Support Corp. launched the Partnership for the Bay's Future.

The partnership aims to raise up to \$500 million for an investment fund to preserve and produce affordable housing in the Bay Area and provide \$40 million in grants to promote policies that encourage more housing production.

The launch comes at a time when Bay Area housing costs have skyrocketed, many people earning under \$100,000 per year are routinely priced out, and players outside of the housing sphere are trying to come up with solutions.

"We cannot make meaningful progress toward equity and inclusive prosperity in the region without addressing the affordable housing crisis," said Fred Blackwell, CEO of the San Francisco Foundation, in a statement.

Newsom's call came on the heels of Microsoft's pledge to pump \$500 million into middle-income housing in the Seattle region. The difference is that Microsoft is committing its own funds while the partnership plans to raise the \$500 million over the next five years from various sources. So far, the partnership has secured close to \$260 million for the investment fund and nearly \$20 million for an intended \$40 million for the policy fund.

The Chan Zuckerberg Initiative put up \$40 million for the investment fund and \$10 million for the policy fund. The CZI is a the philanthropic organization founded by Facebook founder Mark Zuckerberg and Priscilla Chan to advance social causes.

Last week, health care provider Kaiser Permanente said it would start providing housing to homeless people to prevent and treat illnesses.

Another regional initiative, CASA, the Committee to House the Bay Area, in December came up with a plan to raise about \$1.5 billion in new tax revenue to fund a variety of housing programs.

The Partnership for the Bay's programs will focus on San Francisco, Contra Costa, Alameda, San Mateo and Santa Clara counties. Its strategy is two-fold:

The investment fund will provide loans to developers and housing organization for buying land for a low-income housing development, building housing for formerly homeless people, and financing acquisitions of existing low-cost apartment



VICKI THOMPSON | SILICON VALLEY BUSINESS JOURNAL
Facebook CEO Mark Zuckerberg and his wife, Dr. Priscilla Chan, have put \$50 million into a new Bay Area housing investment fund via their Chan Zuckerberg Initiative.

buildings. The loans will come with lower interest rates than traditional financing. It would seek to preserve and produce more than 8,000 homes over the next decade.

The policy grants will pay for resources for local governments to improve their housing programs. That could mean funding staff positions to expedite housing applications, streamline zoning policies and to create new policies that can encourage more housing production and tenant protections. Adopting those policies and practices would stabilize and expand housing for 175,000 households over the next five years, the partnership estimates.

"It's terrific that we've got the private sector stepping up with this kind of investment fund," said Carol Galante, director of the Turner Center for Housing Innovation at the University of California, Berkeley.

The most important thing, she said, is that the investment fund is flexible in what kinds of housing and programs it can fund and can fill a gap between what public subsidies and private capital typically fund. That is key for housing the "missing middle" — people who earn too much to qualify for subsidized housing but don't earn enough to afford market-rate housing. Most new housing that is built in the Bay Area falls on either end of the affordability spectrum: subsidized for low-income residents or high-end luxury.

Most of the subsidies, grants and public funding for low-income housing can't be used for moderate or middle-income housing, Galante said, and at the same time market-rate developers target the high end since because development costs are so high in the Bay Area.

The partnership wants to provide developers with low-cost financing that they can use to build new housing or acquire existing buildings that are "naturally affordable," which tend to be smaller, older apartment buildings where landlords don't charge exorbitant rents.

Some cities such as San Francisco and Oakland already have those types of programs, but many smaller cities do not.

"We need to get outside the current ecosystem," Galante said. "If it's just the same thing that all the government is doing, it won't be as effective. (The partnership's) intent is to be nimble and insert themselves in the gaps that need to be filled."

One key driver of the housing crisis is that the Bay Area has added about 750,000 jobs since 2010 but cities have only permitted 167,200 homes, according to the Building Industry Association of the Bay Area. That means that for every 4.5 jobs created, only one new home entered the pipeline. Economists say regions should add 1.5 homes per new job to maintain a balanced housing market. That means the Bay Area should have produced three times as many homes as it has since 2010.

"The problem is not a lack of people wanting to build homes and lack of capital to build homes, it's the lack of political will at the local level," said Matt Regan, senior vice president of public policy for the Bay Area Council, an advocacy organization funded by businesses.

It can take developers several years to secure city approvals to build housing, which adds millions to the cost of producing housing. Often, Bay Area cities reject or downsize housing proposals — even those that comply with zoning regulations — based on neighborhood opposition.

"We talk a great game about affordable housing, but when it comes to permitting it and building it, we put a lot of barriers and burdens on it," Regan said.

Last week, Newsom laid out a plan to take transportation funding away from cities that don't permit enough housing. Most cities in California don't meet the state's annual guidelines for housing production. The result is that the state is undersupplied by 3.5 million homes, according to a 2018 report from the nonprofit Up For Growth California.

Meanwhile, the cost of building new housing is making some housing proposals financially infeasible even though housing prices are higher than ever in some parts of the Bay Area, said Todd Vitzthum, a broker with Grey Star who specializes in land sales.

The partnership could make a difference if they can help remove barriers to building housing and increase supply.

"Given all of the challenges to building housing in the Bay Area, any new option for subsidy is a great thing," he said.

Blanca Torres
Reporter

San Francisco Business Times



TUESDAY, JANUARY 29, 2019

'THE FUTURE IS NOT PRETTY'

Politicians, tech leaders mull over Bay Area housing crisis at forum

By Marisa Kendall

mkendall@

bayareanewsgroup.com

MOUNTAIN VIEW » With new options on the table to solve the Bay Area's housing shortage, local elected officials and employers need to pick their favorites and make them happen.

That was the message behind a gathering of 200 politicians, corporate leaders, developers and transit providers in Mountain View on Friday. Attendees heard from three panels of housing heavyweights about a range of options: from multiple housing bills in the works, to dozens of ripe-for-development properties owned by VTA and other transit agencies, to Gov. Gavin Newsom's challenge to local tech companies to invest in housing. At the end of the event, each attendee was asked to commit time and money to at least three specific solutions, which they wrote down on a piece of paper and turned in to organizers.

"The future is not pretty. Our present is not pretty," Steve Heminger, executive director of MTC, told the crowd. "If you don't like what traffic looks like today, just you wait if we don't deal with this housing question."

Heminger spoke at LinkedIn's office during the Housing Solutions Forum organized by the Sil-

icon Valley Leadership Group. The event built on momentum that's growing as Sacramento, Bay Area tech companies and local foundations are ramping up their efforts to produce more housing. On Thursday, the Chan Zuckerberg Initiative and several local partners launched a \$500 million affordable housing fund — the Bay Area's largest to date.

Carl Guardino, president and CEO of the Silicon Valley Leadership Group, kicked off the event with a plea: "Let's find areas to work together today for the common good of the citizens in our communities."

His organization will analyze the commitments made by the attendees, and tabulate the most popular ideas Monday.

A major topic of discussion Friday was a 10-point housing plan recently approved by the Committee to House the Bay Area, or CASA. That plan, drafted by 50 stakeholders including local officials and transit agencies, calls for an emergency rent cap, just cause eviction protections, new zoning rules near transit hubs and other changes. Those ideas will translate into 15 new bills, drafts of which will be ready by next month, two CASA leaders said Friday.

"We are full speed ahead. We're ready to go," said CASA co-chair Leslye Cor-

siglia, executive director of SV@Home. "And we're going to need a lot of help."

Heminger also hopes to get at least one CASA initiative on the 2020 ballot.

State Sen. Scott Wiener warned "the pushback is coming" from local cities unhappy with the group's goals, and called on those in the audience Friday to rally behind the 10-point plan.

Wiener also was optimistic about Sacramento's chances for imposing new renter protections this legislative session.

"We're going to see a big push for more tenant protections at the state level, which has really stalled out for so many years," he said. "I think there's actually more opening this time."

The increased activity from state officials has local companies breathing a sigh of relief, said Menka Sethi, global mobility manager of Facebook, which has contributed to housing development through its Catalyst Housing Fund.

"We in the private sector can fund, fund, fund all we want, but at the end of the day, that doesn't get the housing built," she said. "So it's refreshing to see true stepping-up from the public sector."

Panelists also stressed the importance of building housing around transportation hubs, and attendees heard from representatives

of BART, VTA, Muni, train and other major Area transit providers.

VTA owns 25 sites that could be developed up to 6,000 homes, including 2,000 affordable units, said Nuria Fernandez, general manager and CEO of VTA. But half of those properties are not zoned for residential use, meaning the transit agency needs governments to rezone parcels.

BART owns 250 parcels that could be turned into housing. Most of that is used as parking, BART chief planning development officer Menotti said. The challenge is convincing landlords and BART riders to give up their parking spaces to accept new developments in their community.

Some of the housing industry experts who participated in Friday's discussion walked away feeling hopeful. Elaine Breeze, president of development for SummerHill Apartments Communities, was excited to see so many voices from different sectors participating in the discussion. A variety of viewpoints led to better solutions, she said.

It's an exciting time for the Bay Area, Breeze added, "There's just a lot of energy around housing."

Contact Marisa Kendall
408-920-5009.

Here Are the Details of Newsom's Housing Plan

BY CP&DR STAFF

During his campaign, Gov. Gavin Newsom committed to a goal of building 3.5 million housing units in California by 2025 and promised a "Marshall Plan" for housing. The housing strategy he laid out in his budget proposal contains many big ideas – including both carrots and sticks for local government. Here they are:

The Sticks

Short-Term Housing Production

The budget summary says that the Department of Housing & Community Development "will establish higher short-term statewide goals for new housing production across all income levels and will allocate these goals to local jurisdictions." The budget summary does not address the question of whether and how this effort will interact with the Regional Housing Needs Assessment process.

Long-Term Housing Production

The budget summary says that HCD will revamp the current RHNA process and develop a new methodology to determine RHNA targets. This process would almost certainly increase the RHNA numbers for most regions and most local jurisdictions, which could mean that more projects at the local level will be eligible for SB 35 (since local jurisdictions are less likely to meet their targets). Again, the budget summary is silent on the question of how this process might intersect with the existing RHNA process and the role that Councils of Governments might play.

The budget summary also calls for a much more aggressive role to be played by HCD, taking advantage of last year's AB 72, which gives HCD the power to review local housing elements continuously, rather than only at certain points in the RHNA cycle.

Newsom has also said he hopes to link transportation money – specifically, the gas tax money included in the

transportation package last year – to housing production. At his budget press conference he said: "If you're not hitting your goals, I don't know why you get the money." But it is not clear whether he has the legal authority to withhold any transportation funds due to lack of housing production.

Carrots

Newsome has consistently stated that he has put \$1.75 billion in new money on the table for housing. Here's how that breaks down

Grants and Technical Assistance To Achieve High Production Goals: \$250 million

The budget contains \$250 million for grants to local governments to make process changes that will increase housing production. This could include general plan updates, zoning ordinances, and the like. These funds would come on top of the expected \$100-150 million available for similar purposes to local governments under the first year of SB 1, the real estate transfer tax. Thus, local governments could have access to upwards of \$400 million to do housing-related planning.

Cash For Local Governments: \$500 million

In addition, the budget calls for \$500 million in unrestricted funds to be doled out to local governments that hit housing production goals. The budget contains no hint of the mechanism that would be devised to hand out the funds.

Moderate-Income Housing: \$500 Million

A one-time infusion of \$500 million would be given to existing CalHFA moderate-income housing programs.

Low-Income Housing Tax Credit: \$500 million

The state low-income housing tax credit, which is often coupled with federal tax credits in creating affordable housing projects, will be funded at \$500 million – a more

>>> Here Are the Details of Newsom's Housing Plan

— CONTINUED FROM PAGE 13

than \$400 million increase.

OTHER PROPOSALS

Enhanced Infrastructure Financial Districts

Newsom has proposed removing the vote requirement for EIFDs and encouraging a strategy that pairs EIFDs with Opportunity Zone investments.

State Surplus Land

Newsom has proposed an ambitious effort to prioritize state-owned surplus land for affordable housing projects, which may or may not require local approval.

A couple of days after the budget, Newsom issued an executive order calling on the Department of General Services to do an immediate inventory of state-owned parcels and HCD to create a screening tool for suitability for affordable housing.

The executive order also holds out the possibility of local governments and the state swapping property, if the locals

own property suitable for affordable housing.

WHAT'S NOT IN THE PACKAGE

Newsom's package does *not* contain two strategies often discussed as necessary for a major housing effort:

No major CEQA reform. With labor strongly supporting CEQA, Newsom chose not to propose major CEQA reform, though he may be counting on SB 35 and potential subsequent legislation to create ministerial processes that end-run CEQA. He did propose CEQA streamlining for homeless projects.

No redevelopment or TIF programs. Local governments have often said they cannot hit affordable housing goals without a revival of redevelopment or some similar tax-increment financing system that includes school property tax funds, which would be a hit on the state general fund budget. Newsom did not propose any redevelopment or TIF programs that would hit the state general fund on a permanent basis. ■

Position Available, SCAG

Southern California Association of Governments, Executive Director

The Southern California Association of Governments represents the country's largest metropolitan planning organization. The six-county SCAG region includes Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura Counties, and 191 cities covering 38,000 square miles. The Executive Director reports directly to the Executive Committee (Regional Council Officers and Policy Committee Chairpersons of the Regional Council) and oversees an organization with 145 allocated positions and an annual budget in excess of \$72.5 million. The ideal candidate will be a strategic thinker with the ability to guide concepts into action and possess a keen and deep understanding of SCAG's membership. This position requires significantly responsible managerial and administrative experience in

regional, city, county, state or federal administration or planning with at least seven years in a highly responsible leadership and executive management capacity. An advanced degree is strongly preferred. This is a highly compensated executive level (at-will) position that will result in a mutually agreeable and negotiated employment agreement. Starting salary will be DOQ.

Interested candidates should apply by submitting a comprehensive résumé, a compelling cover letter, and a list of professional accomplishments to apply@ralphandersen.com no later than **February 28, 2019**. Confidential inquiries are welcomed to Ms. Heather Renschler, Ralph Andersen & Associates at (916) 630-4900. Detailed brochure online at www.ralphandersen.com/jobs/executive-director-scag/.

SELECT A CITY ~

INDUSTRIES & TOPICS



NEWS

LISTS & AWARDS

PEOPLE & COMPANIES

EVENTS

MORE...

**FOR THE EXCLUSIVE USE OF LESLIE.LITTLE@MORGANHILL.CA.GOV**

From the Silicon Valley Business Journal:

<https://www.bizjournals.com/sanjose/news/2019/02/04/gavin-newsom-california-housing.html>

What's Gavin Newsom's plan to tackle California's housing crisis?

Feb 4, 2019, 5:34am PST

Subscriber-Only Article Preview | For full site access: [Subscribe Now](#)

From the poor folks living in cars or camping in parks, to reports suggesting rents are outstripping both wages and new construction, to builders saying they would build more if they could, no one disagrees: California needs more housing.

As perhaps the largest single issue facing the new gubernatorial administration, then, it makes sense that new Gov. Gavin Newsom has made housing a top priority, with a flurry of proposals to boost supply contained in his proposed 2019-20 state budget. Following that, Newsom has ordered other steps outside the budget process toward the same end, and talked of meeting with apartment owners and other groups to address rents.

The net goal, according to Newsom, can be defined in pure numbers: Boosting the state's new housing supply by 3.5 million units by 2025, or more than 583,000 a year, every year. California hasn't built that much in any year going back to the 1950s; the closest it came was in 1963, according to the state Construction Industry Research Board, when the figure was 322,018.

Even during the homebuilding boom of the early 21st century, fueled by loose lending, the state's 2004 peak was 212,960, less than half the figure the new governor is aiming for.

Those daunting statistics aside, many housing industry players and observers believe it's worth the effort.

"If you can unleash the private sector along with the affordable housing component, you can approach those figures," said Dan Dunmoyer, president for the California Building Industry Association, the statewide advocacy group for homebuilders.

Newsom's housing push has a number of components, both building on existing programs and in some cases creating new ones. Those contained in the budget proposal include:

- Tying distribution of state transportation money to municipalities building their fair share of housing
- Allocating \$500 million from the state budget for an expanded loan program to mixed-income developments receiving lower-than-typical subsidies from state programs
- Another \$750 million from the state budget to partner with local governments to get housing projects processed more quickly, and establish higher short-term goals for new housing production
- Committing \$500 million specifically to build housing for the homeless, accompanied by streamlined environmental review for new shelters
- Encouraging the creation of more enhanced infrastructure financing districts to pair with federally designated opportunity zones to create housing in poorer communities



STEPHANIE HAYS | SACRAMENTO BUSINESS JOURNAL
Gov. Gavin Newsom plans to build 3.5 million homes by 2025.

In addition, Newsom has endorsed legislation making it easier to build housing near transit stops, reviewing fee structures that discourage housing and taking another look at modifying the California Environmental Quality Act to ensure it's used to take environmental impacts into account rather than to just stymie housing projects. He's also asked for an inventory of state-owned properties where new housing could be developed, and floated the idea of working with apartment owners to cap rent increases.

On the surface, the list of policy options would seem likely to have an effect in the Sacramento region. Officials with the city of Sacramento are pushing investors and developers to initiate projects in opportunity zones. And tying transportation dollars to building homes could prod cities like Davis, where residents like new bike trails but blanch at many housing proposals.

Many challenges

Greg Paquin of The Gregory Group, a Folsom-based consulting firm to homebuilders, said a bold, long list of policy prescriptions is what's needed. Beyond just approvals, he said, builders face fluctuating materials costs and a shortage of labor as hindrances to producing more homes.

"It's time to start making some difficult choices and decisions," he said. "It's only going to get harder if we don't."

He also said he'd endorse CEQA reform and encouraging more housing near transit, as well as re-using forlorn commercial properties. But Paquin noted that as a developer has pushed to redevelop a mall in Cupertino in recent years, residents have come out in force to oppose it.

Paquin said that policymakers should pay more attention to voters who favor more housing in their communities, and not just to those who oppose it.

But even with widespread agreement about the need for more housing, there's less unanimity on what kind or how.

Before Newsom released his proposals, Housing California, a statewide nonprofit advocacy group for affordable housing, preached emphasis on new projects for lower incomes. State residents with less money are feeling the effects of the housing crunch most severely, said executive director Lisa Hershey.

Housing California's seven-point plan for addressing the housing crisis includes a collaborative leadership approach to the issue, moving the conversation away from housing as a commodity or consumer product, and tracking the progress of new programs and policies as they're implemented to see how well they're working.

"I am optimistic, if everyone comes up with bold solutions, paired with equity," Hershey said. "Even business owners recognize this is an issue for their employees."

Building on measures approved by state voters last November, Newsom's proposals would include large investments in new affordable housing. But Dunmoyer, of CBIA, said those dollars need to be put in context of how expensive California housing is to build.

The state has \$12 billion in bonds set aside for affordable housing, he said, but such housing typically costs about \$580,000 a unit. Affordable projects often are more expensive on a per-unit basis because of prevailing-wage requirements for the contractors that work on them, builders can't pass along as many costs because future residents have lower incomes and affordable housing require financing to be cobbled together through several mechanisms. Because of the high cost of affordable housing, that \$12 billion in bonds will pay for 20,000 to 25,000 units at best, Dunmoyer said. The goal for new housing is in the millions.

Meeting that goal will therefore also require building more market-based, middle-income housing, Dunmoyer said. He said that the price tag for 3.5 million homes is about \$2 trillion, far beyond the scope of even the state's budget. "On the private side, those are big numbers, but they're not out of whack."

Dunmoyer believes CEQA reform is a challenge the new governor has to tackle. Newsom's predecessor, Gov. Jerry Brown, also pledged to reform CEQA when he took office in 2011, but toward the end of his tenure said that it was too difficult to achieve.

Dunmoyer said the state also needs to dig into the details of fees that go into construction of every home, as the pass-through costs they create make it difficult for builders to create affordable housing.

Newsom's policy goals for working with local jurisdictions would seem to echo another request of builders, for a single point of contact a builder can turn to as a project is processed by a myriad of public agencies.

"We have found ourselves lost inside of a bureaucracy, and we can't find a way to yes," Dunmoyer said.

While they constitute the strongest policy directives from the governor's office for housing in decades, what Newsom has laid out hasn't met universal acclaim. After the policy was released, affordable housing advocates said too much of it centers on giving leeway to private companies that typically don't build housing for people at the lower end of the spectrum. Tenant advocacy groups said rent control is also missing from the discussion.

The state budget proposal in January is typically an opening salvo; state legislators, economic conditions and the governor's own priorities can and often do shift the budget's makeup before its final adoption in June.

But in announcing his policies, Newsom has signaled he sees nothing less than the state's future at stake if housing isn't made a priority.

"The cost of housing — both for homeowners and renters — is the defining quality-of-life concern for people across the state," he said in announcing one set of new policies this month. "Housing costs threaten to erode our state's long-term prosperity and are driving hardworking Californians to look for opportunities elsewhere."

Ben van der Meer
Staff Writer
Sacramento Business Journal



HOUSING, COMMUNITY & ECONOMIC DEVELOPMENT
Legislative Agenda
January 17, 2019

1. SB 50 (Wiener) More HOMES Act (Housing, Opportunity, Mobility, and Stability)

Bill Summary:

SB 50 (Wiener) is a developer opt-in bill that would exempt specified housing projects from locally adopted parking requirements, density limits, height maximums limits less than 55 feet, and floor area ratio (FAR) maximums less than 3.25.

Bill Description:

Key Definitions

“Affordable” means available at affordable rent or affordable housing cost to, and occupied by, persons and families of extremely low, very low, low, or moderate incomes, as specified in context, and subject to a recorded affordability restriction for at least 55 years.

“High-quality bus corridor” means a corridor with fixed route bus service that meets all of the following criteria:

- It has average service intervals of no more than 15 minutes during the three peak hours between 6 a.m. to 10 a.m., inclusive, and the three peak hours between 3 p.m. and 7 p.m., inclusive, on Monday through Friday.
- It has average service intervals of no more than 20 minutes during the hours of 6 a.m. to 10 a.m., inclusive, on Monday through Friday.
- It has average intervals of no more than 30 minutes during the hours of 8 a.m. to 10 p.m., inclusive, on Saturday and Sunday.

“Job-rich housing project” means a residential development within an area identified by the Department of Housing and Community Development and the Office of Planning and Research, based on indicators such as proximity to jobs, high area median income relative to the relevant region, and high-quality public schools, as an area of high opportunity close to jobs. A residential development shall be deemed to be within an area designated as job-rich if both of the following apply:

- All parcels within the project have no more than 25 percent of their area outside of the job-rich area.
- No more than 10 percent of residential units or 100 units, whichever is less, of the development are outside of the job-rich area.

“Transit-rich housing project” means a residential development the parcels of which are all within a one-half mile radius of a major transit stop or a one-quarter mile radius of a stop on a high-quality bus corridor. A project shall be deemed to be within a one-half

mile radius of a major transit stop or a one-quarter mile radius of a stop on a high-quality bus corridor if both of the following apply:

- All parcels within the project have no more than 25 percent of their area outside of a one-half mile radius of a major transit stop or a one-quarter mile radius of a stop on a high-quality bus corridor.
- No more than 10 percent of the residential units or 100 units, whichever is less, of the project are outside of a one-half mile radius of a major transit stop or a one-quarter mile radius of a stop on a high-quality bus corridor.

“Local government” means a city, including a charter city, a county, or a city and county.

“Major transit stop” means a site containing an existing rail transit station or a ferry terminal served by either bus or rail transit service.

“Residential development” means a project with at least two-thirds of the square footage of the development designated for residential use.

“Sensitive community” means an area identified by the Department of Housing and Community Development, in consultation with local community-based organizations in each region, as an area vulnerable to displacement pressures, based on indicators such as percentage of tenant households living at, or under, the poverty line relative to the region.

Specifically, SB 50 (Wiener) is a developer opt-in bill that would require a city, county, or city and county to grant an equitable communities incentive to eligible development proponents. In order to be eligible for an equitable communities incentive, a residential development shall meet all of the following criteria:

- The residential development is either a job-rich housing project or transit-rich housing project.
- The residential development is located on a site that, at the time of application, is zoned to allow housing as an underlying use in the zone, including, but not limited to, a residential, mixed-use, or commercial zone, as defined and allowed by the local government.
- The residential development must comply with a locally adopted inclusionary housing ordinance, if it requires more than 20% for low-income and 11% for very low-income households.
- States that it is the intent of the Legislature to require that any development of _____ or more residential units receiving an equitable communities incentive include housing affordable to low, very low or extremely low income households, which, for projects with low or very low income units, are no less than the number of onsite units affordable to low or very low income households that would be required pursuant to subdivision (f) of Section 65915 for a development receiving a density bonus of 35 percent (20% for low-income and 11% for very low-income households.)
- The site does not contain, or has not contained, either of the following:

- Housing occupied by tenants within the seven years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the application for a development permit.
- A parcel or parcels on which an owner of residential real property has exercised his or her rights under the Ellis Act, Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years prior to the date that the development proponent submits an application.
- The residential development complies with all applicable labor, construction employment, and wage standards otherwise required by law and any other generally applicable requirement regarding the approval of a development project, including, but not limited to, the local government's conditional use or other discretionary permit approval process, the California Environmental Quality Act, or a streamlined approval process that includes labor protections.
- The residential development complies with all other relevant standards, requirements, and prohibitions imposed by the local government regarding architectural design, restrictions on or oversight of demolition, impact fees, and community benefits agreements.
- The equitable communities incentive shall not be used to undermine the economic feasibility of delivering low-income housing under the state density bonus program or a local implementation of the state density bonus program, or any locally adopted program that puts conditions on new development applications on the basis of receiving a zone change or general plan amendment in exchange for benefits such as increased affordable housing, local hire, or payment of prevailing wages.

A residential development that meets the criteria specified above shall receive, upon request, an equitable communities incentive as follows:

- "Job-rich housing project" shall receive the following:
 - A waiver from maximum controls on density.
 - A waiver from maximum automobile parking requirements greater than 0.5 automobile parking spots per unit.
 - Up to three incentives and concessions pursuant to subdivision (d) of Section 65915 (Density Bonus law). These incentives or concessions may include, but are not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation.
- "Transit-rich housing project" shall receive the following:
A residential development within one-quarter mile radius of a stop on a high-quality bus corridor:
 - A waiver from maximum controls on density.
 - A waiver from maximum automobile parking requirements greater than 0.5 automobile parking spots per unit.

- Up to three incentives and concessions pursuant to subdivision (d) of Section 65915 (Density Bonus law). These incentives or concessions may include, but are not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation.

A residential development that is located within a one-half mile radius, but outside a one-quarter mile radius, of a major transit stop and includes no less than ____ percent affordable housing units shall receive an additional incentive as follows:

- A waiver from maximum controls on density.
- Up to three incentives and concessions pursuant to subdivision (d) of Section 65915 (Density Bonus law). These incentives or concessions may include, but are not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation.
- A waiver from maximum height requirements less than 45 feet.
- A waiver from maximum FAR requirements less than 2.5.
- A waiver from maximum automobile parking requirement.

A residential development that is located within a one-quarter mile radius of a major transit stop and includes no less than ____ percent affordable housing units shall receive an additional incentive as follows:

- A waiver from maximum controls on density.
- Up to three incentives and concessions pursuant to subdivision (d) of Section 65915 (Density Bonus law). These incentives or concessions may include, but are not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation.
- A waiver from maximum height requirements less than 55 feet.
- A waiver from maximum FAR requirements less than 3.25.
- A waiver from any maximum automobile parking requirement.

Notwithstanding any other law, for purposes of calculating any additional incentive or concession in accordance with Section 65915, the number of units in the residential development after applying the equitable communities incentive received pursuant to this chapter shall be used as the base density for calculating the incentive or concession under that section (Density Bonus law).

An eligible applicant proposing a project that meets all of the requirements under Section 65913.4 (SB 35 streamlining) may submit an application for streamlined, ministerial approval in accordance with that section.

A local government may modify or expand the terms of an equitable communities incentive provided that the equitable communities incentive is consistent with, and meets the minimum standards specified in, this chapter.

It is the intent of the Legislature that, absent exceptional circumstances, actions taken by a local legislative body that increase residential density not undermine the equitable communities incentive program.

“Sensitive community” delayed implementation - It is the intent of the Legislature that implementation of SB 50 be delayed in sensitive communities until July 1, 2020.

It is further the intent of the Legislature to enact legislation that does all of the following:

- Between January 1, 2020, and _____, allows a local government, in lieu of the requirements of this chapter, to opt for a community-led planning process aimed toward increasing residential density and multifamily housing choices near transit stops.
- Encourages sensitive communities to opt for a community-led planning process at the neighborhood level to develop zoning and other policies that encourage multifamily housing development at a range of income levels to meet unmet needs, protect vulnerable residents from displacement, and address other locally identified priorities.
- Sets minimum performance standards for community plans, such as minimum overall residential development capacity and the minimum affordability standards set forth.
- Automatically applies the provisions of this chapter on January 1, 2025, to sensitive communities that do not have adopted community plans that meet the minimum standards whether those plans were adopted prior to or after enactment.

Fiscal Impact:

No direct fiscal impact to cities.

Existing League Policy:

Zoning

The League believes local zoning is a primary function of cities and is an essential component of home rule. The process of adoption, implementation and enforcement of zoning ordinances should be open and fair to the public and enhance the responsiveness of local decision-makers. State policy should leave local siting and use decisions to the city and not interfere with local prerogative beyond providing a constitutionally valid procedure for adopting local regulations. State agency siting of facilities, including campuses and office buildings, should be subject to local notice and

hearing requirements in order to meet concerns of the local community. The League opposes legislation that seeks to limit local authority over parking requirements.

Comments:

What is a "job-rich housing project?"

SB 50 fails to define "job-rich housing project." As currently drafted, HCD and OPR are tasked with making the determination. Without this definition it is impossible to determine the full scope of communities that may be impacted by this measure. Additionally, SB 50 waives maximum density controls and reduces parking to a maximum of .5 parking spots per unit, even though the community may not have access to public transit. This is inconsistent with the desire to add density near major transit stops.

What is a "sensitive community?"

Much like a "job-rich housing project", "sensitive community" is not defined. As drafted, HCD and OPR, in consultation with local community-based organizations from the region, are tasked with determining these communities. It should be noted that local governments are excluded from the consultation process.

When does CEQA apply?

SB 50 clearly states that residential projects seeking an equitable communities incentive shall comply with CEQA. However, it is unclear if CEQA will be conducted before or after the incentive is applied. It would be most appropriate to undergo the environmental review process after the incentive has been applied so that the entire project can be considered.

Can a city establish height limitations for "job-rich housing projects" or "transit-rich housing projects" within one-quarter mile of a stop on a high-quality bus corridor?

It is unclear if a city can establish height limitations in these areas. Eligible projects receive up to three incentives and concessions pursuant to Density Bonus law. One possible concession is an exemption from local height limitations. This will need to be clarified.

Mayors in support of SB 50?

It is important to note that several Mayor's are supporting SB 50. Below are their quotes from Senator Wiener's press release.

San Francisco Mayor London Breed:

"San Francisco, along with the entire Bay Area, needs to create more housing if we are going to address the out of control housing costs that are causing displacement and hurting the diversity of our communities. I have seen too many people I grew up with pushed out of San Francisco because we have not built enough housing, especially affordable housing, throughout our entire City. I look forward to working with Senator Wiener and others to make sure SB 50 creates more housing opportunities near transit, while maintaining strong renter protections and demolition restrictions so we are

focusing development on empty lots and underutilized commercial spaces. I want to thank Senator Wiener for his continued leadership in pushing for more housing throughout California.”

Oakland Mayor Libby Shaaf:

“The Bay Area must address our shared housing crisis with bold solutions and this bill is an important step toward inclusive communities where everyone has access to stable housing. I appreciate that Sen. Weiner has included key elements of the CASA process – an 18-month effort by Bay Area government officials and stakeholders to create new regional housing strategies – and I am committed to working with the state legislature to implement these solutions.”

Sacramento Mayor Darrell Steinberg:

“I strongly support the concepts outlined in SB 50 because cities throughout California are in the midst of a housing affordability crisis and we need tools that allow us to meet our housing demands. Recent state reports demonstrate cities are falling well short of the housing, climate and sustainable transit goals California committed to in SB 375, legislation I authored in 2008. Senator Weiner’s legislation provides a vital tool for local governments to meet those goals.”

Emeryville Mayor John Bauters:

“Every city in California has to do its part to solve the housing crisis, and I’m proud to stand with fellow housing champions in support of the More HOMES Act. In addition to the incredible burden on our workers, the housing crisis is now fueling the climate crisis by forcing people into long commutes. We should build much more housing near transit, and I’m excited to support this effort to do so.”

Support-Opposition: (as of 12/4/18)

Support

San Francisco Mayor London Breed, Oakland Mayor Libby Schaaf, Sacramento Mayor Darrell Steinberg, Emeryville Mayor John Bauters, and El Cerrito Mayor Gabriel Quinto, Non-Profit Housing Association of Northern California (NPH), California Apartment Association,

Opposition:

City of Pasadena

Staff Recommendation:

Staff recommends the committee discuss SB 50 and determine a position.

Committee Recommendation:

SELECT A CITY ~

INDUSTRIES & TOPICS



NEWS

LISTS & AWARDS

PEOPLE & COMPANIES

EVENTS

MORE...



FOR THE EXCLUSIVE USE OF LESLIE.LITTLE@MORGANHILL.CA.GOV

From the Silicon Valley Business Journal:

<https://www.bizjournals.com/sanjose/news/2019/01/28/scott-wiener-state-housing-control-legislation.html>

Scott Wiener's battle to give the state some local land-use authority is on again

Jan 28, 2019, 5:00am PST Updated: Jan 28, 2019, 9:56am PST

Subscriber-Only Article Preview | For full site access: [Subscribe Now](#)

San Francisco Sen. Scott Wiener's attempt last year to impose state control on local land-use decisions as a tool for solving California's housing crisis failed.

But with new Gov. Gavin Newsom in office and having learned some lessons from last year, Wiener told a housing forum organized by the Silicon Valley Leadership Group last week that he's doubling down on the idea of shifting some land-use authority to Sacramento.

"Local control is important when it delivers good results," said Wiener, a six-year member of the San Francisco Board of Supervisors until taking office as a state senator in 2016. "The system of pure local control on housing, which is what we have had in California, essentially has not worked. We have to have — not an elimination of local control — but a better balance where the state sets clear and enforceable standards to get us where we need to go."

Wiener made the comment in response to a question from J. Jennings Moss, editor-in-chief of the Silicon Valley Business Journal, who moderated a forum panel on legislative and local housing solutions.

Wiener said labor is on his side in the Legislature this year, and he's also picked up more support from what he called the "equity-progressive community." Newsom has proposed tying state transportation funding to local cities' compliance in meeting housing goals.

"We are expanding that coalition and we're getting more and more local elected officials who are officially endorsing the bill," Wiener said. "And many more who quietly telling me, 'I can't say it publicly, but I support what you're doing.'"

David Chiu of San Francisco, who chairs the Assembly's committee on housing and community development, agreed with Wiener that Newsom will help move more innovative housing solutions.

"He has called for the Marshall Plan when it comes to the state and how we address housing," Chiu said, "and in particular, we know in the Bay Area we've been the epicenter of the housing crisis."

Just a week before the forum, the Orange County city of Huntington Beach filed suit seeking to overturn a housing law known as Senate Bill 35, which took effect last year and would streamline the process for new housing developments that meet certain conditions, such as requiring union labor. On Friday, the state sued Huntington Beach in an attempt to force it to plan more affordable housing.

SB 35 went into effect last year and has been tapped by Sand Hill Property Co., the developer seeking to redevelop Cupertino's Vallco shopping center into a large mixed-use project with thousands of new housing units and millions of



TODD JOHNSON | SAN FRANCISCO BUSINESS TIMES

State Sen. Scott Wiener — pictured here at a pro-housing rally in San Francisco in June 2015, when he was a supervisor in the city — has pushed in recent years for greater state control as a way to encourage housing development in California.

square feet of commercial space. More recently, an affordable housing developer tapped the state law to propose an 87-unit project in San Jose.

Chiu told the forum, held at Mountain View's LinkedIn headquarters, that he hopes the Legislature will also take steps to reinstate some form of redevelopment agencies, which were abolished under Gov. Jerry Brown's administration, an affordable housing tax credit and reform of California's environmental law, known as CEQA, as other tools to increase housing construction.

Jody Meacham
Reporter
Silicon Valley Business Journal



Stop deepening the Bay Area transportation, housing crisis

Here's an idea to address the Bay Area's transportation and housing crisis: Stop making it worse.

Since the Great Recession, the Bay Area has added 722,000 jobs but constructed only 106,000 housing units.

Little wonder rents and home prices have soared — and even people with jobs live in cars or on the streets. Little wonder freeways are gridlocked and commuter trains are packed.

It's time to stop digging this housing deficit hole deeper. We need more housing. But we need it in the right places.

Bay Area cities with housing shortfalls — San Francisco, Cupertino, Menlo Park and Palo Alto, for example — should stop adding more buildings for jobs unless they provide commensurate new housing.

Conversely, areas with serious job deficits — East Contra Costa is the poster child — should be barred from adding new housing without new places for residents to work.

Here's the fundamental problem: San Francisco and most of Silicon Valley generally have more jobs than workers living there. The East Bay has more workers than jobs.

Consequently, our freeways and public transit systems overflow in the morning with commuters headed toward San Francisco and Silicon Valley. In the evening, the crush runs in the opposite direction.

And the intra-county imbalance between jobs and housing exacerbates the gridlock. For example, in Santa Clara County, while Palo Alto imports workers every morning, San Jose exports them.

We keep raising taxes to increase commute capacity, but long term that's an exorbitantly costly fool's errand — especially when we ignore underutilized capacity in the counter-commute direction. We are only making the situation worse.

The key is to put jobs next



Daniel Borenstein

to housing and housing next to jobs.

That won't happen on its own. Our convoluted property and sales tax systems discourage housing construction. So, this will require action by the Legislature and Gov. Gavin Newsom.

What's needed are rules that prohibit cities with housing deficits from approving commercial and office buildings unless they also approve new housing for employees who would work in those buildings.

And in cities with severe job deficits, the rules should be reversed. Residential development approvals should require construction of commensurate facilities for jobs.

Before business leaders, especially from tech companies, and local politicians howl about killing economic growth and impinging on local control, they should admit that they're a big part of the problem.

They should recognize that current unaffordable housing prices and ridiculous commutes already threaten to undermine the long-term success of the region.

And they should acknowledge the obvious, that companies keep expanding — and local governments keep letting them — without meaningful regard for providing adequate housing.

For example, Cupertino, even before the opening of the massive new Apple campus, had 1.5 jobs for every member of the labor force who lives in the city, according to 2016 U.S. Census data compiled by the Metropolitan Transportation Commission. Palo Alto had 2.8 jobs per worker; Santa Clara and Mountain View had about 1.7 jobs per worker; and San Francisco had 1.3.

Conversely, in the South Bay, San Jose, with a 0.8 ratio of jobs to workers, needs more employers. In the East Bay, the same goes for Oakland, at just below 0.9 — that's nine jobs for every 10 residents in the workforce.

And, in East Contra Costa County, the cities of Pittsburg, Antioch, Oakley and Brentwood should be prohibited from approving more housing. They have a combined ratio of 0.4 just four jobs for every 10 residents in the workforce.

It's absurd. For more than four decades, leaders of those four cities, backed by politically powerful developers, have tried to convince voters that if they keep building residential housing the jobs would follow. It's not going to happen.

As for cities with job surpluses, state mandates requiring commensurate housing would force employers to want new space to partner with housing developers to ensure homes are built. Or, better yet, those employers might opt to locate where workers already live.

Either way it would ease the stress on our transportation systems — and environment. As a taxpayer, I'm tired paying for more road and transit expansions to meet the needs of multibillion-dollar companies that refuse to do the responsible thing.

Some caveats to the housing mandate: The affordability of the required housing should be matched to likely jobs that would fill the new offices and commercial centers. And, to encourage public transit use, the mandates might include fees for homes or business construction near commuter rail stations or existing major bus corridors.

Local and state leaders understand the Bay Area faces a housing crisis. Unfortunately, solutions under discussion are incremental steps that don't address the fundamental problem. Not only have we failed to build enough housing, we've also failed to put it near jobs.

It's time to fix that.

Daniel Borenstein is the East Bay Times Editorial Page Editor. Reach him at dborenstein@bayareanewsgroup.com.



PLANNING COMMISSION STAFF REPORT

MEETING DATE: February 12, 2019

PREPARED BY: John Baty, Principal Planner/Development Services
APPROVED BY: Jennifer Carman, Community Development Director

VACANT LAND INVENTORY UPDATE

RECOMMENDATION(S)

Accept presentation on City's Vacant Land Inventory

BACKGROUND:

The purpose of this item is to provide the Planning Commission with an update on the City's Vacant Land Inventory. Attached are summaries, tables, and maps that describe the residential and commercial/industrial vacant lands within the existing Morgan Hill City Limits.

California Environmental Quality Act (CEQA):

The presentation of the vacant land inventory is not a Project as an administrative activity that will not result in direct or indirect physical changes in the environment.

LINKS/ATTACHMENTS:

1. Residential VLI Summary and Tables
2. Residential VLI Map
3. Commercial / Industrial VLI Summary and Tables
4. Commercial / Industrial VLI Map

City of Morgan Hill

Vacant and Underutilized Residential Land Inventory w/in (e) City Limits

Single Family	Acres	Units
Available	134	266
Constrained	133	86
New Project	29	19
Entitled	60	67
SF Total	355	438

Multi-Family	Acres	Units
Available	33	439
Constrained	29	330
New Project	29	231
Entitled	24	450
MF Total	116	1,450

Grand Total	471	1,888
--------------------	------------	--------------

Single Family	Acres	Units
Available + Constrained	267	352

Multi-family	Acres	Units
Available + Constrained	63	769

Total Available + Constrained	330	1,121
--------------------------------------	------------	--------------

Vacancy Categories

VA = Vacant and Available (no apparent constraints on at least a portion of site, no entitlements)

VC = Vacant, but Constrained by natural feature(s) and/or other limitations

NP = Vacant w/ New Project on-file (not yet entitled)

VE = Vacant w/ one or more Planning processes completed, but not under construction

Single Family = OS - Open Space, RE - Residential Estate, RDL & M - Residential Detached Low and Medium

Multi-Family = MUF - Mixed Use Flex, RAL & M - Residential Attached Low & Medium, MU - Mixed Use

ID	APN	ACRES	ADDRESS	GENERAL PLAN	ZONING	VACANCY CATEGORY	UNITS (entitled, proposed, or estimated)
1	72801002	39.52	17101 KRUSE RANCH LN	OS	OS	VE	3
		39.52					3

ID	APN	ACRES	ADDRESS	GENERAL PLAN	ZONING	VACANCY CATEGORY	UNITS (entitled, proposed, or estimated)
2	77307021	0.74	16870 PRICE CT	RE	RDL 20,000	VA	1
3	76403024	0.90	2105 ROCKY RIDGE RD	RE	RE 1	VA	1
4	76430006	1.03	CASTLE LAKE CL	RE	RE 1	VA	1
5	76403017	1.08	BLACK OAK CT	RE	RE 1	VA	1
6	76403003	1.08	2200 ROLLING HILLS DR	RE	RE 1	VA	1
7	76431037	1.16	640 SPARHAWK DR	RE	RE 1	VA	1
8	76445021	1.27	18580 CASTLE HILL DR	RE	RE 1	VA	1
9	76403023	1.29	2055 ROCKY RIDGE RD	RE	RE 1	VA	1
10	76403030	1.69	18025 WOODLAND AV	RE	RE 1	VA	1
11	76445031	1.95	CASTLE HILL DR	RE	RE 1	VA	1
12	76445007	2.27	18470 CASTLE HILL DR	RE	RE 1	VA	1
13	76445030	2.34	CASTLE HILL DR	RE	RE 1	VA	1
14	77332011	2.85	18200 SABINI CT	RE	RE 1	VA	1
15	76429038	2.96	975 LLAGAS RD	RE	RE 1	VA	1
17	77332012	3.55	1092 LLAGAS RD	RE	RE 1	VA	2
18	72802004	3.79	E DUNNE AV	RE	RE 1	VA	3
19	77332010	3.80	1100 LLAGAS RD	RE	RE 1	VA	2
21	76429037	4.81	1005 LLAGAS RD	RE	RE 1	VA	1
22	72802006	8.27	2275 E DUNNE AV	RE	RE 1	VA	5
		46.82					27
24	76703001	10.02	155 W DUNNE AV	RE	RE 2.5	VC	2
26	76429035	2.50	18414 LLAGAS CREEK DR	RE	RE 1	VC	2
29	77328014	4.10	1045 APPIAN WY	RE	RE 1	VC	1
31	76427027	9.40	18580 MURPHY SPRINGS CT	RE	RE 2.5	VC	1
32	76430001	8.00	965 LLAGAS RD	RE	RE 1	VC	1
33	76427024	22.71	18450 SHADOW BROOK WY	RE	RE 2.5	VC	1
34	76428007	48.94	LLAGAS VISTA DR	RE	RE 1	VC	1
		105.67					9
16	76703036	3.10	W DUNNE AV	RE	RE 1	NP	1
23	72802003	8.33	2275B E DUNNE AV	RE	RE 1	NP	6
25	77902023	17.27	14905 SANTA TERESA BL	RE	RE 1	NP	12
		28.70					19
20	77332013	4.60	1110 LLAGAS RD	RE	RE 1	VE	4
		4.60					4

ID	APN	ACRES	ADDRESS	GENERAL PLAN	ZONING	VACANCY CATEGORY	UNITS (entitled, proposed, or estimated)
35	72807045	0.28	1970 DIANA AV	RDL	RDL 12,000	VA	1
36	72618039	0.29	17500 WALNUT GROVE DR	RDL	RDL 12,000	VA	1
37	72807007	0.31	1860 DIANA AV	RDL	RDL 12,000	VA	1
38	72924018	0.33	15860 JACKSON OAKS DR	RDL	RPD	VA	1
39	72807033	0.36	17422 MICHELLE CT	RDL	RDL 12,000	VA	1
40	72921018	0.37	16050 JACKSON OAKS DR	RDL	RPD	VA	1
41	72918015	0.37	16335 JACKSON OAKS DR	RDL	RPD	VA	1
42	72807058	0.43	17450 CRISTINA CT	RDL	RDL 12,000	VA	1
43	72935005	0.49	17245 QUAIL CT	RDL	RDL 20,000	VA	1
44	72911003	0.53	16595 OAK VIEW CL	RDL	RPD	VA	1
45	72930001	0.54	COPPER HILL DR	RDL	RDL 20,000	VA	1
46	72939041	0.57	17550 HOLIDAY DR	RDL	RDL 20,000	VA	1
47	72942006	0.62	17585 BLUE JAY DR	RDL	RDL 20,000	VA	1
48	72916025	0.63	OAKWOOD CT	RDL	RPD	VA	1
49	72943022	0.63	17606 RACoon CT	RDL	RDL 20,000	VA	1
50	72905017	0.65	17055 OAK LEAF DR	RDL	RDL 12,000	VA	1
56	77308016	0.70	16775 DE WITT AV	RDL	RDL 12,000	VA	1
51	76409004	0.72	280 TILTON AV	RDL	RDL 12,000	VA	2
52	77308081	0.73	PRICE DR	RDL	RDL 12,000	VA	1
53	72929017	0.75	17064 SHADY LANE DR	RDL	RDL 20,000	VA	1
54	76431035	1.03	660 SPARHAWK DR	RDL	RE 1	VA	1
55	72918016	1.04	16325 JACKSON OAKS DR	RDL	RPD	VA	1
		12.36					23

ID	APN	ACRES	ADDRESS	GENERAL PLAN	ZONING	VACANCY CATEGORY	UNITS (entitled, proposed, or estimated)
57	76423002	0.16	DEL MONTE AV	RDM	RDL 7,000	VA	1
58	72636007	0.55	ROSE AV	RDM	RDL 7,000	VA	2
59	76427003	0.69	VIA LOMA	RDM	RE 2.5	VA	1
60	72636078	0.74	PEEBLES AV	RDM	RDL 7,000	VA	3
61	72642008	0.84	BURNETT AV	RDM	PUD	VA	3
62	72609024	1.20	761 DAKOTA DR	RDM	RDL 7,000	VA	5
63	72609004	1.21	765 DAKOTA DR	RDM	RDL 7,000	VA	4
64	76721015	2.37	220 W EDMUNDSON AV	RDM	RDL 9,000	VA	9
67	81760019	2.43	16675 NINA LN	RDM	RDL 12,000	VA	4
65	72607021	2.76	17364 WALNUT GROVE DR	RDM	RDL 9,000	VA	12
66	81720031	61.99	HILL RD	RDM	RDL 7,000 (RPD)	VA	172
		74.94					216
69	76702027	0.21	EVERGREEN DR	RDM	RDL 7,000	VC	1
70	76702028	0.21	EVERGREEN DR	RDM	RDL 7,000	VC	1
71	76702026	0.23	EVERGREEN DR	RDM	RDL 7,000	VC	1
72	76702012	0.81	EVERGREEN DR	RDM	RDL 7,000	VC	3
77	76424013	1.10	18680 HALE AV	RDM	RDL 7,000	VC	4
73	76731033	1.26	15560 SUNNYSIDE AV	RDM	RDL 7,000	VC	3
74	76432025	1.57	18200 CHRISTEPH DR	OS/RDM	RDL 9,000	VC	2
75	76702013	1.96	EVERGREEN DR	RDM	RDL 7,000	VC	5
76	72836012	19.91	1485 COCHRANE RD	RDM	RDL 9,000	VC	57
		27.26					77
79	81760057	1.71	SAN PEDRO AV	RDM	RDL 7,000	VE	6
78	72607089	2.04	17374 WALNUT GROVE DR	RDM	RDL 9,000	VE	9
66	81720031	7.42	HILL RD	RDM	RDL 7,000 (RPD)	VE	22
68	72609002	4.31	DIANA AV	RDM	RDL 7,000	VE	23
		15.48					60

ID	APN	ACRES	ADDRESS	GENERAL PLAN	ZONING	VACANCY CATEGORY	UNITS (entitled, proposed, or estimated)
81	81702025	0.99	SAN PEDRO AV	MUF	MU-F	VA	6
80	76717046	2.92	16595 MONTEREY RD	MUF	MU-F	VA	30
		3.91					36
83	76718046	1.10	MONTEREY RD	MUF	MU-F	VC	5
		1.10					5
82	76717047	2.03	COSMO AV	MUF	MU-F	NP	0
		2.03					0

ID	APN	ACRES	ADDRESS	GENERAL PLAN	ZONING	VACANCY CATEGORY	UNITS (entitled, proposed, or estimated)
85	81703028	0.23	16165 CHURCH ST	RAL	RAL 3,500	VA	1
86	76708037	0.34	55 W DUNNE AV	RAL	D-R3	VA	2
87	81702001	0.90	16685 CHURCH ST	RAL	RAL 3,500	VA	7
90	72636057	0.99	GINGER WY	RAL	RDL 7,000	VA	5
88	81704059	1.00	215 TENNANT AV	RAL	RAL 3,500	VA	6
84	76711030	2.69	335 SPRING AV	RAL	RAL 3,500	VA	21
89	76703005	3.08	DEL MONTE AV	RAL	RAL 3,500	VA	20
		9.23					62
92	76703042	4.00	W DUNNE AV	RAL	RDL 20,000	VC	6
94	76723016	8.02	15335 MONTEREY RD	RAL	RAL 3,500	VC	64
		12.02					70
91	72830004	2.36	1105 HALF RD	RAL	RAL 3,500	NP	19
93	72830001	4.34	MISSION VIEW DR	RAL	RAL 3,500	NP	35
95	72830002	8.34	HALF RD	RAL	RAL 3,500	NP	67
96	72830003	13.72	1105 HALF RD	RAL	RAL 3,500	NP	110
		28.76					231

ID	APN	ACRES	ADDRESS	GENERAL PLAN	ZONING	VACANCY CATEGORY	UNITS (entitled, proposed, or estimated)
106	76712012	0.21	BARNELL AV	RAM	RAM	VA	3
103	72602016	2.30	Walnut Grove	RAM	RAL 3,000	VA	23
104	72612004	4.26	DIANA AV	RAM	RAL 3,500	VA	65
		6.78					91
108	72602012	4.69	E DUNNE AV	RAM/MUF	RPD/PUD	VC	84
107	81709036	5.28	JUAN HERNANDEZ DR	RAM	RAM	VC	78
109	81709055	6.31	TENNANT AV	RAM	RAM	VC	93
		16.28					255
105	72602007	3.50	DIANA AV	RAM	RAM	VE	46
100	72625061	8.49	JARVIS DR	RAM	RAM	VE	
101	72625079	5.65	JARVIS DR	RAM	RAM	VE	
102	72625078	5.36	BUTTERFIELD BL	RAM	RAM	VE	389
		23.00					435

ID	APN	ACRES	ADDRESS	GENERAL PLAN	ZONING	VACANCY CATEGORY	UNITS (entitled, proposed, or estimated)
111	72613030	0.18	80 E 4TH ST	MU	MU-D	VA	2
112	81701078	0.19	MYRTLE AV	MU	MU-N	VA	2
113	81701018	0.19	MONTEREY RD	MU	MU-N	VA	2
114	76708016	0.23	MONTEREY RD	MU	MU-D	VA	2
115	72623019	0.86	E MAIN AV	MU	MU-N	VA	15
125	72623020	0.96	MONTEREY RD	MU	MU-N	VA	12
116	72613049	2.16	DEPOT ST	MU	MU-D	VA	48
117	72623018	2.46	95 E MAIN ST	MU	MU-N	VA	44
118	72615071	6.19	17295 BUTTERFIELD BL	MU	MU-D	VA	123
		13.43					250
122	72623008	1.00	17620 MONTEREY RD	MU	MU-N	VE	15
		1.00					15



(C)
ed (VE)

Vacant Commercial & Industrial Land Inventory w/in (e) City Limits

Category	Acres	Square Footage
Available	235	10,236,600
Constrained	55	2,395,800
New Project	20	871,200
Entitled	58	2,526,480
Total	367	16,030,080

Category	Acres	Square Footage
Available	235	10,236,600
Constrained	55	2,395,800
Total	290	12,632,400

Category	Avg. Parcel Size (acres)
Available	4.4
Constrained	3.4
New Project	2.8
Entitled	2.6

Commercial	Acres
Available	89
Constrained	25
New Project	10
Entitled	54
Total	177

Industrial	Acres
Available	146
Constrained	30
New Project	10
Entitled	4
Total	190

Vacancy Categories

VA = Vacant and Available (no apparent constraints on at least a portion of site, no entitlements)

VC = Vacant, but Constrained by natural feature(s) and/or other limitations

NP = Vacant w/ New Project, not yet entitled

VE = Vacant w/ one or more Planning processes completed, but not under construction

Vacant Commercial and Industrial Lands

2.c

Vacancy Category	Zoning	APN	ACRES
NP	IL	72635020	2.42
NP	IL (PUD)	72830006	18.14
NP	IL (PUD)	72830008	2.181
NP	IL (PUD)	72830009	10.42
NP	CG	72831014	16.095
NP	CH (PUD)/CO	72831015	0.7982094
NP	CG	72831016	12.68

Attachment: Commercial / Industrial VLI Summary and Tables [Revision 2] (2191 : Vacant Land Inventory Update)

Vacant Commercial and Industrial Lands

Vacancy Category	Zoning	APN	ACRES
VA	CBD	72613030	0.18
VA	CBD	72614049	0.48
VA	IL (PUD)	72625026	7
VA	IL (PUD)	72625046	1.17
VA	IL (PUD)	72625047	1.55
VA	IL (PUD)	72625059	3.27
VA	IL (PUD)	72625066	5.57
VA	IL (PUD)	72625068	4.61
VA	IL (PUD)	72625069	4.6
VA	IL (PUD)	72625070	3.4
VA	IL (PUD)	72625071	2.33
VA	IL (PUD)	72625072	2
VA	IL (PUD)	72625073	2
VA	IL (PUD)	72625078	5.36
VA	IL (PUD)	72631004	2.442
VA	IL (PUD)	72631025	2.4
VA	IL (PUD)	72631038	2.65
VA	IL (PUD)	72632025	2.32
VA	IL	72633025	5.03
VA	IL	72633026	3.39
VA	CG (PUD)	72633029	4.41
VA	IL	72634007	3.08
VA	IL	72634013	2.1
VA	IL	72634016	1.08
VA	IL	72634017	2.26
VA	IL	72635015	2.25
VA	IL	72635028	4.92
VA	CG (PUD)	76410008	1.25
VA	CG	76710004	0.2
VA	MUF (PD)	77904074	6.11
VA	CC-R	81701018	0.2
VA	CS	81702047	1.74
VA	IL	81705065	1.34
VA	IL	81705067	1.44
VA	IL	81706006	9.78
VA	IL	81706028	2.56
VA	IL	81706060	8.89
VA	CS	81708029	6.84

Vacant Commercial and Industrial Lands

2.c

Vacancy Category	Zoning	APN	ACRES
VA	CH (PUD)	81709038	1.31
VA	CS (PD)	81709039	4.04
VA	CS (PD)	81709041	13.94
VA	CH (PUD)	81709046	5.53
VA	CI	81711073	5.92
VA	CG (PUD) 1488	81712010	0.83
VA	CG (PUD) 1488	81712011	7.68
VA	CG (PUD) 1488	81712013	5.31
VA	CG (PUD) 1865	81713020	1.25
VA	CG (PUD) 1865	81713021	1.98
VA	CG (PUD) 1865	81713022	1.95
VA	CG (PUD) 1865	81713024	1.5
VA	IL	81729028	12.34
VA	CN	81730080	0.57
VA	IG	81758011	3.37

Attachment: Commercial / Industrial VLI Summary and Tables [Revision 2] (2191 : Vacant Land Inventory Update)

Vacant Commercial and Industrial Lands

2.c

Vacancy Category	Zoning	APN	ACRES
VC	IL	72634006	8.49
VC	CG (PUD)	76410013	2.22
VC	CG (PUD)	76410015	1.6
VC	IL (PUD)	81702055	0.7
VC	IL (PUD)	81702056	0.46
VC	IL (PUD)	81702057	0.46
VC	IL (PUD)	81702060	0.46
VC	IL (PUD)	81702061	0.46
VC	IL (PUD)	81702062	0.51
VC	IL	81706002	5.345
VC	IL	81706064	6.876
VC	IL	81707007	5.3095
VC	CH (PUD)	81708015	5.97
VC	CH (PUD)	81708019	2.34
VC	CH (PUD)	81708030	4.5
VC	CH (PUD)	81708032	11.26

Attachment: Commercial / Industrial VLI Summary and Tables [Revision 2] (2191 : Vacant Land Inventory Update)

Vacant Commercial and Industrial Lands

2.c

Vacancy Category	Zoning	APN	ACRES
VE	CBD	72613049	0.5
VE	CG (PUD)	72625035	13.029
VE	IL (PUD)	72630013	7.9
VE	CG (PUD)	72632021	7.4
VE	IL	72635029	2.44
VE	IL (PUD)	72644005	2.6
VE	CG (PUD)	72817033	10.75
VE	CG (PUD)	72837026	1.16
VE	CG (PUD)	72837042	0.72
VE	CG (PUD)	72837043	0.71
VE	CG (PUD)	72837044	0.7
VE	CG (PUD)	72837045	0.62
VE	CG (PUD)	72837046	0.76
VE	CG (PUD)	72837047	0.7
VE	CG (PUD)	72837048	1.6
VE	CG (PUD)	72837049	0.73
VE	CG (PUD)	72837050	0.65
VE	CG (PUD)	72837051	0.65
VE	CG (PUD)	72837052	0.73
VE	CG (PUD)	72837068	1.64
VE	CBD	76707047	0.11
VE	CN	81729027	1.45

Attachment: Commercial / Industrial VLI Summary and Tables [Revision 2] (2191 : Vacant Land Inventory Update)



**CITY OF MORGAN HILL
VACANT
COMMERCIAL
AND
INDUSTRIAL LAND**

Land Use Types

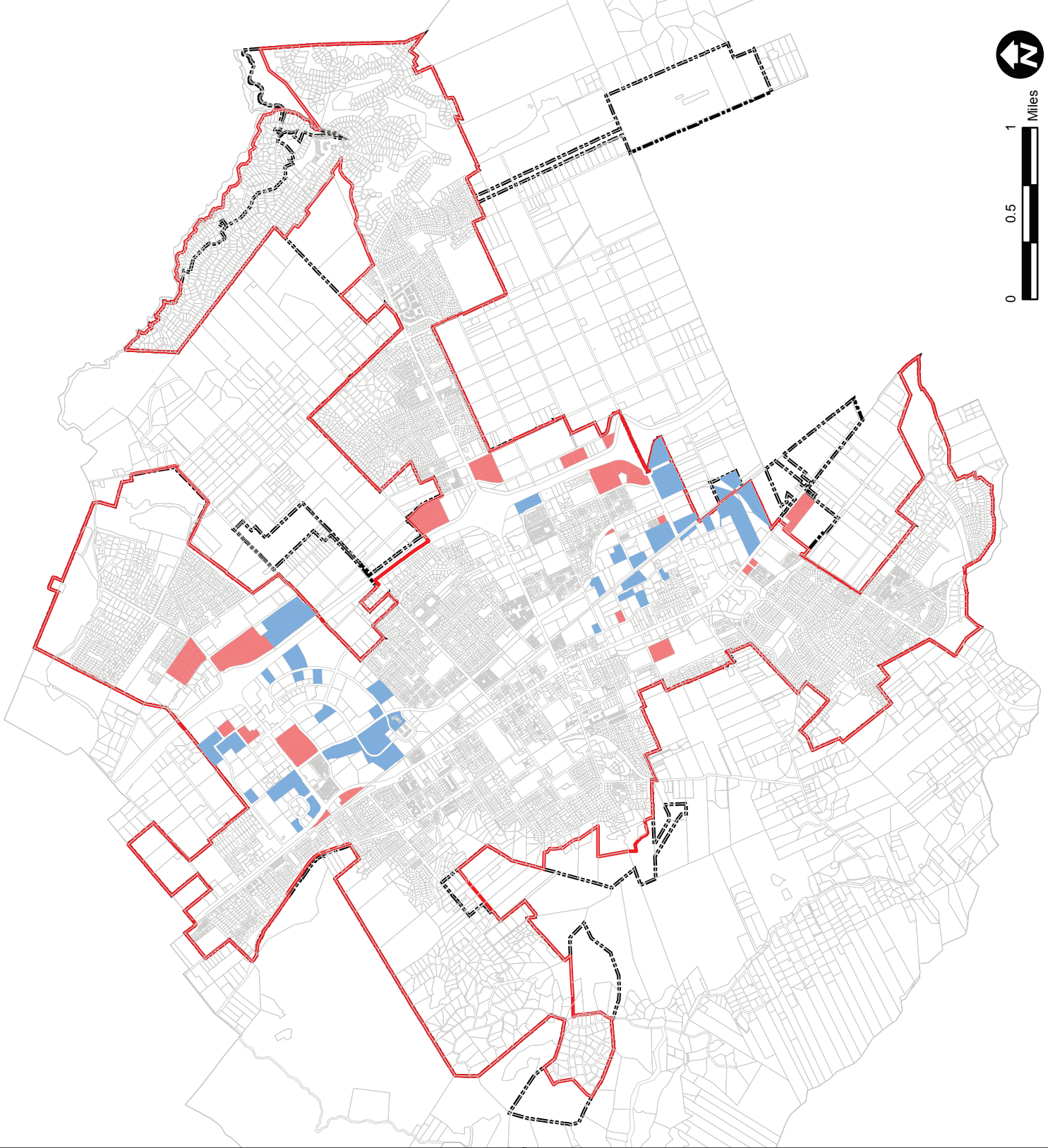
-  Commercial
-  Industrial

Boundaries

-  Parcels
-  Urban Service Area
-  City Boundary

MARCH 2017

This map was produced by the City of Morgan Hill Community Development Department. The data was collected from a variety of sources. However, the City of Morgan Hill makes no representation as to its accuracy, and disclaims any liability to persons who may rely upon it.





PLANNING COMMISSION STAFF REPORT

MEETING DATE: February 12, 2019

PREPARED BY: Anthony Eulo, Program Administrator
APPROVED BY: Jennifer Carman, Community Development Director

PROPOSED MASTER STREET TREE PLAN FOR THE CITY OF MORGAN HILL

RECOMMENDATION(S)

Planning Commission to receive information and provide input on the proposed Master Street Tree Plan.

BACKGROUND:

A Street Tree Master Plan (Attachment 1) was developed for the City of Morgan Hill in 1995 but was never officially adopted. City staff currently recommends trees from the Street Tree Master Plan when considering the appropriate trees for new developments, empty park strips, and replacing old or diseased trees. The existing Street Tree Master Plan Neighborhood District Map is divided into more than thirty zones. In each zone, several tree species are listed as recommended trees to plant based on the species predominantly seen in the area. These recommendations did not consider soil conditions, available space, overhead utilities, drought tolerance, or invasiveness.

The City received a grant from the State to develop an Urban Forest Management Plan (UFMP) for the City of Morgan Hill. A local Urban Forest Advisory Committee started meeting in March of 2018 and continued until July 2018 to guide the development of the UFMP. A subcommittee of “tree experts” from that group was formed to assist in the design and development of a new Master Street Tree Plan (MSTP) (Attachment 2), which will serve as one element of the overall UFMP.

PROJECT DESCRIPTION:

The purpose of this report is to present the City’s new MSTP to the Planning Commission for its review and input.

The new MSTP differs from the Street Tree Master Plan in the following ways:

- The number of zones has been reduced from more than 30 to 7
- Tree species have been specified based on the planting space available
- Honors the existing street tree palette in a zone when possible, but doesn’t blindly follow the existing palette as the old list did
- Recommends and emphasizes drought tolerant species and species with low to moderate root damage ratings

- Includes a list of prohibited trees, those with high root damage ratings, invasive trees, or are otherwise unsuitable for use as a street tree in Morgan Hill

ANALYSIS:

The MSTP has been analyzed with respect to consistency with the 1) General Plan; 2) Municipal Code and 3) California Environmental Quality Act.

1. General Plan

The following General Plan policies are applicable to the MSTP:

City and Neighborhood Form Element

Policy CNF-8.9 Commercial Landscaping. Encourage new commercial development to provide outdoor areas and landscaping and tree canopy to enhance the surroundings.

Policy CNF-8.10 Public Landscaping. Landscape medians and public areas along major streets using drought tolerant plant materials and encourage Caltrans to use drought-tolerant plants along Highway 101.

Transportation Element

Policy TR-3.20 Arterial Design and Landscaping. Require development adjacent to arterial streets to minimize the use of fences and walls wherever possible. Strive to accommodate all modes of travel on arterial streets, and improve the Butterfield Corridor, Monterey Road Corridor, and Hale/Santa Teresa Corridor to the extent feasible as well-landscaped multi-modal boulevards. Continue to implement the program for planting street trees and landscaping arterial streets and major intersections.

Natural Resources and Environmental Element

Policy NRE-6.4 Tree Preservation and Protection. Preserve and protect mature, healthy trees whenever feasible, particularly native trees, historically significant trees, and other trees which are of significant size or of significant aesthetic value to the immediate vicinity or to the community as a whole.

Policy NRE-6.6 Use of Native Plants. Encourage use of native plants, especially drought-resistant species, in landscaping.

Policy NRE-15.9 Urban Forest. Support development and maintenance of a healthy, vibrant urban forest through outreach, incentives, and strategic leadership.

Policy NRE-16.6 Landscaping for Energy Conservation. Encourage landscaping plans for new development to address the planting of trees and shrubs that will provide

shade to reduce the need for cooling systems and allow for winter daylighting.

Consistency

The MSTP will benefit the City of Morgan Hill by providing guidelines to promote a healthy and resilient urban forest. It will ensure that appropriate species are planted in the specified zones to decrease the number of trees dying from drought conditions, reduce emergency maintenance from weak and diseased trees, mitigate hardscape damage to streets and sidewalks, and decrease topping and other invasive pruning methods to large trees that have been planted in poor locations. In return, the City will likely see a decrease in maintenance needs designated to urban forestry responsibilities and see an increase in wildlife habitats and thriving green spaces.

2. Municipal Code

Section 12.28.040 (Master tree list-Determinations) of the Municipal Code, requires approval by the City Council of a Master Tree List. When approved by the City Council the report shall be known as the Master Tree List, shall be placed on file in the office of the City Clerk, and shall thereafter be the official MSTP for the City unless amended.

3. California Environmental Quality Act (CEQA):

The activities described in this Staff Report are categorically exempt pursuant to CEQA Section 15304 (Minor Alterations to Land), as the subject work involves minor replacements of conventional landscapes to water efficient and fire-resistant landscapes, and the creation of natural habitats for wildlife on privately and publicly managed land.

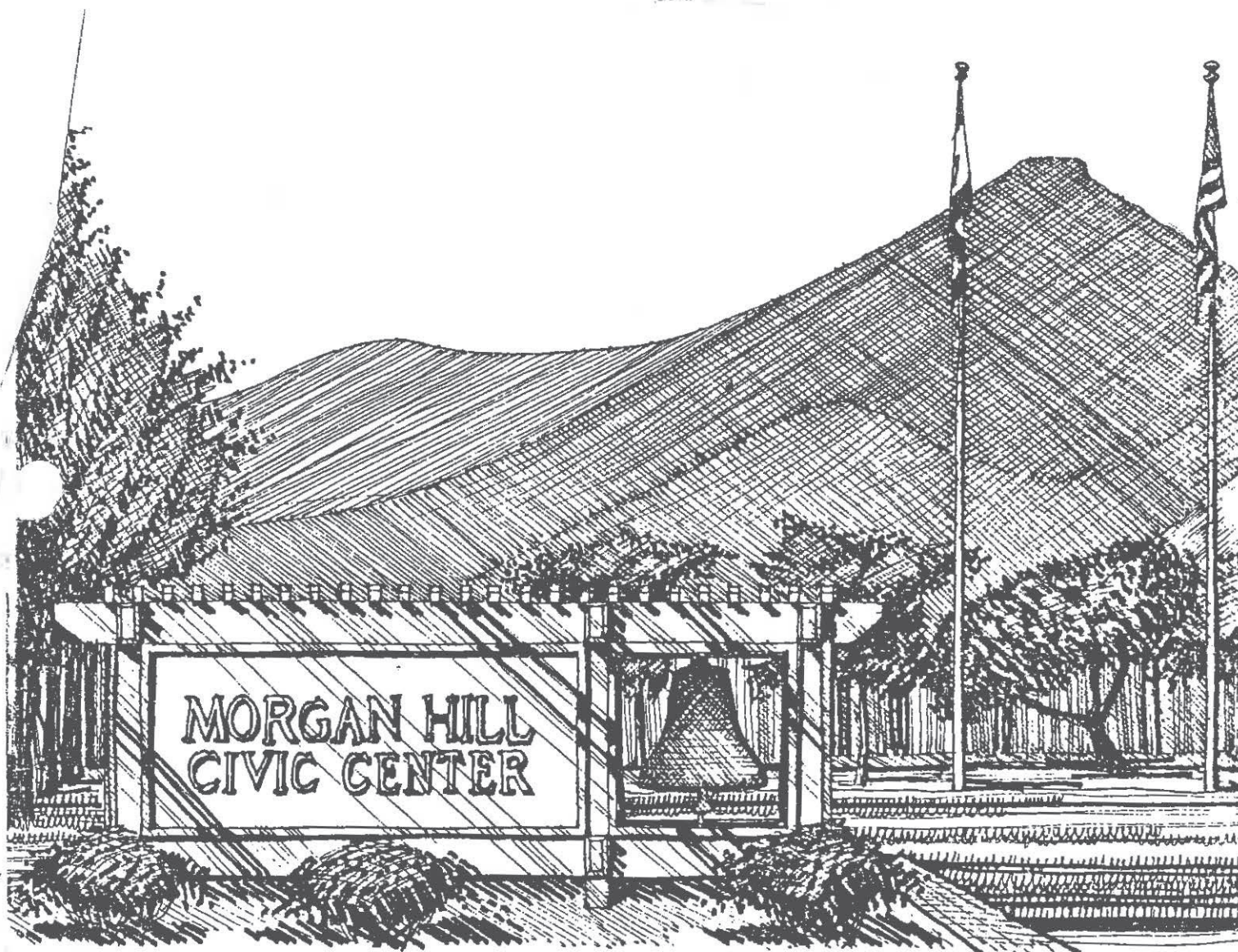
Public Engagement

The City initiated community meetings in August 2018 to compose a MSTP most suitable for Morgan Hill's climate and planning needs. A list was compiled using the expertise of local arborists, landscape architects, horticulturalists, and City staff. The MSTP was completed in December 2018. A draft of the MSTP was distributed to internal and external stakeholders for review and input. The MSTP proposed to the Planning Commission is the result of this collaboration.

LINKS/ATTACHMENTS:

1. 1995 Street Tree Master Plan
2. Proposed Master Street Tree Plan

STREET TREE MASTER PLAN



Attachment: 1995 Street Tree Master Plan (2166 : Trees)

City of Morgan Hill
1995

I. INTRODUCTION

Throughout Morgan Hill's rich history, trees have played a significant role in the community. Trees are an important part of the City's aesthetic appeal, as is evidenced by the wooded hills that serve as a setting and backdrop for the community (Figure 1). Moreover, residents past and present have planted trees throughout the City and built upon this natural beauty.

Figure 1 - Morgan Hill's Setting

Today, Morgan Hill's urban forest continues to move through its life cycle and expand with the growth of the community. Located adjacent to roadways throughout the City, street trees add significantly to the prosperity of Morgan Hill's urban forest (Figure 2).

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Figure 2 - Location of Street Trees**A Street Tree Plan and Program for Morgan Hill**

The City of Morgan Hill has realized the benefits and importance of street trees for some time and has set forth formal policies regarding street trees. Site and architectural review requirements are in place which require that street trees be planted as urban development and redevelopment occurs throughout the City. In addition, Chapter 12.28 of the Morgan Hill Municipal Code addresses several important issues regarding public trees, including "prohibited trees," "unlawful acts against trees," and "tree care, planting, removal and replacement."

CITY OF MORGAN HILL**STREET TREE MASTER PLAN**

While site and architectural review requirements and Chapter 12.28 of the Municipal Code work to promote the City's urban forest, a formal street tree plan and program have not been developed for the community, as called for in the Circulation and Scenic Highways Elements of the City's General Plan (Policies 1H & 1S). Rather, the functions of an informal street tree program have been carried out on a project by project basis as development and redevelopment has occurred. However, under this approach, a long term vision is difficult to establish and maintain. Specifically, the opportunity to develop and implement a plan which contributes to Morgan Hill's sense of place and optimizes General Plan goals, policies and actions is lost.

To establish and maintain a long term vision for the City's street trees and to clearly identify the various concepts, activities and policies regarding them, a formal street tree plan and program are required. This document fulfills these requirements and helps ensure that Morgan Hill will continue to realize the numerous benefits that street trees have to offer.

II. TREES IN THE URBAN ENVIRONMENT

Visual Quality

Certainly the most apparent contribution to the quality of an urban area, trees improve the visual quality of a city. Tree lined streets soften the hard architectural lines of the built environment by interrupting the monotony of urban development (Figure 3). Trees also add to a city's sense of permanence and place.

Functional Benefits

Trees improve the quality of life within a community by providing relief from climatic extremes. During the hot, dry summer months which characterize the climate in Morgan Hill from May through September, trees shade indoor and outdoor living areas and reduce glare. During the rainy winter months from October through April, tree canopies provide a break from persistent winds and diffuse rain so that it can more readily be absorbed by the soil. Moderating the effects of summer heat and winter winds can also result in significant reductions of energy use. This facilitates economic savings while benefitting the environment through resource conservation.

Environmental Benefits

Air quality throughout the Bay Area remains a problem, as it does throughout much of California, particularly within the inland valleys. The Bay Area Air Quality Management District (BAAQMD) develops and enforces policies and plans which are designed to improve air quality throughout the region. Propelling the work of this agency, and to everyone's benefit, is the simple axiom, every feasible way to reduce pollution and improve air quality in the Bay Area should be considered, if not employed.

Trees, and plants in general, mitigate air pollution. First, during the process of photosynthesis (food production), plants convert carbon dioxide, a gaseous pollutant, into oxygen. Trees also reduce levels of particulate pollutants. The leaves, stems, and branches of a tree trap and filter pollutants from the air including dust, ash, pollen, and smoke. For example, there can be up to a seventy-five (75) percent reduction in airborne dust particles on streets with trees compared to no reduction for those without street tree plantings.

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Attachment: 1995 Street Tree Master Plan (2166 : Trees)

Figure 3 - Streets With And Without Street Trees

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Economic Benefits

Trees add to the economic vitality of a community by attracting businesses and tourists to a city, and increasing property values. As noted in a recent report published by the American Planning Association's (APA) Planner's Advisory Service (PAS), "increasingly, trees are being recognized as important elements of building a positive overall community image, which more and more is recognized as a key factor in locational decisions being made by business executives for their companies. As well, studies show that people linger and shop longer along streets lined with trees...and tenants in wooded neighborhoods stay longer." Finally, planting trees adds monetary value to real property. According to numerous studies, landscaping, especially with trees, can increase property values as much as twenty (20) percent.

Additional Benefits

Trees provide wildlife habitat for many animals, particularly birds and squirrels who use trees for nests, food, and shelter from inclement weather. In addition, the presence of trees directly affects human health. Trees have significant restorative benefits, physiological and psychological.

The benefits of street trees cannot be overstated. An effective street tree plan and program can improve the visual quality and economic vitality of a community while reducing energy use, resource consumption, air pollution, and soil erosion. As well, street trees can provide habitat for wildlife and promote human health. In sum, street trees can add significantly to a community's quality of life.

III. CONCEPTUAL AND FUNCTIONAL CONSIDERATIONS

During the process of preparing Morgan Hill's Street Tree Master Plan, conceptual and functional aspects of the Street Tree Master Plan were considered. Standard considerations of any comprehensive street tree plan, including planting patterns, the use of ornamental versus native plant material, problematic trees and soils are discussed below, while the specific aspects of the Street Tree Master Plan are addressed in Section IV - Morgan Hill's Street Tree Master Plan.

Planting Patterns

Uniform

The use of a single species, or uniform planting pattern, in a large urban area was once considered ideal. This pattern adds harmony to a community by establishing continuity and lends itself to cost effective maintenance practices. However, monocultural plantings can create unfavorable, even catastrophic conditions for an urban forest, as has been highlighted by the onslaught of Dutch Elm Disease. Cities throughout the eastern United States are now virtually devoid of Elm trees where once this tree lined the streets of entire communities.

Diverse

The opposite of a uniform planting scheme is a diverse planting pattern. In an urban area, such a pattern can be very beneficial, especially in terms of protecting a community's urban forest against disease. However, where species diversity pervades, maintenance procedures can become intensive and an opportunity can be lost to unify the diverse architectural styles typical of urban settings in the United States.

Semi-Uniform

Another common approach to tree plantings within an urban area is the use of a semi-uniform pattern. This scheme, as its name implies, attempts to strike a balance between uniform and diverse planting practices and the advantages and disadvantages of both. Under this approach, several options exist for the development of a street tree master plan. For example, a group, or palette, of street trees could be used within a defined geographic area. By doing so, distinct neighborhoods can be defined while the potentially devastating effects of disease are minimized.

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

"Ornamental" and "Native" Trees

Street trees, and plant material in general, can be classified as either ornamental or native. Ornamental plant material most often describes non-native, imported plants which are being propagated and grown for their aesthetic or agricultural value. The phrase native plant material describes plants which are indigenous to an area.

In California, the selection of plant material often becomes a question of ornamentals versus natives. This is not surprising because the benefits of each are well founded. Specifically, a large number of introduced tree species grow well in California and provide opportunities for the use of trees which vary significantly in size, shape and foliage color. Moreover, ornamental plants are desirable for their individual aesthetic characteristics. A tree's aesthetic qualities may include for example, profuse flower production (Japanese Crabapple), consistent or exceptional fall color (Chinese Pistache or American Sweetgum), or distinctive bark (Cork Oak or Crape Myrtle). Native tree species (including several Oak species, California Sycamore, California Bay, Western Redbud, etc.) preserve the integrity of Northern California's natural landscape, grow with little or no care, and provide ideal shelter and food for native wildlife.

Problematic Trees

While there are a number of trees which are desirable in an urban area, admittedly, there is no completely ideal tree for the urban realm. For a variety of reasons, certain trees are, or can become, problematic as a result of their inherent characteristics. For example, some species (Willow) are known for their invasive root systems which, in their quest for water, invade and clog sewer lines. Some trees (Acacia species) have root systems which are more likely than most to damage and heave pavement. As well, some trees have a history of serious pest or disease problems which warrant the regular use of costly pesticides. The use of pesticides is not only expensive, it also poses a threat to people and degrades the natural environment. Left unattended, pests and diseases can destroy the health of a tree and take its life prematurely. Species with inherently weak wood (Mimosa), or shallow root systems (certain Pine species), are also problematic. These trees pose a safety hazard to the community and increase the risk of property damage, due to the potential which they have, especially during stormy conditions, for limb breakage or root failure. Finally, trees that produce excessive fruit (Olive or female Maidenhair Tree), are undesirable in the urban realm. Fruit droppings stain pavement, create unsafe conditions for pedestrians, produce odors, and cause costly damage to automobile exteriors.

CITY OF MORGAN HILL**STREET TREE MASTER PLAN**

Soils

Soils vary in their composition and resulting fertility throughout the Morgan Hill area, particularly between the foothills and the valley floor. Soils in the hillside areas can be rocky and are generally less fertile than the evenly composed, deeper soils located in the valley floor. While the native trees selected for Morgan Hill's Street Tree Plan will perform well throughout the Morgan Hill area, many of the ornamental tree species were selected for their ability to perform well in the fertile soils of the valley floor.

Morgan Hill's Street Trees

Morgan Hill's Street Tree Master Plan emphasizes the benefits of both ornamentals and natives through the use of desirable tree species. During the selection process, trees were evaluated for their ability to perform well in both the urban environment and Morgan Hill's native soils. A list and description of the trees selected for use within the City of Morgan Hill is presented in Appendix A. From this list it can be observed that at least two (2) names appear for each tree. The Botanical, or Latin, name is listed first and underlined according to accepted practice with the common name(s) (always capitalized) listed second. The descriptions of Morgan Hill's street trees have been adapted from Sunset's New Western Garden Book.

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

IV. MORGAN HILL'S STREET TREE MASTER PLAN

Planting Zones

From an examination of the City's General Plan, past and present overall development patterns, topography and existing and projected geographical area, four (4) planting zones were identified (Figure 4). First, Morgan Hill's two (2) historic districts have been defined as individual planting zones. The Madrone Zone and Historic Downtown Zone recognize and enhance respective attributes of Morgan Hill's historic districts. Second, hillside and perimeter areas of the valley floor along the northern and southern edge of the City are proposed for low intensity urban development. These areas fall within the Rural Zone. Finally, the General Plan calls for suburban development patterns throughout the remainder of the valley floor. This portion of the plan area has been designated as the Suburban Garden Zone.

Historic Downtown Zone - Ornamental and Native Trees

The City's historic downtown area, bounded by East Main Street to the north, Dunne Avenue to the south, Del Monte Avenue to the west, and the Southern Pacific Railroad line to the east, has been defined as the Historic Downtown Zone. Street trees in this, the smallest of the four zones, reinforce the historic downtown area's pedestrian friendly environment and Morgan Hill's overall sense of place. In a continuation of the Redevelopment Agency's plantings along Monterey Road, ornamental and native material combines in a reflection of the City's urban and yet rural character.

Madrone Zone - Historic Reference Ornamental Trees

The Madrone Zone includes the historic Madrone area on the City's north side. Once a town unto itself, Madrone is now a part of the City of Morgan Hill. General Plan Scenic Highways Element Policy 1G "recognizes the Madrone area, [particularly] properties with frontage on Monterey Road north of Cochrane Road, as a gateway entrance to the City and calls for Programs and special design considerations in order to beautify this district." Consistent with this General Plan policy, the City of Morgan Hill's Street Tree Master Plan recognizes the Madrone area as a gateway into the City through the identification of Madrone and the surrounding area as an individual planting zone. In order to beautify this district in keeping with the area's heritage and

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

its proximity to the predominantly agricultural land uses within the Coyote Valley, flowering ornamental street trees have been designated for use throughout the Madrone Zone in reference to orchards past and present.

Rural Zone - Native Trees

The Rural Zone consists of the City's hillside areas, as well as areas on the valley floor east of Hill Road and south of Watsonville Road. Policy 2A within the Open Space and Conservation Element of the City's General Plan states, "limit the hillside/mountain areas to the east and the west to low-intensity rural uses compatible with open space in order to maintain their integrity as the South County's major scenic and natural resource." In addition, Goal 6 within the Land Use Element of the General Plan calls for "a greenbelt around the City" while Goal B2 within the Scenic Highways Element states, "scenic route road design should harmonize with and enrich the quality of the natural and man-made environment through minimal removal and disturbance of natural flora and fauna occasioned by road construction, and *appropriate restoration* (italics added) [should follow] where removal occurs". The use of plant material which respects the context of the natural landscape is implicit to the integrity of the scenic hillside areas, scenic routes and greenbelt around the City. To this end, native and native compatible trees are specified in Morgan Hill's Street Tree Master Plan for use in the Rural Zone.

Suburban Garden Zone - Ornamental Trees

The Suburban Garden Zone is composed of the remaining areas throughout the City's valley floor. As a function of its size and development intensity, the number of street trees in this zone will easily exceed the number of street trees planted in other zones. In the Suburban Garden Zone, the use of a wide range of ornamental trees allows for the preservation of a semi-uniform planting pattern. Moreover, citizens can enjoy the aesthetic qualities that ornamental trees have to offer.

Neighborhood Districts

Neighborhood districts which correspond to those established for other planning applications, including the City's street naming program, are an important part of Morgan Hill's Street Tree Master Plan. From Figure 5, it can be noted that the Madrone and Historic Downtown Zones correspond to one (1) neighborhood area each, while the Rural and Suburban Garden Zones contain twelve (12) and eighteen (18) neighborhood districts respectively.

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Figure 4 - Planting Zones (fhis Page)

Attachment: 1995 Street Tree Master Plan (2166 : Trees)

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Figure 5 - Neighborhoods Districts (This Page)

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Neighborhood Palettes

A palette, or unique combination of four (4) to six (6) deciduous and evergreen street trees, has been designated for use in each of the neighborhood districts. In addition, in each of the neighborhood districts, one (1) of the neighborhood palette street trees has been designated as a predominant street tree.

Within the Land Use Element of the City's General Plan, it is the City's stated objective to "encourage the individuality and identity of each neighborhood and to upgrade the overall residential environment through excellence of design and landscaping". Utilizing neighborhood street tree palettes and designating a predominant street tree for individual neighborhood districts works toward the achievement of these General Plan objectives.

Composition of Palettes

In composing the neighborhood street tree palettes, consideration was given to texture and color combinations and similar form characteristics in determining which trees would make up the neighborhood street tree palettes. The presence of existing street tree plantings was also a consideration. In a few cases, existing street trees were deemed inappropriate for future use because they possess one or more of the undesirable characteristics discussed in Section III - Conceptual and Functional Considerations.

Due to the size of Morgan Hill, the limited number of trees which are acceptable for use as street trees, and the presence of existing street trees, certain species have been used in more than one palette. However, the individual palettes and the designated predominant street tree for each neighborhood have not been repeated in adjacently located neighborhoods. This ensures neighborhood individuality and a semi-uniform planting pattern for the City as a whole. In each neighborhood palette, at least one evergreen tree has been included. This was done to ensure year round interest in the landscape since a majority of Morgan Hill's street trees are deciduous (deciduous trees lose their leaves and remain bare throughout the winter).

Throughout Morgan Hill, lot size and building setback requirements allow for the use of medium to large street trees. However, where lot sizes and setbacks dictated, smaller species have been specified in the neighborhood palette. For example, within the Historic Downtown Zone (Neighborhood #10), small and medium sized street trees complement, rather than compete with

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

the structures found on First Street through Fifth Street. Conversely, in the Rural Zone, residential estate sized lots and building setback requirements accommodate the use of exceptionally large native tree species such as the California Sycamore and Coast Live Oak.

Application of Palettes

It is important to note that the neighborhood palettes are not meant to encourage the use of a variety of trees along the same street. Rather, each individual neighborhood palette street tree should be used consistently along an individual street. Therefore, at the time of development or redevelopment, each of the neighborhood palette street trees should be utilized in an individual neighborhood district with only one (1) of the neighborhood palette street trees planted along any given street.

In each of the neighborhood districts, one (1) of the neighborhood palette street trees has been designated as a predominant street tree. Predominant neighborhood street trees are to be used more frequently throughout each neighborhood and in a uniform planting pattern along all General Plan designated collector roadways within a neighborhood.

In order to allow for the cooling of structures during the summer months and the passive solar heating of buildings during the winter months, only deciduous trees should be planted along streets which traverse the City in an easterly/westerly direction. By doing so, structures facing south will be able to realize the advantages of shade in the summer months and passive solar heating during the winter months.

Deviation From Palettes

Should community residents be unhappy with their original street tree species, individual species can be planted on individual lots provided the selected species is specified in the neighborhood palette. For instance, if leaf raking in the fall is an undesirable activity for a resident, an evergreen tree can be selected from the neighborhood palette. In rare cases where a resident is not satisfied with *any* of the species specified in their neighborhood palette, an alternate species may be used.

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

The Street Tree Master Plan

Morgan Hill's Street Tree Master Plan identifies the street tree palettes for each of the neighborhoods which comprise the Street Tree Master Plan's planting zones including the Downtown Zone, Madrone Zone, Rural Zone and Suburban Garden Zone. The Street Tree Master Plan planting zones and neighborhood districts are illustrated in Figure 6. The corresponding neighborhood palettes are detailed in Appendix B "Table 1 - Neighborhood Street Tree Palettes". A full size copy of the Street Tree Master Plan map is available in the Community Development Department.

Street Trees For Arterial Roadways and Major Intersections

In addition to the neighborhood palettes, Morgan Hill's Street Tree Master Plan has identified twelve (12) street trees for use along the City's General Plan designated arterial roadways. The Street Tree Master Plan also sets forth specific landscape standards for the use of two (2) small, flowering ornamental street trees at each of the corners of major intersections.

Arterial Designated Roadways

Policy 1S in the Circulation Element of the City's General Plan states "develop a program for *planting street trees and landscaping arterial streets* (italics added) and major intersections". To accomplish this, street trees should be planted in the public rights-of-way and medians. For reasons which will be discussed in Section V - Planting Issues and Standards, a separation, or parkway strip, between the curb and sidewalk is an important part of the arterial roadway's design.

Locating medium or large street trees in parkways adjacent to arterial streets is an important part of addressing the scale of these roadways. Street trees can seem overpowered, even lost, in the broad expanse of pavement (72' or more) which typifies most arterial streets. Usually, this occurs when street trees of insufficient size are located along arterial roadways, or when trees of normally sufficient size are severely pruned. Figure 7 illustrates this situation.

Medium or large street trees add significantly to the aesthetic enhancement of arterial roadways. One need only imagine driving down a boulevard lined with small street trees versus a boulevard lined with medium or large street trees to understand the difference. In addition, the adjacent

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Figure 6 - Street Tree Master Plan Map (This Page)

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

location of street trees in a parkway and their canopy growth over a roadway visually *shortens* the distance between curbs. Finally, large street trees soften the broad expanse of pavement through a provision of shade and corresponding reduction in the glare produced along arterial roadways from a combination of pavement and sunlight. Although not a part of Morgan Hill's Street Tree Master Plan and Program, street trees planted in medians also *soften* arterial roadways.

Consistency is also a concern when considering the use of street trees along arterial streets. Travelling at a high rate of speed, it is difficult for someone to perceive, comprehend and experience the texture, color and form of individual trees. Therefore, it is critical that a single species be used consistently for an extended period along the arterial roadway. Moreover, arterials often serve as boundaries between adjacent neighborhoods and as buffers between incompatible land uses. Consistent species plantings along the City's arterials connect and protect individual neighborhood areas and thereby unify the Street Tree Master Plan.

Figure 7 - Over-Powered/Pruned Street Trees

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Street Trees For Morgan Hill's Arterial Roadways

Located in Appendix C, "Table 2 - Street Trees For Morgan Hill's Arterial Roadways" identifies which street trees are to be used along which portion of the City's arterial roadways. Many of the designations reflect an extension of a previously established street tree pattern. For instance, Platanus acerifolia - 'Bloodgood' or 'Yarwood' (London Plane Tree) has long been the established street tree along much of Monterey Road. However, it can be observed from an examination of "Table 2 - Street Trees For Morgan Hill's Arterial Roadways" that north of Cochrane Road, Malus floribunda (Flowering Crabapple) has been designated while south of Watsonville Road, Quercus virginiana (Southern Live Oak) has been designated. This reflects an absence of existing street tree plantings in these areas and Monterey Road's extension into the Madrone and Rural Zones respectively. As discussed above, flowering ornamental street trees are to be used in the Madrone Zone while native and native compatible street trees are to be used in the Rural Zone. "Table 2 - Street Trees For Morgan Hill's Arterial Roadways" is located in Appendix C.

One exception to the designation of a large street tree along an arterial occurs on Main Avenue between Hale Avenue and Railroad Avenue. In this case, Prunus cerasifera has already been established in a predominant and attractive pattern. In addition, the ultimate pavement width of this street is forty-six (46) feet. This is significantly less than the seventy-two (72) foot minimum which typifies most arterials. Therefore, the character of development along this portion of Main Avenue is comparable to development in the Historic Downtown Zone. As discussed above, small to medium sized street trees are designated for use in the Historic Downtown Zone in order to compliment rather than compete with the scale of development in this area.

Major Intersections

Small, flowering ornamental trees referred to as "intersection delineators" are to be incorporated into the landscape plan of parcels located at the intersection of General Plan designated collector and arterial roadways and at the intersection of two (2) General Plan designated arterial roadways. The flowering characteristic of intersection delineators should significantly enhance the aesthetic qualities of these crossroads while their size and location will preclude any interference with the visibility of traffic and directional signage. In addition, the use of intersection delineators will unify the Street Tree Master Plan, serve as a transition between two (2) street tree species, and work toward the achievement of the remainder of Policy 1S in the Circulation Element of the

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

City's General Plan. Policy 1S states, "develop a program for planting street trees and *landscaping* arterial streets and *major intersections* (italics added)".

The following tree is to be used as an intersection delineators at the intersections identified on the Street Tree Master Plan map which accompanies this document. The location of intersection delineators within a corner parcel's landscape plan is generally illustrated in Figure 8. The precise location of intersection delineators is detailed in Section V - Planting Issues and Standards.

Prunus cerasifera; Purple Leaf Plum

Attachment: 1995 Street Tree Master Plan (2166 : Trees)

Figure 8 - Intersection Delineators

V. PLANTING ISSUES AND STANDARDS

Planting Issues and Standards

The following planting standards assist in the implementation of the City's Street Tree Master Plan and respond to street tree issues which have arisen in the past in Morgan Hill.

Right-of-Way Configurations

Issue

Public rights-of-way typically consist of public streets throughout the City and adjacent sidewalks. The location of sidewalks in the public rights-of-way has a significant bearing on the location of street trees. Two sidewalk configurations, the parkway configuration and the monolithic configuration, are found throughout Morgan Hill.

Historically, sidewalks in Morgan Hill were almost always located a short distance of approximately five (5) feet behind a roadway's curb in what is commonly known as a parkway configuration. More recently, a monolithic configuration has been used throughout the City along residential and collector streets. In the case of a monolithic configuration, sidewalks are located immediately behind the curb.

The decision as to when to use a parkway or a monolithic configuration is based upon roadway designation. Along wider, high speed, high capacity arterial roadways, a parkway configuration is used. This ensures a separation of pedestrian and vehicular traffic in situations where parallel parking along an arterial is eliminated in favor of an additional driving or turning lane. Along narrower, low speed, low capacity local and collector streets within the City, a monolithic configuration is used. In such cases, pedestrian safety is less of an issue. Of greater concern in such locations is that parkways are often poorly maintained by adjacent property owners or filled with concrete or other impervious surface. This detracts from the appearance of the City and when the parkway is filled, creates a ten (10) foot wide monolithic sidewalk.

Standard

To address the issues raised above, parkway configurations should be used along all General Plan designated arterial roadways and monolithic curb/sidewalk configurations should be used along

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

all General Plan designated local and collector roadways. In the case of parkway configurations, street trees should be located in the parkway strip between the curb and the sidewalk. As discussed in Section IV - Morgan Hill's Street Tree Master Plan, this allows street trees to be located closer to arterial streets, thus softening the broad expanse of pavement which characterizes these roadways. In the case of monolithic curb/sidewalk configurations, street trees should be located behind the monolithic curb/sidewalk. The location of street trees behind monolithic curb/sidewalk configurations is an important part of recommendations made in Section VI - Street Tree Maintenance.

Formal Plantings

Issue

Historically, street trees have been planted in formal rows throughout the City. Generally, this reflects the increased formality of higher densities in the urban environment, the formality of longer and straighter roadways on the valley floor, and the limited amount of room available for street tree plantings within the public rights-of-way. A consistent streetscape throughout the Madrone, Suburban Garden, and Historic Downtown Zones is an important part of Morgan Hill's Street Tree Master Plan.

Standard

To achieve a consistent streetscape, street trees should be planted in a formal row, an equal distance behind a roadway's curb along each side of the City's streets within the Madrone, Suburban Garden, and Historic Downtown Zones. Figure 9 illustrates the formal planting of street trees with respect to parkway and monolithic curb/sidewalk configurations within the Madrone, Suburban Garden, and Historic Downtown Zones.

In commercial and industrial zoning districts, a secondary row of trees behind the initial row of street trees may be desired in order to address the scale of structures which often characterize these districts. In such cases, the secondary row should maintain the formality of street tree rows. To accomplish this, the secondary row should be planted behind the street trees rather than offset. Figure 10 illustrates a formal row of street trees and an appropriately located secondary row.

CITY OF MORGAN HILL**STREET TREE MASTER PLAN**

Figure 9 - Formal Location of Street Trees: Parkway and Monolithic Settings in The Madrone, Suburban Garden, and Historic Downtown Zones

Figure 10 - Secondary Row of Trees**Informal Plantings****Issue**

An examination of the hillsides found throughout Morgan Hill quickly reveals the informal context of these areas. The native plant material in these areas reflects nature's informal order.

Standard

To preserve the context of hillsides and enhance the open space around the City, a highly informal, random placement of street trees is appropriate within the Rural Zone. This will result in a landscape whose natural integrity is visually maintained, if not strengthened. Figure 11 illustrates the highly informal location of street trees with respect to parkway and monolithic curb/sidewalk configurations within the Rural Zone.

Figure 11 - Informal Location of Street Trees in The Rural Zone

Spacing

Issue

Within various parts of the City, street trees have been over or under spaced. In the case of over-spacing, street trees are placed too close together. Although this provides a quick effect, in the long run trees compete with one another for growing room. Conversely, street trees can be under-spaced or under-utilized, thus diminishing the visual effect of a consistent streetscape. Often, this occurs in corner lot situations where a street tree was planted along the frontage of only one (1) street when two (2) street frontages exist. The same phenomenon can occur in large lot situations where a single street tree planted on an estate sized lot can fail to make a literal, or visual, connection to a street tree located on an adjacent lot.

Standard

To ensure the proper spacing of trees within residential districts, street trees should be planted at a *minimum* of one (1) tree per residential lot. In the case of residential corner lots and Rural Zone

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

residential areas, a minimum of three (3) trees should be planted per lot. As shown in Figure 12, in all residential corner lot situations, one (1) street tree should be planted along the primary street and two (2) street trees should be planted along the side street. When locating street trees in the Rural Zone, a *minimum* of three (3) trees per lot should be planted. In the case of Rural Zone residential corner lots, the three (3) street trees should be dispersed between both street frontages.

To ensure the proper spacing of street trees and maintain a consistent streetscape within commercial, industrial and public lands and institutions zoning districts, street trees should be spaced such that, at maturity, an overlap of no more than ten (10) percent of the canopy width is maintained and a gap of no more than twenty (20) percent of the canopy width is maintained.

Figure 12 - Street Trees On Residential Corner Lot

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Overhead Utility Lines**Issue**

Throughout older sections of the City, utility lines have been located overhead. The City's current policy regarding utility lines requires that all utilities be located underground at the time of initial property development, or upon significant redevelopment. In addition, the City is working to relocate overhead utilities underground using funding from the Public Utilities Commission (Pacific Gas and Electric Company) and Morgan Hill's Redevelopment Agency. However, the City's efforts to underground all the overhead utility lines in Morgan Hill is a long term project. The cost of undergrounding utilities is staggering. On average, this process costs two-hundred and fifty (250) to three-hundred (300) dollars a linear foot. Unfortunately, inappropriate trees have been located under overhead utility lines in neighborhoods throughout the City. For the City, this represents a difficult situation because either these trees grow into utility lines or they receive severe pruning that can destroy their natural form. As illustrated in Figure 13, the natural form of a street tree can be destroyed when it is severely "topped" to maintain proper utility clearance.

Standard

To address the ongoing conflict between overhead utility lines and oversized street trees, Morgan Hill's Street Tree Master Plan has identified street trees which allow for proper utility clearance. With the exception of Monterey Road, as existing street trees are replaced under utility lines, they are to be replaced only with the utility safe street trees (Figure 14) identified in the list provided below.

Utility Safe Street Trees

Lagerstroemia indica; Crape Myrtle

Malus floribunda; Japanese Flowering Crabapple

Prunus cerasifera; Pink Flowering Plum

Pyrus calleryana 'Aristocrat'; Ornamental Pear

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Figure 13 - Street Trees Which Have Been "Topped"

An exception to the use of utility safe street trees occurs along Monterey Road, a designated arterial. Overhead utility lines were located underground in the historic downtown area as a part of the Redevelopment Agency's efforts to revitalize this district. As funds become available, the City's Five Year Capital Improvement Program (CIP) continues to place emphasis on relocating overhead utilities underground along this street. In anticipation of this, and in keeping with recommendations of this report regarding the use of street trees along arterial roadways (Section IV - Morgan Hill's Street Tree Master Plan), the predominant, existing street tree along Monterey Road (Platanus acerifolia 'Bloodgood'; 'Yarwood' - London Plane Tree) should maintain its status as the designated street tree. Therefore, the use of utility safe street trees does not apply along Monterey Road.

CITY OF MORGAN HILL**STREET TREE MASTER PLAN**

Solar Shade Act Considerations**Issue**

The Solar Shade Control Act, found in the State Public Resources Code 325980, prohibits significant blockage of solar radiation to solar collectors which meet certain qualifications. A tree that shades more than ten (10) percent of the absorption surface of solar collectors at any time of the year is in violation of this statute. However, trees planted prior to the installation of the

Figure 14 - Utility Safe Street Tree

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

collector, which during the year of the installation of the collector caused more than ten (10) percent shade to the absorption surfaces of the collector are exempt, as are replacements for those specific trees. While these laws would not affect most areas where trees were planted prior to 1970, tree plantings after 1970 are affected.

Standard

Most street trees are planted at the same time a house is built, while most solar collectors are installed later. As a result, it is difficult to anticipate which street trees may affect solar units in the future. Therefore, consideration of existing solar collectors will be given by the City of Morgan Hill at the time of street tree replacement.

Energy Benefit**Issue**

As discussed in Section II - Trees in the Urban Environment, two of the most important benefits of trees are energy and resource conservation. Appropriately located trees can shade structures and significantly reduce energy consumption during the summer months. However, during the winter months shade can inhibit the passive solar heating of structures and increase energy consumption. As was discussed above, trees can also block the absorption surfaces of solar collectors and inhibit their ability to function properly.

Standard

For maximum energy benefit, street trees should, where possible, be centered in front of the living quarters of residential structures. In addition, only deciduous trees should be planted along streets which traverse the City in an easterly/westerly direction. By so doing, structures facing south will realize the advantages of shade in the summer and passive solar heating during the winter.

Planting and Root Associated Conflicts**Issue**

The proper planting of a tree is crucial to its survival and its development. Moreover, an improperly planted street tree can damage curbs, walks, driveways and/or streets as the street

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

tree's root system grows and expands in support of its canopy. Subsequently, cracked, raised and/or uneven concrete surfaces can subject pedestrians to hazardous conditions and result in substantial remedial costs.

In general, it is the *horizontal* growth of the upper portion (approximately a third) of a tree's root system which damages the elements of its urban setting. While some trees have root systems which inherently pose less of a problem than others, the roots of virtually every tree (with limited exception) can pose problems in the urban environment.

Poorly drained, heavily compacted soil is also the cause of a problem known as surface rooting. For a tree, this is essentially a natural reaction to adverse growing conditions.

Standard

To address root associated problems, be it surface rooting caused by growing conditions, or the inherent characteristics of a tree, street trees are to be planted in accordance with the City's Street Tree Planting Detail. As is illustrated in Figure 15, deep root wells are required by the City's Tree Planting Detail. Deep root wells encourage deep rooting through the direct application of water to the lower portions of the root zone. In addition to deep root wells, root deflectors/barriers are also required. Root deflector/barrier products provide a barrier against the horizontal root growth which ultimately damages curbs, walks, driveways and streets. When properly specified and installed, these products deflect roots down, out and away from adjacently located concrete surfaces.

Water Provision

Issue

Water is essential to plant growth. Even drought tolerant plants must receive some water if they are to survive, and most perform better with regular watering. Unfortunately, many of Morgan Hill's street trees have suffered and even died due to a lack of water during the long, hot, dry summer months which typify the climate in Morgan Hill from May through September.

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Standard

To ensure adequate water provision for Morgan Hill's street trees, it is a recommendation of this program to require that an automatic irrigation system which will provide water to newly planted street trees be installed at the time of all development or redevelopment activities within the City.

Safety**Issue**

Plant materials are often used to screen undesirable views. However, the improper location of trees and shrubs can prove hazardous when a view becomes blocked at the intersection of roadways. To prevent the creation of such hazards, the use of plant material should be regulated near the intersection of streets.

Standard

As is illustrated in Figure 16, and required by the City's Zoning Ordinance under Section 18.56.070, in residential areas "A visibility clearance area shall be required on corner lots in which nothing shall be erected, placed, planted or allowed to grow exceeding three (3) feet in height from the back edge of the sidewalk. Such area shall consist of a triangular area bounded by the street right-of-way lines of such corner lots and a line joining along said street lines twenty (20) feet from the point of intersection."

In order to maintain proper visibility, street trees should be located a minimum distance from the corner of intersections in commercial and industrial areas of the City. Distances should be measured from the tangent point of the arc which begins, or ends, the corner radius. For collector and arterial roadways, this distance should be a minimum of twenty (20) feet. Figure 17 illustrates this standard, as well as the location of intersection delineators, discussed in Section IV - Morgan Hill's Street Tree Master Plan.

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Attachment: 1995 Street Tree Master Plan (2166 : Trees)

Figure 15 - Street Tree Planting Detail

CITY OF MORGAN HILL**STREET TREE MASTER PLAN**

Figure 16 - Clear Vision Zone at Corners of Residential Streets

CITY OF MORGAN HILL**STREET TREE MASTER PLAN**

**Figure 17 - Clear Vision Zone at Intersection of Collector and Arterial Streets and
Location of Intersection Delineators**

VI. MAINTENANCE OF STREET TREES

Objectives

The primary objectives of street tree maintenance are tree preservation and safety. Caring for the horticultural needs of street trees is an important step towards achieving these objectives. Several recent studies have shown that the proper maintenance of street trees substantially increases their life span and the return on this investment while reducing potential hazards. Proper maintenance of street trees includes water provision, pruning and pest and disease control.

Water Provision

Street trees need a regular supply of water throughout the summer if they are to grow and develop healthfully. During times of drought, street trees need water during the winter months as well. For reasons discussed in Section V - Planting Issues and Standards, the City's Street Tree Planting Detail specifies the installation of deep root wells. Deep watering of the root zone is the purpose of these wells. Using a garden hose, the wells should be completely filled, then filled again after the water has subsided into the root zone. This encourages the deep rooting of street trees during the first three (3) to five (5) years after a tree has been planted. Once the roots are deeply established, it is important to periodically provide them with water using the deep root wells to encourage continued deep rooting.

Pruning

As Leonard Phillips points out in his book Urban Trees: A Guide For Selection, Maintenance and Master Planning, "Street trees are pruned to preserve their health and appearance while keeping them safe for people and property. In general, trees can be pruned at any time during the year except during bud break to remove dead, damaged, and dangerous limbs. According to accepted standards set forth by the National Arborist's Association, young trees should be pruned to develop proper shape and structural strength. This encourages vigorous growth and minimizes maintenance at maturity. Beyond the fifth year, street trees should be pruned for maintenance."

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Pest and Disease Control

Healthy, well-maintained street trees can often withstand the infestation of a disease or pest. This highlights the importance of proper watering and pruning. In addition, a conscious effort has been made in the selection of street tree for use in Morgan Hill to avoid trees which are highly susceptible to diseases and insects. Nonetheless, in some instances the use of pesticides is warranted. When necessary, the appropriate application of pesticides should be undertaken by licensed professionals to preserve street trees.

Street Tree Maintenance - Current Practice

The City of Morgan Hill currently has the legal responsibility for maintenance of street trees. However, these efforts are limited primarily to the pruning or removal of street trees for the protection of public safety. In addition, street trees are pruned to maintain the visibility of street signage. These activities reflect a significant reduction in spending levels for street tree maintenance since 1990. In fiscal year 1990-91, approximately \$15,000, or 1/10 of 1% of the City's general fund budget, was earmarked for the maintenance of City street trees. Today, approximately \$5,000, or 1/100 of 1% of the general fund, is spent on street tree maintenance -- a reduction of 90%. With an estimated 8,000 street trees in Morgan Hill, thousands of dollars per year could be allocated to maintenance to meet the horticultural needs of these trees and realize a maximum return on the community's current investment in street trees.

Over the past ten years, landscape and lighting assessment districts and/or homeowner's associations have been responsible for the maintenance of street trees adjacent to the common areas of new developments. Required as a part of the project approval process, these funding mechanisms ensure the maintenance of street trees which may be located adjacent to private amenities such as, a club house, pool area or play field and/or street trees located along a residential development's roadway frontage.

While landscape and lighting assessment districts have ensured proper maintenance of street trees located adjacent to the common areas of new developments, funding mechanisms are not in place to ensure proper maintenance for the vast majority of street trees within public rights-of-way. Unfortunately, the outlook for City funded efforts is not encouraging. It appears likely that spending levels will remain constant for at least the next three (3) to five (5) years and as development occurs, Morgan Hill's urban forest continues to expand.

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

In response to a lack of resources for maintenance by the City, many property owners are administering street tree maintenance themselves. In the case of commercial and industrial developments, maintenance of street trees is often performed as a part of the overall landscape maintenance associated with these properties. In such cases, it appears that the City's lack of maintenance activities contributes to an implied responsibility for street tree maintenance by the adjacent property owners. Moreover, property owners are rightfully concerned about the appearance of their property and their corresponding ability to attract and keep tenants. Generally, a similar situation occurs in residential areas. Usually, street trees are cared for as a part of an overall landscape maintenance contract in multi-family rental projects, and a concern for the appearance of property encourages the maintenance of street trees by single-family residential homeowners. However, in the case of single-family residential areas, another factor seems to be at work. Specifically, property owners with street trees located behind a monolithic curb/sidewalk tend to perceive those trees as a part of their property and are more likely to care for them than if the trees were separated from their yards by a sidewalk.

Proposed Standard

A recommendation of Morgan Hill's Street Tree Master Plan is that current funding levels for street tree maintenance should be sustained, or increased, in order to ensure a timely and proper response to hazardous conditions which may arise. This funding will also help ensure the maintenance of street trees located in medians throughout the City, including those found within Cochrane Road, Dunne Avenue and Monterey Road.

In addition, the City should continue to require, as a part of project approval, proper funding mechanisms for the maintenance of street trees located within and on the public property adjacent to the common areas of new development including perimeter frontages and project amenity areas such as club houses, pool areas and play fields.

With regard to the remainder of the street trees found within the City, a proactive approach should be taken to address street tree maintenance needs. For this reason, it is recommended that street tree maintenance be allowed by ordinance, where possible, by adjacently located property owners. A deferral of maintenance to adjacent property owners is recommended for a number of reasons. First, funding shortfalls are likely to continue to limit any expansion of the City's street tree maintenance efforts. A low priority at budget time is the reality of street tree maintenance funding, particularly during downturns in the economy. Second, while landscape and lighting assessment districts and homeowner's associations will continue to ensure the maintenance of

CITY OF MORGAN HILL**STREET TREE MASTER PLAN**

street trees in and on the public property adjacent to the common areas of residential developments, Morgan Hill's urban forest will continue to expand with the City's growth.

VII. CONCLUSIONS

Throughout Morgan Hill, trees, and street trees in particular, play a significant role in shaping visual and functional qualities of the community. Recognizing the importance of this contribution, the City of Morgan Hill has set forth formal policies regarding street trees. However, while these policies are effective in many regards, a formal street tree plan and program are necessary to fulfill specific requirements of the City's General Plan. With the Master Plan and Program outlined herein, General Plan goals, policies and actions can be optimized and an opportunity can be realized to contribute to Morgan Hill's sense of place. For example, planting zones, and their respective use of ornamental and native trees therein, enhance attributes of Morgan Hill's historic districts, maintain the integrity of hillside and rural areas while enhancing the greenbelt around the City, and provide opportunities for the enjoyment of the assortment of aesthetic qualities that ornamental trees have to offer. In addition, the use of palettes and a predominant street tree within neighborhood districts can encourage the individuality and identity of neighborhood areas, while the consistent use of a single species along arterial streets and the use of intersection delineators unifies the Master Plan.

Morgan Hill's Street Tree Master Plan and Program also address functional aspects of planting street trees in Morgan Hill. Specifically, the Plan and Program address street tree issues including soil preferences, problematic trees, space available for growth, right-of-way configurations, spacing, the presence of overhead utility lines, energy benefit/exposure, root associated conflicts, water provision, safety and maintenance.

Through implementation of the Street Tree Master Plan and Program, Morgan Hill's identity and *sense of place* should prevail and prosper.

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

**APPENDIX A
MORGAN HILL'S STREET TREES**

Attachment: 1995 Street Tree Master Plan (2166 : Trees)

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

MORGAN HILL'S STREET TREES

Acer macrophyllum; Bigleaf Maple - Deciduous tree. Native to foothills of California. Broad topped, dense shade tree 30-95 feet high. Large 3-5-lobed leaves, 6-15 inches wide; medium green turning yellow in fall. Fall color spectacular in cool areas. Zones 4-17.

Alnus cordata; Italian Alder - Deciduous tree. Native to Italy, Corsica. Young growth vertical; older trees to 40 feet; spreading to 25 feet. Heart shaped, 4 inch leaves, glossy rich green above, paler beneath. Short deciduous period. Zones 8, 9, 14-24.

Arbutus marina; NCN - Evergreen tree to 40 ft., usually less. Zones 8,9,14-24. Hybrid of uncertain parentage. Resembles A. unedo but has larger leaves, rosy pink flowers in the fall. Good garden substitute for Madrone.

Casuarina cunninghamiana; River She-Oak - Evergreen tree. Native mostly to Australia. Slight resemblance to a pine, and fruit looks like woody cones, but it is not a pine. Long thin, jointed, green branches with inconspicuous true leaves. Grows to 70 feet. Tolerates many tough conditions, dry or wet soil, heat and wind. Zones 8, 9, 12-24.

Celtis sinensis; Chinese Hackberry - Deciduous tree. Related to elms and similar to them in most details, but smaller. Leaves to 4 inches long, smooth and glossy with scallop-toothed edges. Once established, will take heat, wind, drought and alkaline soils. Especially good in windy locations. Attractive to birds. Zones 8-16, 18-20.

Cercis canadensis; Eastern Redbud - Deciduous tree. Native to eastern United States. To 25-35 feet tall. Round headed, but with horizontally tiered branches in age. Rich green, 3-6 inch long leaves have pointed tips. Small rosy pink flowers clothe bare, brown branches in early spring. Zones 1-3, 7-20.

Cercis occidentalis; Western Redbud - Deciduous tree. Native to California, Arizona, Utah, but predominantly in California foothills below 4,000 feet. Growth to 10-18 feet in height and spread. All year interest. In spring it delivers a brilliant display of magenta flowers. Summer foliage of handsome blue-green, 3 inch leaves, notched or rounded at tip. In fall, the whole plant turns light yellow or red. In winter, bare branches in picturesque pattern hold reddish brown seed pods. Once established, tolerant of much drought. Zones 2-24.

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Fraxinus uhdei; Evergreen Ash - Evergreen tree. Native to Mexico. Fast growth to 25-30 feet in 10 years; 40 feet in 20 years; eventually 70-80 feet or more. Makes upright, narrow tree when young, eventually spreading. Leaves divided into 5-9 glossy, dark green leaflets about 4 inches long, edged with small teeth. Zones 9, 12-24.

Fraxinus velutina; Arizona Ash - Deciduous tree. Native to Arizona. Trees withstand hot, dry conditions and cold to about -10 degrees F. Pyramidal when young; spreading, more open when mature. Leaves divided into 3-5 narrow to oval, 3 inch long leaflets. Zones 8, 9, 10-24.

Ginkgo biloba; Maidenhair Tree - 'Autumn Gold'; 'Fairmont' males only - Deciduous tree. Graceful, hardy tree, attractive in any season, especially in fall when leathery, light green leaves of spring and summer suddenly turn gold. Fall leaves linger, then drop quickly and cleanly to make a golden carpet where they fall. Leaf shape and veining resemble leaflets of maidenhair fern, hence name. Can grow to 70-80 feet, but most mature trees are 35-50 feet. May be gawky in youth, but becomes well-proportioned with age. Narrow to spreading or even umbrella shaped. Plant only male trees; females produce messy, fleshy, ill-smelling fruit in quantity. Zones 1-9, 14-24.

Gleditsia triacanthos; Honey Locust - Deciduous tree. Fast growing with upright trunk, spreading, arching branches. Growth to 35-70 feet. Leaves divided into many oval, 3/4 - 1 1/2 inch long leaflets. Late to leaf out; leaves turn yellow and drop early in the fall. Hardy to cold, heat, wind, and some drought.

Lagerstroemia indica; Standard Crape Myrtle - Deciduous tree. Native to China. Smooth gray or light brown bark flakes off to reveal smooth pinkish inner bark. Mature leaves 1-2 inches long, oval, deep glossy green. Fall foliage yellow, more rarely orange to red. Crinkled, crepe-like 1 1/2 inch flowers in rounded, slightly conical clusters, 6-12 inches long, at ends of branches. Colors in shades of red, rose, pink, rosy orchid, purple, soft pink, white. Long flowering period, July-September. Zones 7-9, 12-14, 18-21.

~~**Liquidambar styraciflua; American Sweetgum** - Deciduous tree. Valuable for form, foliage, fall color, and easy culture. Moderate growth rate to 60 feet with 20-25 foot spread; young and middle-aged trees generally upright, somewhat cone shaped, spreading in age. Lobed maple-like leaves. Fruit are spiny balls which ornament trees in winter. Brilliant fall foliage. Zones 1-9, 14-24.~~

PROHIBITED STREET TREE

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Liriodendron tulipifera; Tulip Tree - Deciduous tree. Native to Eastern United States. Fast growth to 60-80 feet, with eventual spread to 40 feet. Straight columnar trunk, with spreading, rising branches that form pyramidal crown. Bright yellow green, lyre shaped leaves 5-6 inches long and wide; these turn bright yellow in fall. Zones 1-10, 14-23.

Magnolia grandiflora; Southern Magnolia - Evergreen tree. Large, to 80 feet in height with a 40 foot spread. Glossy, leathery leaves 4-8 inches long. Known for heat resistance and tolerance of damp soil. Large, conspicuous, powerfully fragrant, pure white flowers 8-10 inches across, carried throughout summer. Zones 4-12, 14-24. **PROHIBITED STREET TREE**

Malus floribunda; Japanese Flowering Crabapple - Deciduous tree. Moderate growth to 25 feet high with 25 foot spread. Dense, rounded crown with dense, fine textured foliage. Exceptional flowers, usually in May; double, 2 inch, pink. Tolerant of heat. Flowering crabapples are amongst the most useful and least troublesome flowering trees. Zones 1-11, 14-21.

Nyssa sylvatica; Sour Gum/Tupelo - Deciduous tree. Slow to moderate growth to 30-50 feet, spreading, irregular, and rugged in age. Crooked branches, twigs, and dark, red tinged bark make dramatic picture against winter sky. Leaves dark green, glossy, 2-5 inches long, turning hot, coppery red in fall before dropping. Grows well in any soil, takes much or little water, withstands occasional drought, tolerates poor drainage. One of best trees for fall color; dependable color even in mild winter areas. Zones 3-10, 14-21.

Pistacia chinensis; Chinese Pistache - Deciduous tree. Moderate growth rate to 60 feet tall, 50 feet wide. Leaves with 10-16 paired leaflets 2-4 inches long by 3/4 inches wide. Foliage colors beautifully in fall; scarlet, crimson, orange, sometimes yellow tones. Not fussy as to soil or water. Zones 8-16, 18-23.

Platanus acerifolia; 'Bloodgood', 'Columbia' or 'Yarwood' - London Plane Tree only - Deciduous tree. Fast growth to 40-80 feet with 30-40 foot spread. Upper trunk and limbs cream colored, smooth. Leaves are 3-5 lobed, 4-10 inches wide. Tolerates most soils, stands up beautifully under city smog, soot, dust and reflected heat. Zones 2-24.

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Platanus racemosa; California Sycamore - Deciduous tree. Native along streams in California foothills and Coast Ranges. Fast growth to robust 50-100 feet. Main trunk often divides into spreading or leaning secondary trunk. Attractive patchy, buff-colored bark. Smooth branches often gracefully twisted and contorted. Deeply lobed, yellowish green leaves 4-9 inches long. Tolerant of much heat, wind. Zones 4-24.

Prunus blireiana; Flowering Plum - Deciduous tree. Hybrid between Prunus cerasifera 'Autropurea' and Prunus mume. Graceful, to 25 feet high with 20 foot spread. Branches long and slender. Leaves reddish purple, turning greenish bronze in summer. Flowers semi-double, fragrant, pink to rose; February-April. One of the most adaptable and best medium sized, flowering, small street trees. Zones 2-12, 14-22.

Prunus cerasifera; Purple Leaf Plum - Deciduous tree. Grows to 30 feet in height with equal spread; most varieties smaller. Purplish, red, or dark coppery leaves. Flowers pink to white in spring. Often no fruit production; some varieties set good crop of fruit. Most often planted for its contrasting foliage color and flower production. Zones 2-22.

Prunus yedoensis; Flowering Cherry - Deciduous tree. Fast growth to 40 feet with 25 foot spread. Curving branches; graceful, often open. Flowers in early spring; light pink to nearly white, fragrant. Zones 2-7, 14-20.

Pyrus calleryana; Ornamental Pear - Deciduous tree. Grows to ²⁶⁻⁵⁰ ~~15-25~~ feet. Strong horizontal branching pattern. Leaves 1 1/2 - 3 inches long, broadly oval, scalloped, dark green, very glossy and leathery. Flowers clustered, pure white, 3/4 - 1 inch wide; very early bloom in spring. 'Aristocrat' is a fast growing, pyramidal selection with purple red fall color. 'Bradford' can reach 50 feet in height with a 30 foot spread and has upsweeping branches. Both grow well in most soils. Zones 2-9, 14-21.

^{25-45' height / 15'-35' spread}
Pyrus kawakamii; Evergreen Pear - Evergreen tree. Partially deciduous in coldest winters in coldest zones. Branchlets drooping; leaves glossy, oval, pointed. Clustered white flowers appear in sheets and masses in winter and early spring. Tolerant of many soils and easy to grow. Zones 8, 9, 12-24.

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Quercus agrifolia; Coast Live Oak - Evergreen tree. Native to California Coast Ranges. Round headed, wide-spreading tree to 20-70 feet high, often with greater spread. Smooth dark gray bark. Dense foliage of rounded, holly-like 1-3 inch long leaves, slightly glossy on upper surface. Handsome street tree. Zones 7-10, 12, 14-24.

Quercus coccinea; Scarlet Oak - Deciduous tree. Native to eastern United States. Moderate to rapid growth in deep rich soil. Can reach 60-80 feet in height. Light, open branching habit. Leaves are bright green to 6 inches long, with deeply cut, pointed lobes; turn bright scarlet in sharp autumn nights. Roots grow deep. Good street tree. All zones.

Quercus ilex; Holly Oak - Evergreen tree. Native to Mediterranean region. Moderate growth rate reaching 40-70 feet in height with equal spread. Leaves variable in shape and size, usually 1 1/2 - 3 inches wide, either toothed or smooth edged, dark, rich green on upper surface, yellowish or silvery beneath. Moderate to fast growth rate, but this varies with soil and water conditions. Good evergreen street tree. Zones 4-24.

Quercus kelloggii; Black Oak - Deciduous tree. Native to mountains from southern Oregon to southern California. Moderate growth rate to 30-80 feet. Dark furrowed and checkered bark. Handsome foliage; unfolding leaves are soft pink or dusty rose, becoming bright glossy green and turning yellow or yellow orange in fall. Leaves 4-10 inches long and 2 1/2 - 6 inches wide, deeply lobed, with lobes ending in bristly points. Good moderate sized tree for spring and fall color, winter trunk and branch pattern. Zones 5, 6, 7, 15, 6-16, 18-21.

Quercus rubra; Red Oak - Deciduous tree. Fast growth to 90 feet. Broad, spreading branches and round-topped crown. Leaves 5-8 inches long by 3-5 inches wide, with 3-7 pairs of sharp-pointed lobes. New leaves and leaf stalks are red in spring and turn to dark red, ruddy brown, or orange in fall. Needs fertile soil. High branching habit and reasonably open shade make it good tree for avenues. Zones 1-12, 14-24.

Quercus suber; Cork Oak - Evergreen tree. Native to Mediterranean region. Moderate growth rate to 70-100 feet in height with equal spread. Trunk and principal limbs covered with thick, corky bark. The 3 inch, toothed leaves are shining dark green above, gray beneath. General effect is fine textured. Established trees can take considerable drought. Zones 5-7, 8-16, 18-23.

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Quercus virginiana; Southern Live Oak - Evergreen tree. Native to eastern United States. Moderate to fast growth to eventual 60 foot height with broad, spreading, heavy limbed crown twice as wide. Leaves 1 1/2 - 5 inches long, smooth edged, shining dark green above and whitish beneath. Thrives on ample water and does best in deep, rich soil. In hot interior climates, is most attractive of all evergreen oaks. Zones 4-24.

Quercus wislizenii; Interior Live Oak - Evergreen tree. Native to Sierra foothills and east side of California's Central Valley. To 35-75 feet high, often broader than high. Wide-spreading branches form dense crown. Oblong leaves to 4 inches long, glossy green, smooth or spiny edges. Sparse, angular young plants fail to hint at tree's ultimate beauty.

Robinia ambigua 'Idahoensis'; Pink Flowering Locust - Deciduous tree. Moderately fast growth rate to shapely 40 feet. Leaves divided into many roundish leaflets. Flowers bright magenta rose in 8 inch clusters; one of showiest locusts in bloom. All zones.

Umbellularia californica; California Bay - Evergreen tree. Native to southwestern Oregon, California Coast Ranges, lower elevations of Sierra Nevada. Grows to 75 feet in height with over a 100 foot spread in the wilds; to 25 feet in height with a 20 foot spread under cultivation. Leaves are 3-5 inches long, 1 inch wide, pointed at tip, medium to deep yellow green and glossy on top, dull green beneath. Tolerant of many conditions, including drought. Always neat. Often multi-trunked. Zones 4-10, 12-24.

APPENDIX B
TABLE 1 - NEIGHBORHOOD STREET TREE PALETTES

Attachment: 1995 Street Tree Master Plan (2166 : Trees)

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

TABLE 1 - NEIGHBORHOOD STREET TREE PALETTES

NH	BOTANICAL NAME	COMMON NAME	REMARKS
1	<u>Malus floribunda</u>	Flowering Crabapple	Predominant
	<u>Prunus vedoensis</u>	Flowering Cherry	
	<u>Pyrus calleryana</u>	Ornamental Pear	'Aristocrat' or 'Bradford'
	<u>Pyrus kawakamii</u>	Evergreen Pear	
2	<u>Platanus racemosa</u>	California Sycamore	Predominant
	<u>Quercus kelloggii</u>	Black Oak	
	<u>Quercus suber</u>	Cork Oak	
	<u>Quercus virginiana</u>	Southern Live Oak	
3	<u>Arbutus marina</u>	NCN	
	<u>Quercus agrifolia</u>	Coast Live Oak	Predominant
	<u>Quercus kelloggii</u>	Black Oak	
	<u>Umbellularia californica</u>	California Bay	
4	<u>Celtis sinensis</u>	Chinese Hackberry	
	<u>Fraxinus sp.</u>	Ash	<u>velutina</u> , or <u>uhdei</u>
	<u>Liriodendron tulipifera</u>	Tulip Tree	
	<u>Platanus acerifolia</u>	London Plane Tree	Predominant 'Bloodgood', 'Columbia', or 'Yarwood'
	<u>Quercus ilex</u>	Holly Oak	Along Llagas Road Only

Attachment: 1995 Street Tree Master Plan (2166 : Trees)

Post-it® Fax Note 7671		Date 4/16/02	# of pages 10
To Nancy Wooten		From Rebecca Tolentino	
Co./Dept.		Co. City of M.H.	
Phone # (050) 245-6680	Fax # (650) 216-6088	Phone # (408) 779-7247	Fax # (408) 779-7236

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

5	<u>Ginkgo biloba</u>	Maidenhair Tree	Males only - 'Autumn Gold', or 'Fairmont'
	<u>Gleditsia triacanthos</u>	Honey Locust	Predominant
	Liquidambar styraciflua	American Sweetgum	Prohibited Tree
	<u>Platanus acerifolia</u>	London Plane Tree	
6	<u>Celtis sinensis</u>	Chinese Hackberry	Predominant
	<u>Fraxinus uhdei</u>	Evergreen Ash	
	<u>Liriodendron tulipifera</u>	Tulip Tree	
	<u>Robinia ambigua</u>	Pink Flowering Locust	'Idahoensis'
7A	<u>Ginkgo biloba</u> <i>decaduous</i>	Maidenhair Tree	Males Only - 'Autumn Gold', or 'Fairmont'
	<u>Fraxinus sp.</u> <i>decaduous</i>	Ash	<u>velutina</u> , or <u>uhdei</u>
	Liquidambar styraciflua	American Sweetgum	Prohibited Tree
	Magnolia grandiflora	Southern Magnolia	Predominant Prohibited Tree
7B	<u>Acer macrophyllum</u>	Bigleaf Maple	
	<u>Quercus kelloggii</u>	Black Oak	
	<u>Quercus rubra</u>	Red Oak	Predominant
	<u>Umbellularia californica</u>	California Bay	
8	<u>Quercus agrifolia</u>	Coast Live Oak	Predominant
	<u>Quercus ilex</u>	Holly Oak	
	<u>Quercus wislizenii</u>	Interior Live Oak	
	<u>Umbellularia californica</u>	California Bay	

Attachment: 1995 Street Tree Master Plan (2166 : Trees)

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

9	<u>Fraxinus sp.</u>	Ash	<u>velutina</u> , or <u>uhdei</u>
	<u>Liquidambar styraciflua</u>	American Sweetgum	Predominant Prohibited Tree
	<u>Magnolia grandiflora</u>	Southern Magnolia	Prohibited Tree
	<u>Nyssa sylvatica</u>	Sour Gum/Tupelo	
10	<u>Gleditsia triacanthos</u>	Honey Locust	
	<u>Lagerstroemia indica</u>	Standard Crape Myrtle	Indian Named Varieties Only; Predominant
	<u>Malus floribunda</u>	Flowering Crabapple	
	<u>Prunus cerasifera</u>	Flowering Plum	
11	<u>Liquidambar styraciflua</u>	American Sweetgum	Prohibited Tree
	<u>Magnolia grandiflora</u>	Southern Magnolia	Prohibited Tree
	<u>Nyssa sylvatica</u>	Sour Gum/Tupelo	Predominant
	<u>Pistacia chinensis</u>	Chinese Pistache	
12	<u>Gleditsia triacanthos</u>	Honey Locust	
	<u>Liquidambar styraciflua</u>	American Sweetgum	Prohibited Tree
	<u>Liriodendron tulipifera</u>	Tulip Tree	Predominant
	<u>Pyrus calleryana</u>	Ornamental Pear	'Aristocrat'/'Bradford'
13A	<u>Casuarina cunninghamiana</u>	River She-Oak	Predominant
	<u>Celtis sinensis</u>	Chinese Hackberry	
	<u>Liquidambar styraciflua</u>	American Sweetgum	Prohibited Tree
	<u>Nyssa sylvatica</u>	Sour Gum/Tupelo	

Attachment: 1995 Street Tree Master Plan (2166 : Trees)

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

13B	<u>Cercis occidentalis</u>	Western Redbud	
	<u>Quercus coccinea</u>	Scarlet Oak	Predominant
	<u>Quercus virginiana</u>	Southern Live Oak	
	<u>Quercus wislizenii</u>	Interior Live Oak	
14	<u>Quercus agrifolia</u>	Coast Live Oak	
	<u>Quercus ilex</u>	Holly Oak	
	<u>Quercus wislizenii</u>	Interior Live Oak	Predominant
	<u>Umbellularia californica</u>	California Bay	
15	<u>Arbutus marina</u>	NCN	
	<u>Cercis occidentalis</u>	Western Redbud	
	<u>Quercus kelloggii</u>	Black Oak	
	<u>Quercus wislizenii</u>	Interior Live Oak	Predominant
16	<u>Fraxinus velutina</u>	Evergreen Ash	
	<u>Gleditsia triacanthos</u>	Honey Locust	Predominant
	<u>Pistacia chinensis</u>	Chinese Pistache	
	<u>Robinia ambigua</u>	Pink Flowering Locust	'Idahoensis'
17	Liquidambar styraciflua	American Sweetgum	Prohibited Tree
	Magnolia grandiflora	Southern Magnolia	Predominant Prohibited Tree
	<u>Ginkgo biloba</u>	Maidenhair Tree	Males Only - 'Autumn Gold', or 'Fairmont'
	<u>Nyssa sylvatica</u>	Sour Gum/Tupelo	

Attachment: 1995 Street Tree Master Plan (2166 : Trees)

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

18	<u>Alnus cordata</u>	Italian Alder	Predominant
/	<u>Casuarina cunninghamiana</u>	River She-Oak	
	<u>Cercis canadensis</u>	Eastern Redbud	
	Liquidambar styraciflua	American Sweetgum	Prohibited Tree
19	Magnolia grandiflora	Southern Magnolia	Prohibited Tree
	<u>Pistacia chinensis</u>	Chinese Pistache	
	<u>Platanus acerifolia</u>	London Plane Tree	'Bloodgood', 'Columbia', or 'Yarwood'
	<u>Robinia ambigua</u>	Pink Flowering Locust	Predominant
20A	<u>Fraxinus uhdei</u>	Evergreen Ash	
	Liquidambar styraciflua	American Sweetgum	Predominant — Prohibited Tree
	<u>Pistacia chinensis</u>	Chinese Pistache	
	<u>Pyrus calleryana</u>	Ornamental Pear	'Aristocrat'/'Bradford'
20B	<u>Platanus racemosa</u>	California Sycamore	Predominant
	<u>Quercus ilex</u>	Holly Oak	
	<u>Quercus suber</u>	Cork Oak	
	<u>Umbellularia californica</u>	California Bay	
21	<u>Alnus cordata</u>	Italian Alder	Predominant
	<u>Casuarina cunninghamiana</u>	River She-Oak	
	<u>Cercis canadensis</u>	Eastern Redbud	
	<u>Ginkgo biloba</u>	Maidenhair Tree	Males only - 'Autumn Gold', 'Fairmont'

Attachment: 1995 Street Tree Master Plan (2166 : Trees)

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

22	<u>Ginkgo biloba</u>	Maidenhair Tree	Males only - 'Autumn Gold', 'Fairmont'
	<u>Magnolia grandiflora</u>	Southern Magnolia	Prohibited Tree
	<u>Pistacia chinensis</u>	Chinese Pistache	Predominant
	<u>Robinia ambigua</u>	Pink Flowering Locust	
23	<u>Fraxinus uhdei</u>	Evergreen Ash	Predominant
	<u>Lagerstroemia indica</u>	Crape Myrtle	Indian Named Varieties Only
	<u>Liquidambar styraciflua</u>	American Sweetgum	Prohibited Tree
	<u>Pistacia chinensis</u>	Chinese Pistache	
24	<u>Acer macrophyllum</u>	Bigleaf Maple	
	<u>Cercis occidentalis</u>	Western Redbud	
	<u>Quercus agrifolia</u>	Coast Live Oak	
	<u>Quercus kelloggii</u>	Black Oak	Predominant
25	<u>Cercis occidentalis</u>	Western Redbud	
	<u>Quercus agrifolia</u>	Coast Live Oak	
	<u>Quercus ilex</u>	Holly Oak	Predominant
	<u>Umbellularia californica</u>	California Bay	
26	<u>Casuarina cunninghamiana</u>	River She-Oak	
	<u>Liquidambar styraciflua</u>	American Sweetgum	Predominant Prohibited Tree
	<u>Nyssa sylvatica</u>	Sour Gum/Tupelo	
	<u>Pyrus calleryana</u>	Ornamental Pear	'Bradford' only

Attachment: 1995 Street Tree Master Plan (2166 : Trees)

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

27	<u>Acer macrophyllum</u>	Bigleaf Maple	
	<u>Platanus racemosa</u>	California Sycamore	Predominant
	<u>Quercus ilex</u>	Holly Oak	
	<u>Quercus kelloggii</u>	Black Oak	
28A	<u>Celtis sinensis</u>	Chinese Hackberry	Predominant
	<u>Fraxinus uhdei</u>	Evergreen Ash	
	<u>Liriodendron tulipifera</u>	Tulip Tree	
	<u>Platanus acerifolia</u>	London Plane Tree	'Bloodgood', 'Columbia', 'Yarwood'
28B	<u>Cercis occidentalis</u>	Western Redbud	
	<u>Quercus rubra</u>	Red Oak	
	<u>Quercus suber</u>	Cork Oak	
	<u>Quercus virginiana</u>	Southern Live Oak	Predominant

Attachment: 1995 Street Tree Master Plan (2166 : Trees)

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

APPENDIX C
TABLE 2 - STREET TREES FOR ARTERIAL ROADWAYS

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

TABLE 2 - STREET TREES FOR ARTERIAL ROADWAYS

ARTERIAL ROADWAY	LOCATION	STREET TREE
COCHRANE RD.	Monterey Road to Hill Rd.	Fraxinus uhdei <i>oxycarpa</i> 'Raywood'
DUNNE AVE.	Santa Teresa Blvd. to Thomas Grade Ave.	<u>Platanus acerifolia</u> , 'Bloodgood', 'Columbia', 'Yarwood'
EDMUNDSON AVE.	Santa Teresa to Monterey Rd.	<u>Liriodendron tulipifera</u>
HILL RD.	Cochrane Rd. to Tennant Ave.	<u>Quercus kelloggii</u>
MAIN AVE.	Peak Ave. to Hale Ave.	Liquidambar styraciflua Prohibited Tree
	Hale Ave. to Railroad Ave.	<u>Prunus cerasifera</u>
	Railroad Ave. to Hill Rd.	<u>Gleditsia triacanthos</u>
MIDDLE AVE.	Monterey to Sutter Blvd.	<u>Quercus agrifolia</u>
MONTEREY RD.	Historic Madrone to Cochrane Rd.	<u>Malus floribunda</u> Not good for spread as street tree
	Cochrane Rd. to Main Ave.	<u>Platanus acerifolia</u>
	Main Ave. to Dunne Ave.	<u>Gleditsia triacanthos</u>
	Dunne Ave. to Watsonville Rd.	<u>Platanus acerifolia</u>
	Watsonville Rd. to E. Middle Ave.	<u>Quercus virginiana</u>
MURPHY AVE.	Cochrane Rd. to Tennant Ave.	Liquidambar styraciflua Prohibited Tree

Attachment: 1995 Street Tree Master Plan (2166 : Trees)

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

SANTA TERESA BLVD.	Willow Springs Rd. to Llagas Rd.	<u>Quercus ilex</u>
	Llagas Rd. to Main Ave.	<u>Fraxinus uhdei</u>
	Main Ave. to W. Edmundson Ave.	<u>Alnus rhombifolia</u>
	W. Edmundson Ave. to California Ave.	<u>Quercus ilex</u>
SUTTER BLVD. BUTTERFIELD	Cochrane Rd. to Maple Ave.	<u>Celtis sinensis</u> Ginkgo biloba , 'Autumn gold', Taiwanese only Chinese Hackberry
TENNANT AVE.	Monterey Rd. to Hill Rd.	<u>Liriodendron tulipifera</u>
WATSONVILLE RD.	^{eops! ok} Llagas Creek to Sunnyside Ave.	<u>Quercus kelloggii</u>
*	Llagas Creek ^{Butterfield} Sunnyside Ave. to Sutter Blvd.	<u>Robinia ambigua</u>

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

BIBLIOGRAPHY

- American Planning Association, Planner's Advisory Service, Tree Conservation Ordinances, Chicago, Ill: American Planning Association, 1993.
- Beatty, Russell A., Trees For Lafayette, The Master Tree Plan, Lafayette, CA: ____, 1977.
- Bingham, Charlotte. Trees in The City, Chicago, Ill: The American Society of Planning Officials, 1968.
- Booth, Norman K., Basic Elements of Landscape Architectural Design, New York, NY: Elsevier, 1983.
- City of Modesto, Parks and Recreation Department. Street Tree Master Plan, Modesto, CA: City of Modesto, 1986.
- City of Morgan Hill, Community Development Department, Planning Division. Architectural Review Handbook, Morgan Hill, CA: City of Morgan Hill, 1989.
- City of Morgan Hill, Community Development Department, Planning Division. City of Morgan Hill General Plan, Morgan Hill, CA: City of Morgan Hill, 1992.
- City of Morgan Hill, Community Development Department, Planning Division. Zoning Ordinance, Morgan Hill, CA: City of Morgan Hill, 1993.
- City of Morgan Hill. Fiscal Year 1993-1994 Adopted Budget, Morgan Hill, CA: City of Morgan Hill, 1992.
- City of Morgan Hill. Five Year Capital Improvements Program: 1993-1998, Morgan Hill, CA: City of Morgan Hill, 1992.
- City of Morgan Hill. Vision Morgan Hill: Five Year Business Plan, Fiscal Years 1992-1993 Through 1996-1997, Morgan Hill CA: City of Morgan Hill, 1993.
- City of Palo Alto, Department of Public Works, Parks and Open Space Division. The Palo Alto Street Tree Management Plan, Palo Alto, CA: City of Palo Alto, 1982.

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

Clark, David E., ed., Sunset New Western Garden Book, Menlo Park, CA: Lane Publishing Company, 1985.

Doyle, Zanetta and Rita S. Schoenenman. Trees in The Community: Managing The Urban Forest, MIS 24-5, Washington D.C.: International City Management Association, 1992.

East Bay Municipal Utility District. Water Conserving Plants and Landscapes For The Bay Area, ____: East Bay Municipal Utility District, 1986.

Henry, John, City of Morgan Hill Public Works Department. Telephone Interview Conducted by Patrick L. Morris, November 17, 1993, 3:15 p.m.

Lynch, Kevin. The Image of The City, Cambridge, MS: M.I.T. Press, 1982.

Perry, Bob. Landscape Plants For Western Regions: An Illustrated Guide For Water Conservation, Claremont, CA: Land Design Publishing, 1992.

Phillips, Leonard E, Urban Trees: A Guide For Selection, Maintenance and Master Planning, New York: McGraw-Hill, 1993.

Pritchard, Gary, City of Morgan Hill Public Works Department. Telephone Interview Conducted by Patrick L. Morris, November 23, 1993, 1:15 p.m.

Robinette, G.O., Plants/People/And Environmental Quality, Washington D.C.: Published by The U.S. Department of the Interior in collaboration with The American Society of Landscape Architects, 1972.

United States Department of Agriculture, Southern Region, Benefits of Urban Trees. Urban and Community Forestry: Improving Our Quality of Life, Washington D.C.: Government Printing Office, 1990.

Valley Crest Tree Company, Wholesale Price Catalog, Sunol, CA: Valley Crest Tree Company, 1992.

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

GLOSSARY OF TERMS

ARTERIAL STREET - A street which provides intra-community travel and access to the county-wide arterial.

BUILT ENVIRONMENT - A term used to reference the city or any portion thereof which was constructed or shaped through human intervention.

COLLECTOR STREET - A street, typically two lanes in width, which provides circulation within and between neighborhoods.

DIVERSE PLANTING PATTERN - A planting arrangement which utilizes a variety of tree species, typically at random.

DECIDUOUS - Any plant which sheds all of its leaves at one time each year (usually in the fall).

EVERGREEN - A plant that never loses all of its leaves at one time.

GENERAL PLAN - A city's comprehensive, long term plan for all future development.

GREENBELT - A belt of open space, agricultural lands, and/or low intensity development which encircles a community or a neighborhood, provides a visual break between these urban environments, and thereby strengthens their identity.

HISTORIC DOWNTOWN ZONE - An area defined in the Morgan Hill Street Master Tree Plan which is bounded by East Main Street to the north, Dunne Avenue to the south, Del Monte Avenue to the west, and the Southern Pacific Railroad line to the east.

LOT SIZES - Specified by local zoning codes, lot size refers to minimum area requirements which must be met before a legal lot of record can be created and built upon.

MADRONE ZONE - An area defined in the Morgan Hill Street Tree Master Plan, in the northern portion of Morgan Hill, in which flowering ornamental trees have been specified for use as street trees. For exact geographic reference, the Morgan Hill Street Tree Master Plan may be consulted.

MONOLITHIC CURB/WALK - A curb and sidewalk configuration where the concrete is poured in a continuous fashion and there exists no separation between the curb and sidewalk.

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

NATIVES - Plants, including trees, shrubs, and groundcovers which are indigenous to a geographic region.

ORNAMENTALS - Plants, generally imported from other regions, which are typically propagated and grown for their aesthetic value.

PARKWAY - A planting area located between the curb and sidewalk in the public right-of-way.

PUBLIC RIGHT-OF-WAY - A portion of property which allows for public use including access and movement, or in the case of a street tree program, the location and planting of trees.

RESIDENTIAL ESTATE DISTRICT - The regulation of land by The City of Morgan Hill which specifies very low density residential development.

RESIDENTIAL STREET - A street whose primary purpose is to carry traffic to and from specific businesses or residences.

RURAL ZONE - An area defined in the Morgan Hill Street Tree Master Plan in which native and native compatible trees have been specified for use as street trees. For exact geographic reference, the Street Tree Master Plan may be consulted.

SCALE - Of, or relating to the size of something - in relation to something else.

SEMI-UNIFORM PLANTING PATTERN - A street tree planting arrangement which uses several different tree species in an organized pattern. Usually, only one or two species are found on any given street.

SENSE OF PLACE - The way in which one perceives a place with respect to the feelings and emotions - positive or negative - it evokes.

SETBACK REQUIREMENTS - Set forth by a City's Municipal Code, setbacks refer to the minimum distance, measured perpendicularly from property lines, that must remain free and clear of a parcel's primary structure(s). Front, side, and rear yard setbacks refer to the distance from the front, side, and rear property lines respectively.

SPECIES - An individual type of tree such as Interior Live Oak, Chinese Pistache, or Honey Locust.

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

SUBURBAN GARDEN ZONE - An area defined in the Morgan Hill Street Tree Master Plan in which ornamental trees have been specified for use as street trees. For exact geographic reference, the Street Tree Master Plan may be consulted.

TOPPED - A term used to describe a tree which has been severely pruned at a point along the central trunk in a perpendicular fashion from its normal (upright) pattern of growth.

TREE CANOPY - The above ground portion of a tree, exclusive of the trunk, or stem, and inclusive of the branching and leaves, which forms an overhead cover.

UNIFORM PLANTING PATTERN - Plantings based on the use of a single or limited number of tree species.

UTILITY SAFE STREET TREES - Street trees which have been identified in the Morgan Hill Street Tree Master Plan (Appendix E) for use in the previously developed portions of the City where overhead utility lines remain.

URBAN ENVIRONMENT - Of, relating to, or characteristic of, a city or town.

URBAN FOREST - The plant materials (trees, shrubs and groundcovers) which are found within an urban environment.

h:\patrick\STREEPLN.32

Attachment: 1995 Street Tree Master Plan (2166 : Trees)

CITY OF MORGAN HILL

STREET TREE MASTER PLAN

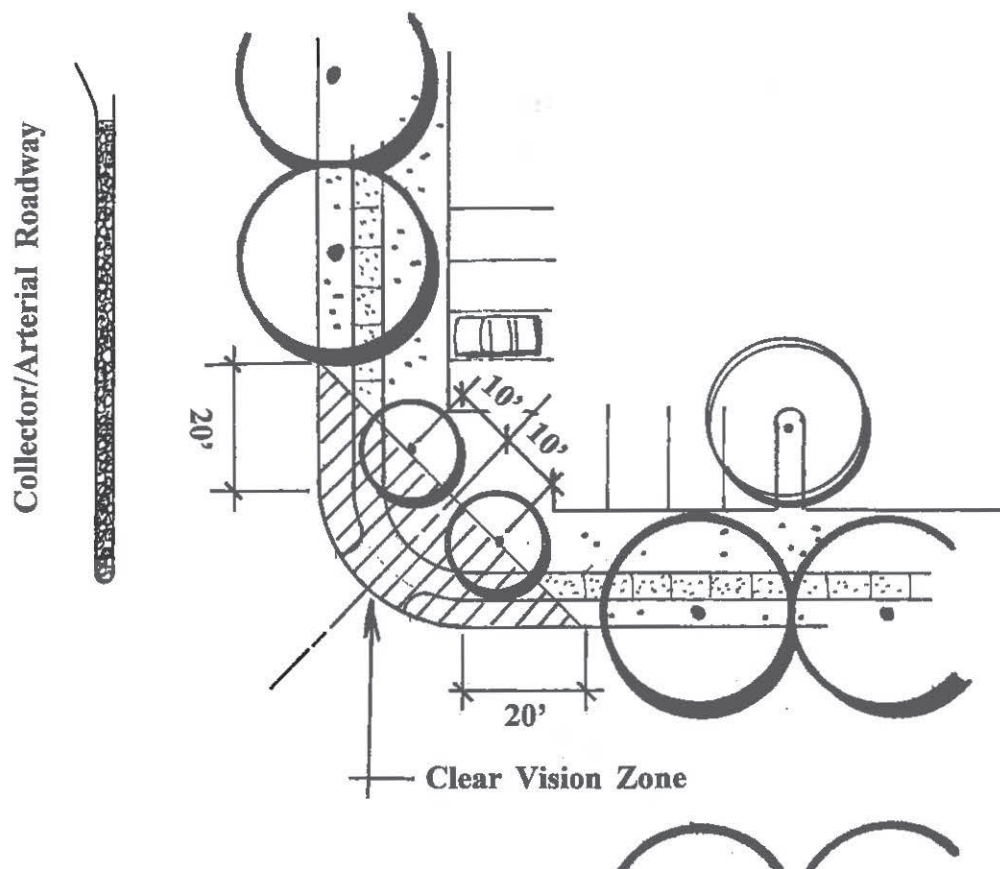


Figure 17 - Clear Vision Zone at Intersection of Collector and Arterial Streets and Location of Intersection Delineators

Select Plant List
City of Morgan Hill
Water Conservation Landscape Guide

The following is a list of plants that adapt well to the local conditions and are found in the Saratoga Horticultural Foundation's Success List of Water Conserving Plants or the East Bay Municipal Utility District's Water-Conserving Plants and Landscapes. These plants are considered water conserving or drought tolerant.

TREES

BOTANICAL NAME	COMMON NAME
ACACIA MELANOXYLON	BLACKWOOD ACACIA
AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE
ALNUS CORDATE	ITALIAN ALDER
CASUARINA CUNNINGHAMIANA	RIVER SHE-OAK
CASUARINA STRICTA	BEEFWOOD
CEDRUS ATLANTICA	ATLAS CEDAR
CEDRUS DEODORA	DEODAR CEDAR
CELTIS AUSTRALIS	EUROPEAN HACKBERRY
CELTIS CENENSIS	CHINESE HACKBERRY
CERATONIA SILIQUA	CAROB TREE
CERCIS CANADENSIS	EASTERN REDBUD
CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN
CLUPRESSUS GLABRA	SMOOTH ARIZONA CYPRESS
ERIOBOTRYA DEFLEXA	BRONZE LOQUAT
ERIOBOTRYA JAPONICA	JAPANESE LOQUAT
EUCALYPTUS FICIFOLIA	RED FLOWERED GUM
EUCALYPTUS LEUCOXLYON ROSEA	PINK FLOWERED WHITE-IRON BARK
EUCALYPTUS VIMINALIS	MANNA GUM
FRAXINUS 'MORaine'	MORaine ASH
FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH
FRAXINUS UHEI	EVERGREEN ASH
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
GINKGO BILOBA CULTIVARAS	MAIDENHAIR TREE-MALE ONLY
JUGLANS NIGRA	EASTERN BLACK WALNUT
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE
KOELREUTERIA PANICULATA	GOLDENRAIN TREE
✓ LAGERSTROEMIA INDICA	CAPE MYRTLE
LIRIODENDRON TULIPIFERA	TULIP TREE
✓ MAYTENUS BOARIA	MAYTEN TREE
MELALEUCA LINARIIFOLIA	FLAXLEAF PAPERBACK
MELALEUCA STYPHELIODES	PRICKLY MELALEUCA
METROSIDEROS EXCELUS	NEW ZEALAND CHRISTMAS TREE
OLEA EUROPEA	EUROPEAN OLIVE

BOTANICAL NAME

PINUS CANARIENSIS
 PINUS HALEPENISIS
 PINUS PINEA
 PINUS SABINIANA
 PINUS THUNBERGIANA
 PISTACIA CHINENSIS
 PLATANUS ACERIFOLIA
 PODOCARPUS GRACILIOR
 POPULUS FREMONTII NEVADA
 PRUNUS CERASIFERA CULTIVARS
 PYRUS CALLERYANA CULTIVARS
 QUERCUS ILEX
 QUERCUS LOBATA
 QUERCUS SUBER
 RHUS IANCEA
 ROBINA AMBIGUA 'IDAHOENSIS'
 SEQUOIA SEMPERVERENS
 SCHINUS MOLLE
 SCHINUS TEREBINTHFOLIUS

COMMON NAME

CANARY ISLAND PINE
 ALEPPO PINE
 ITALIAN STONE PINE
 DIGGER PINE
 JAPANESE BLACK PINE
 CHINESE PISTACHE
 LONDON PLANE TREE
 AFRICAN FIRN PINE
 NEVADA MALE COTTONWOOD
 PURPLE PLUM
 FLOWERING PEAR
 HOLLY OAK
 VALLEY OAK
 CORK OAK
 AFRICAN SUMAC
 IDAHO LOCUST
 COAST REDWOOD
 CALIFORNIA PEPPER TREE
 BAZILIAN PEPPER

SHRUBS**BOTANICAL NAME**

ABELIA GRANDIFLORA
 AGAPANTHUS AFRICANUS
 AGAPANTHUS ORIENTALIS
 ALOE SPECIES
 ARBUTUS UNEDO
 ARCTOSTAPHYLOS BAKERI-
 'LOIS EDMUNDS'
 ARCTOSTAPHYLOS DENSIFLORA-
 'HOWARD MCMINN'
 BERBERIS MENTROENSIS
 BERBERIS THUNBERGII
 BUXUS MICROPHYLLA JAPONICA
 CALCEOLARIA INTEGRIFOLIA
 'GOLDEN NUGGET'
 CALLISTEMON CITRINUS
 CEANOTHUS 'CONCHA'
 CEANOTHUS 'FROSTY BLUE'
 CEANOTHUS THYRSIFLORUS
 'SNOW FLURRY'
 CERCIS OCCIDENTALIS
 CHAENOMELES CULTIVARAS
 CISTUS HYBRIDUS
 CISTUS IADANIFER

COMMON NAME

GLOSSY ABELIA
 LILY OF THE NILE
 LILY OF THE NILE
 ALOE
 STRAWBERRY TREE
 LOIS EDMUNDS-MANZANITA
 MCMINN MANZANITA
 MENTOR BARBERRY
 JAPANESE BARBERRY
 JAPANESE BOXWOOD
 PERENNIAL POUCH FLOWER
 LEMON BOTTLEBRUSH
 FROSTY BLUE CEANOTHUS
 WESTERN REDBUD
 FLOWERING QUINCE
 WHITE ROCKROSE
 CRIMSON SPOT ROCKROSE

BOTANICAL NAME

CISTUS PURPUREUS
 COTINUS COGGYGRIA
 COTONEASTER IACTEA
 CYTISUS PRAECOX 'WARMINSTER'
 ECHIUUM FASTUOSUM
 ELAEAGNUS PUNGENS
 ERIOGONUM ARBORESCENS
 ERIOGONUM CROCATUM
 ERIOGONUM GIGANTEUM
 ERIOGONUM UMBELLATUM-
 POLYANTHUM
 ESCALLONIA DWARF FORMS
 ESCALLONIA 'FRADESI'
 EURYOPS PECTINATUS
 FEIJOA SELLOWIANA
 FREMONTODENDRON HYBRIDS
 GENISTA IYDIA
 GARRYA ELLIPTICA
 GREVILLIA 'CANBERRA'
 HAKEA SUAVEOLENS
 HETEROMELES ARBUTIFOLIA
 JUNIPERUS CHINENSIS
 'KAIZUKA'
 JUNIPERUS CHINENSIS-
 'MINT JULEP'
 LAVANDULA DENTATA
 LEONOTUS LEONERIS
 LEPTOSPERMUM LAEVIGATUM
 LEPTOSPERMUM SCOPARIUM-
 CULTIVARS
 LIGUSTRUM JAPONICUM,-
 L. OVALIFOLIUM
 MAHONIA AQUIFOLIUM
 MAHONIA PINNATA
 MYOPORUM LAETUM
 MYRICA CALIFORNICA
 MYRSINE AFRICANUM
 MYRTUS COMMUNIS
 NANDINA DOMESTICA
 NERIUM OLEANDER
 OSMANTHUS FRANGRAS
 PHOTINIA FRASERI
 PHOTINIA SERRULATA
 PHORMIUM TENAX
 PHYLLOSTACHYS AUREA
 PITTOSPORUM EUGENIoidES-
 PITTOSPORUM TENUIFOLIUM
 PLUMBAGO AURICULATA
 (PLUMBAGO CAPENSIS)

COMMON NAME

ORCHID SPOT ROCKROSE
 SMOKEBUSH
 RED CLUSTERBERRY
 MOONLIGHT BROOM
 PRIDE OF MADEIRA
 THORNY ELAEAGNUS
 SANTA CRUZ ISLAND-BUCKWHEAT
 SAFFRON BUCKWHEAT
 ST. CATHERINE'S LACE
 SULFUR BUCKWHEAT

GOLDEN SHRUB DAISY
 PINEAPPLE GUAVA
 FLANNAL BUSH

COAST SILKTASSEL

SWEET HAKEA
 TOYON
 HOLLYWOOD JUNIPER

MINT JULIP JUNIPER

FRENCH LAVENDER
 LION'S TAIL
 AUSTRALIAN TEA TREE
 NEW ZEALAND TEA TREE

JAPANESE, CALIFORNIA-
 PRIVET
 OREGON HOLLY GRAPE
 CALIFORNIA HOLLY GRAPE

PACIFIC WAX MYRTLE
 AFRICAN BOX
 MYRTLE
 HEAVENLY BAMBOO
 OLEANDER
 SWEET OLIVE

CHINESE PHOTINA
 NEW ZEALAND FLAX
 GOLDEN BAMBOO

CAPE PLUMBAGO

BOTANICAL NAME**COMMON NAME**

PODOCARPUS MACROPHYLLA	YEW PINE
PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY
PRUNUS ILICIFOLIA	HOLLY-LEAF CHERRY
PRUNUS LUSITANICA	PORTUGAL LAUREL
PRUNUS LYONII	CATALINA CHERRY
PUNICA GRANATUM 'WONDERFUL'	POMEGRANTE
RAPHIOLEPIS INDICA	INDIA HAWTHORN
RAPHIOLEPIS UMBELLATA	YEDDO HAWTHORN
RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY
RIBES SANGUINEUM	FLOWERING CURRANT
RIBES SPECIOSUM	FUCHSIA-FLOWERED GOOSEBERRY
RIBES VIBURNIFOLIUM	EVERGREEN CURRANT
SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL
SARCOCCOCA RUSCIFOLIA	FRAGRANT SARCOCCOCA
VIBURNUM TINUS	LAURESTINUS
XYLOSMA CONGESTUM	SHINY XYLOSMA

GROUND COVERS**BOTANICAL NAME****COMMON NAME**

ACACIA REDOLENS	'EMERALD CARPET'-MANZANITA
ARCTOSTAPHYLOS	MONTEREY MANZANITA
ARCTOSTAPHYLOS HOOKERI	'POINT REYES'-MANZANITA
ARCTOSAPHYLOS	'TWIN PEAKS, PIGEON POINT'
BACCHARIS PILULARIS	DWARF COYOTE BUSH
CEANOTHUS GLORIOSUS	MOUNT VISION
CEANOTHUS	PORRECTUS
CEANOTHUS HEARSTIUM	HEARST CEANOTHUS
CEANOTHUS	'JOYCE COULTER'
CEANOTHUS RIGIDUS	'SNOWBALL'
CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE
COPROSMA KIRKII	CREEKING COPROSMA
COPROSMA	'VERDE VISTA'
CORREA	'CARMINE BELLS' -
	AUSTRALIAN FUCHSIA
COTONEASTER CONGESTA	'LIKIANG'
COTONEASTER HORIZONTALIS	ROCK COTONEASTER
COTONEASTER	'LOWFAST'
GAZANIA	SPECIES AND HYBRIDS
JUNIPERUS CHINENSIS	'PARSONII' - PROSTRATE
	JUNIPER
JUNIPERUS VIRGINIANA	'SILVER SPREADER'
LONICERA JAPONICA	'HALLIANA' - HALL'S
	HONEYSUCKLE
NANDINA DOMESTICA CULTIVARS	HEAVENLY BAMBOO
ROSEMARINUS OFFICINALIS	CULTIVARS - ROSEMARY

VINES**BOTANICAL NAME**

CAMPSIS RADICANS
 CLYTOSTOMA CALLISTEGIOIDES
 DISTICUS BUCCINATORIA
 GELSEMIUM SEMPERVIRENS
 JASMINUM POLYANTHUM
 LONICERA HILDEBRANDIANA
 MACFADYENA UNGUIS-CATI
 PARTHENOCISSUS TRICUSPIDATA
 PASSIFLORA CAERULEA
 POLYGONUM AUBERTII
 ROSA BANKSIAE
 ROSA 'CECILE BRUNNER'
 SOLANUM JSAMINOIDES
 VITIS VINIFERA
 WISTERIA

COMMON NAME

TRUMPET CREEPER
 LAVENDER TRUMPET VINE
 BLOOD RED TRUPET VINE
 CAROLINA JESSAMINE
 PINK JASMINE
 BURMESE HONEYSUCKLE
 YELLOW TRUMPET VINE
 BOSTON IVY
 PASSION VINE
 SILVER LACE VINE
 LADY BANKS ROSE
 CILE BRUNNER ROSE
 POTATO VINE
 GRAPE
 SPEICES - WISTERIA

PALMS**BOTANICAL NAME**

CHAMAEROPS HUMILIS
 PHOENIX CANARIENSIS
 TRACHYCARPUS FORTUNEI
 WASHINGTONIA FILIFERA
 WASHINGTONIA ROBUSTA
 YUCCA GLORIOSA

COMMON NAME

MEDITERRANEAN FAN PALM
 CANARY ISLAND DATE PALM
 WINDMILL PALM
 CALIFORNIA FAN PALM
 MEXICAN FAN PALM
 SPANISH DAGGER

HERBACEIOUS PLANTS**BOTANICAL NAME**

ACANTHUS MOLLIS
 ACHILLEA FILIPENDULINA
 ACHILLEA MILLEFOLIUM
 ACHILLEA TOMENTOSA
 ALCEA ROSEA
 ARCTOTIS HYBRIDS
 ARMERIA MARITIMA
 ARTEMISIA SCHMIDTIANA
 ASPIDISTRA ELETOIR
 AURINIA SAXATILIS
 CALENDULA OFFICINALIS
 CENTAUREA CINERARIA
 CENTAUREA CYANUS

COMMON NAME

BEAR'S BREECH
 FERNLEAF YARROW
 COMMON YARROW, MILFOIL
 WOOLLY YARROW
 HOLLYHOCK
 AFRICAN DAISY
 SEA THRIFT
 'SILVER MOUND'
 CAST IRON PLANT
 PERENNIAL ALYSSUM
 CALENDULA
 DUSTY MILLER
 CORNFLOWER, BACHELOR'S
 BUTTON

BOTANICAL NAME	COMMON NAME
CERATOSTIGMA PLUMBAGOIDES	DWARF PLUMBAGO
CHEIRANTHUS CHEIRI	WALLFLOWER
CHRYSANTHEMUM FRUTESCENS	MARGUERITE
COREOPSIS	SPECIES
COSMOS BIPINNATUS	'DAZZLER' OR 'RADIANCE'
COSMOS SULPHUREUS	YELLOW COSMOS
DIPLACUS HYBRIDS	MONKEY FLOWER
DIETES IRIDIODES	FORNIGHT LILY
ERIGERON KARVINSKIANUS	FLEABANE
ERYSIMUM HIERACIIFOLIUM	SIBERIAN WALLFLOWER
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
FESTUCA OVINA GLUAUCA	BLUE FESCUE
GAILLARDA GRANDIFLORA	BLANKET FLOWER
GERANIUM INCANUM	CRANE'S BILL
HELICHRYSUM PETIOLATUM	PERENNIAL STRAWFLOWER
HEMEROCALLIS	SPECIES - DAYLILIES
HYPERICUM CALYGINUM	ST. JOHN'S WORT
ICE PLANTS	
- DELIOSPERMA ALBA	WHITE TRAILING
- DROBANTHEMUM	ROSEA ICE PLANT
- LAMPRANTHUS	
AURANTIACUS	
- LAMPRANTHUS	
SPECTABILIS	
IRIS DOUGLASIANA AND HYBRIDS	DOUGLAS IRIS
KNIPHOFIA UVARIA	RED HOT POKER
LOBULARIA MARITIMA	SWEET ALYSSUM
MIRABILIS JALAPA	FOUR O'CLOCK
MYOSOTIS SYLVATICA	FORGET-ME-NOT
NIEREMBERGIA HIPPOMANICA	DWARF CUP FLOWER
VIOLACEA	
OENOTHERA BERLANDIERII	MEXICAN EVENING PRIMROSE
PENNISETUM SETACEUM	FOUNTAIN GRASS
PENSTEMON HETEROPHYLLUS	BEARD TONGUE
PURDYI	
ROMNEYA COULTERI	MATILIJIA POPPY
RUDBECKIA HIRTA	GLORIOSA DAISY
SALVIA CLEVELANDII	CLEVELAND SAGE
SALVIA LEUCANTHA	MEXICAN SAGE
SANTOLINA CHAMAECYPARISSUS	GRAY LAVENDER COTTON
SANTOLINA VIRENS	GREEN LAVENDER COTTON
SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER
SEDUM SPATHULIFOLIUM	
SENECIO CINERARIA	DUSTY MILLER
STACHYS BYZANTIA	LAMB'S EARS
TEUCRIUM CHAMAEDRYS	GERMANDER

BOTANICAL NAME

TEUCRIUM FRUTICANS
 TROPAEOLUM MAJUS
 VERBENA
 VERBENA TENUISECTA
 ZAUSCHNEIRA CALIFORNICA

COMMON NAME

BUSH GERMANDER
 GARDEN NASTURTIUM
 SPECIES
 CALIFORNIA FUCHSIA

BULBS**BOTANICAL NAME**

ALSTROEMERIA LIGTU
 AMARYLLIS BELLADONNA
 CROCOSMIA CROCOSMIIFLORA
 NARCISSUS
 SCILLA PERUVIANA
 ZANTEDESCHIA AETHIOPICA

COMMON NAME

HYBRIDS - PERUVIAN LILY
 NAKED LADY LILY
 MONTBRETIA
 DAFFODIL
 PERUVIAN SCILLA
 CALLA LILY

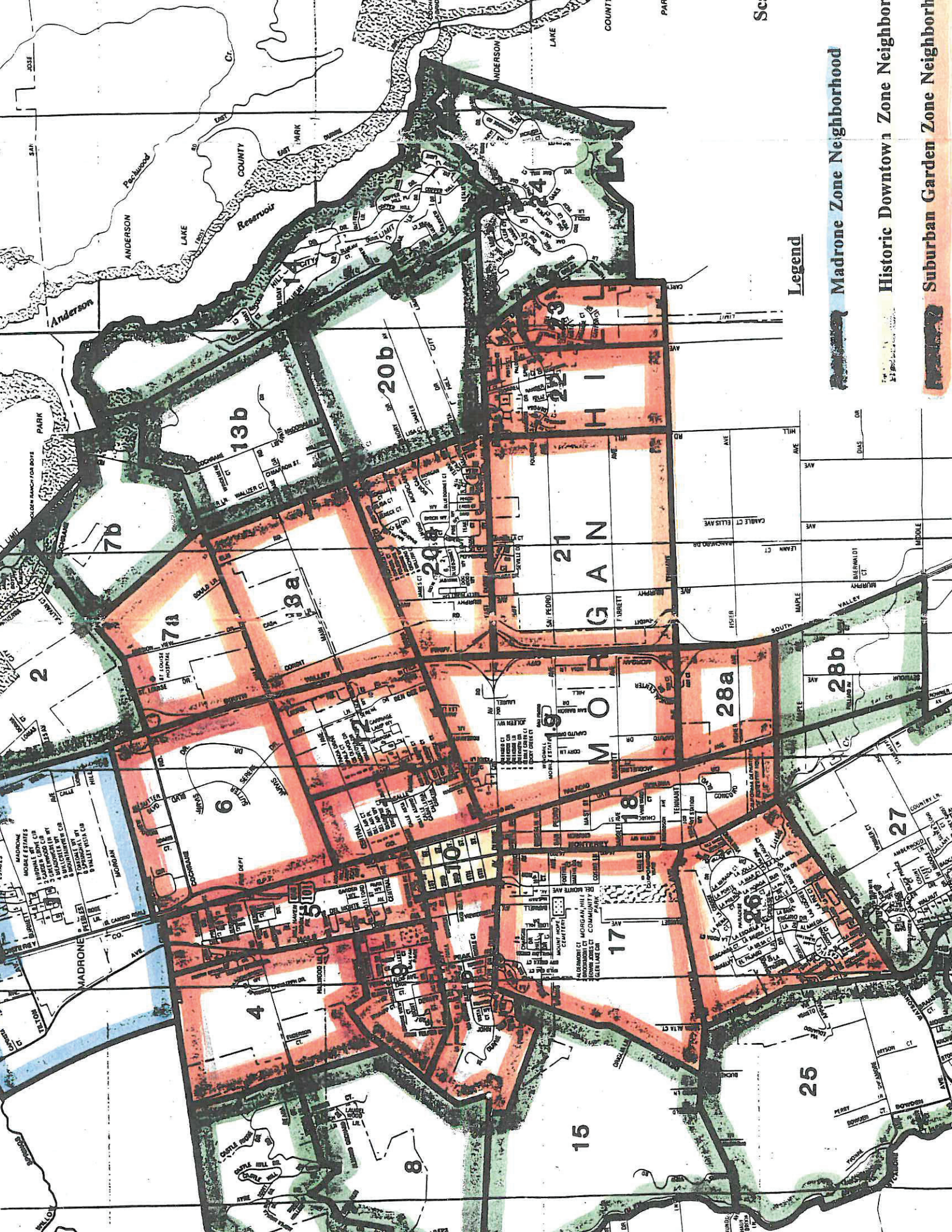
FERNS**BOTANICAL NAME**

ASPARAGUS DENSSIFLORUS
 DRYOPTERIS ERYTHROSORA
 POLYSTICHUM MUNITUM

COMMON NAME

'SPRENGERI' - SPRENGER
 ASPARAGUS
 AUTUMN FERN
 WESTERN SWORD FERN

A plant may be considered for inclusion onto this list if the Architecural and Site Review Board determines the plant to have water conserving characteristics.



Legend

Madrone Zone Neighborhood

Historic Downtown Zone Neighborhood

Suburban Garden Zone Neighborhood

City of Morgan Hill

Master Street Tree Plan

Prepared By

Christina Rasmussen

Urban Forestry Project Manager

City of Morgan Hill

17575 Peak Avenue

Morgan Hill, CA 95037

2.	Master Street Tree Map.....	
3.	Master Street Tree List.....	5
4.	Prohibited Street Tree List.....	9-

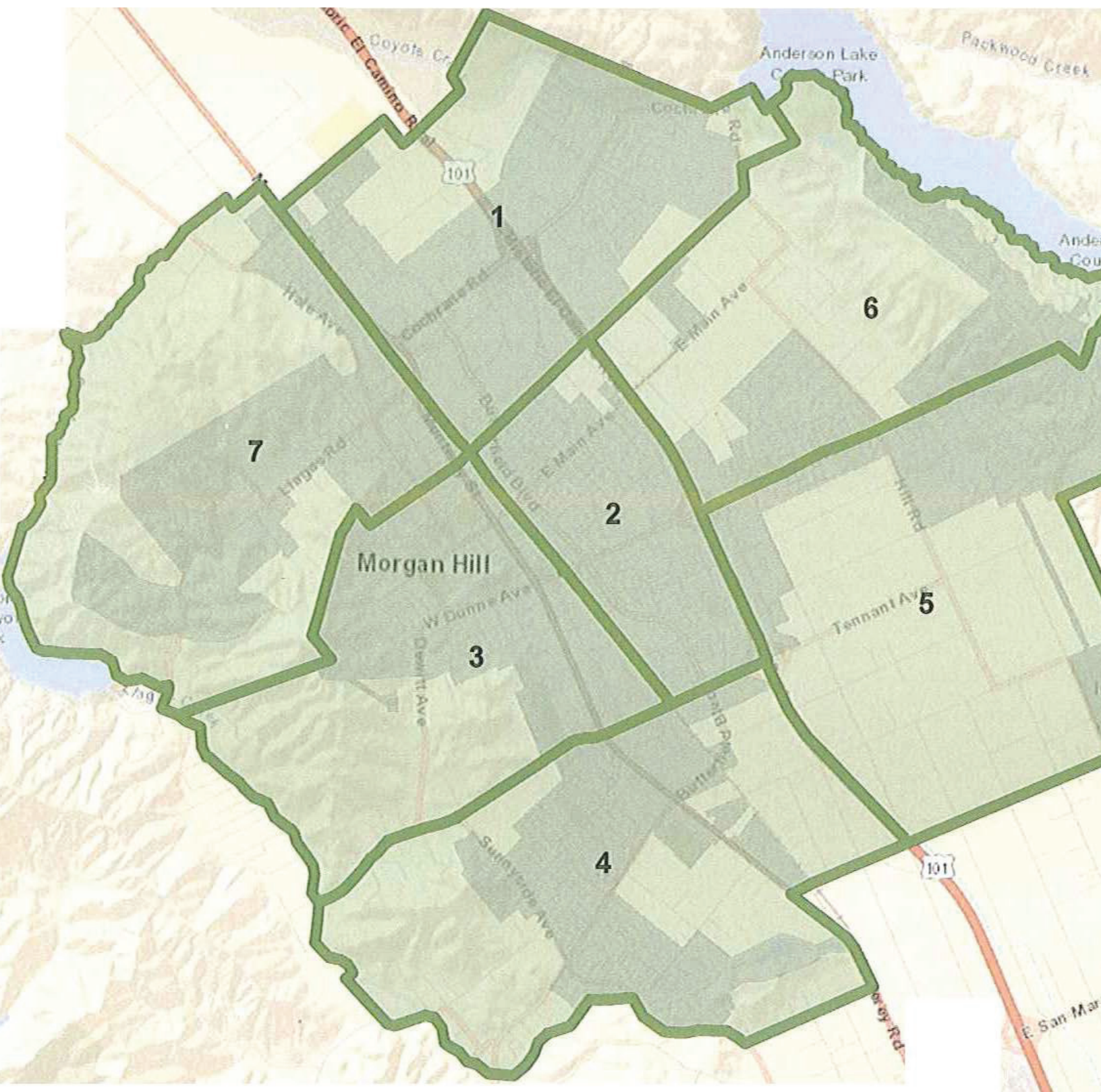
cultivars) that would fit different circumstances. Generally, the Master Street Tree Plan does not specify cultivars of the species to allow for flexibility.

The City's Maintenance Superintendent shall determine which species cultivar is appropriate for the specific planting location. The tree species in the Master Street Tree Plan are those with the fewest faults that typically cause the least negative impacts to the community. The trees are expected to have long lives and retain their attractiveness into their maturity. The trees recommended are also reasonably free of insect infestation, and typically have less aggressive and invasive deep-root systems in order to reduce the potential for negatively impacting sewer lines, sidewalks, curb and gutters, and streets. However, any tree after several decades of growth may produce aggressive and invasive root systems.

The Master Street Tree Plan represents the community's collective vision for what Morgan Hill's urban forest will look and feel like as the community grows and prospers. Trees make a vital and affordable contribution to our sense of community, pedestrian-friendly neighborhoods, energy savings, air quality, and wildlife habitats. Urban Forests are the only infrastructure that continually increases in its value and benefits overtime. Thus, the City of Morgan Hill recognizes that the urban forest is not a self-renewable asset, but that it requires human intervention to preserve, protect and enhance. As the local government, it is our responsibility to foster and develop an urban forestry vision for every resident of Morgan Hill and the surrounding communities that depend on it. The City of Morgan Hill is committed to promoting the growth and care of its Urban Forest and the practical application of the Master Street Tree Plan to all future tree plantings in the city.

The following are factors that were considered while selecting tree species suitable in Morgan Hill:

- ❖ Habitat value and attractiveness for pollinators
- ❖ Ecological benefits such as shelter, food, and breeding sites for both residential and migratory birds and wildlife
- ❖ Energy use reduction potential
- ❖ Carbon sequestration potential
- ❖ Storm water treatment potential
- ❖ City goals for water conservation
- ❖ City goals for canopy cover
- ❖ City's goal to encourage re-oaking of native and nonnative oak species
- ❖ Surrounding species theme and the past performance of that species
- ❖ Infrastructure conflicts
- ❖ Maintenance issues
- ❖ Aesthetics
- ❖ Need for age and species diversity
- ❖ Potential to become invasive



		Quercus kelloggii	Black Oak		Deciduous	30ft
		Quercus lobata	Valley Oak		Deciduous	30ft
		Quercus suber	Cork Oak		Evergreen	30ft
		Quercus virginiana	Southern Live Oak		Evergreen/partly Deciduous	30ft
Planter Space Between 4-6'		Acer rubrum 'Columnare'	Columnar Red Maple		Deciduous	20-30ft
		Acer x freemanii 'Jeffersed'	Autumn Blaze Red Maple		Deciduous	20-30ft
		Albizia julibrissin	Silk Tree		Deciduous	20-30ft
		Brachychiton populneus	Kurrajong	Predominant	Evergreen	20-30ft
		Celtis sinensis	Chinese Hackberry		Deciduous	20-30ft
		Ginkgo biloba	Maidenhair Tree	Males only	Deciduous	20-30ft
		Lophostemon confertus	Brisbane Box		Evergreen	20-30ft
		Quercus agrifolia	Coast Live Oak		Evergreen	30ft
		Quercus suber	Cork Oak		Evergreen	30ft
		Quercus virginiana	Southern Live Oak		Evergreen/partly Deciduous	30ft
		Ulmus parvifolia	Chinese Elm	Predominant	Evergreen/partly Deciduous	20-30ft
	Planter Space 4' <	Celtis laevigata var. reticulata	Western Hackberry		Deciduous	6-15ft
		Cercis occidentalis	Western Redbud		Deciduous	6-15ft
		Chilopsis linearis	Desert Willow		Deciduous	6-15ft
		Fraxinus dipetala	California Ash		Deciduous	6-15ft
		Heteromeles arbutifolia	Toyon		Evergreen	6-15ft
		Prunus ilicifolia	Hollyleaf Cherry		Evergreen	6-15ft
2	Planter Space 6' >	Aesculus californica	California Buckeye		Deciduous	20-30ft
		Quercus suber	Cork Oak		Evergreen	30ft
		Quercus lobata	Valley Oak		Deciduous	30ft
	Planter Space Between 4-6'	Acer rubrum 'October Glory'	October Glory Red Maple		Deciduous	20-30ft
		Acer x freemanii 'Jeffersed'	Autumn Blaze Red Maple		Deciduous	20-30ft
		Brachychiton populneus	Kurrajong		Evergreen	20-30ft
		Lophostemon confertus	Brisbane Box		Evergreen	20-30ft
		Lyonothamnus floribundus subsp. asplenifolius	Catalina Ironwood		Evergreen	20-30ft
		Nyssa sylvatica	Sour Gum	Predominant	Deciduous	20-30ft
		Quercus agrifolia	Coast Live Oak		Evergreen	30ft
		Quercus suber	Cork Oak		Evergreen	30ft
					Evergreen/partly	

		Arbutus 'Marina'	Marina Madrone		Evergreen	20-30ft
		Brachychiton populneus	Kurrajong		Evergreen	20-30ft
		Ginkgo biloba	Maidenhair Tree	Males only	Deciduous	20-30ft
		Lophostemon confertus	Brisbane Box		Evergreen	20-30ft
		Lyonothamnus floribundus subsp. asplenifolius	Catalina Ironwood		Evergreen	20-30ft
		Nyssa sylvatica	Sour Gum	Predominant	Deciduous	20-30ft
		Quercus agrifolia	Coast Live Oak		Evergreen	30ft
		Quercus douglasii	Blue Oak		Deciduous	30ft
		Quercus wislizeni	Interior Live Oak	Predominant	Evergreen	30ft
Planter Space 4' <						
	Adenostoma sparsifolium	Red shank	Predominant	Evergreen	6-15ft	
	Cercis occidentalis	Western Redbud		Deciduous	6-15ft	
	Fraxinus dipetala	California Ash		Deciduous	6-15ft	
	Hetermeles arbutifolia	Toyon		Evergreen	6-15ft	
	Pistacia chinensis	Chinese Pistache		Deciduous	6-15ft	
	Prunus ilicifolia	Hollyleaf Cherry		Evergreen	6-15ft	
4	Planter Space 6' >	Aesculus californica	California Buckeye		Deciduous	20-30ft
		Casuarina cunninghamiana	River She-Oak		Evergreen	30ft
		Laurus 'saratoga'	Saratoga Laurel		Evergreen	20-30ft
		Quercus agrifolia	Coast Live Oak		Evergreen	30ft
		Quercus kelloggii	Black Oak		Deciduous	30ft
		Quercus lobata	Valley Oak		Deciduous	30ft
		Quercus suber	Cork Oak		Evergreen	30ft
		Quercus virginiana	Southern Live Oak		Evergreen/partly Deciduous	30ft
	Planter Space Between 4-6'		Columnar Red Maple		Deciduous	20-30ft
		Acer rubrum 'October Glory'	October Glory Red Maple	Predominant	Deciduous	20-30ft
		Acer x freemanii 'Jeffersed'	Autumn Blaze Red Maple		Deciduous	20-30ft
		Celtis sinensis	Chinese Hackberry	Predominant	Deciduous	20-30ft
		Laurus 'saratoga'	Saratoga Laurel		Evergreen	20-30ft
		Nyssa sylvatica	Sour Gum	Predominant	Deciduous	20-30ft
		Quercus agrifolia	Coast Live Oak		Evergreen	30ft
		Quercus ilex	Holly Oak		Evergreen	30ft
		Quercus suber	Cork Oak		Evergreen	30ft
		Ulmus parvifolia	Chinese Elm		Evergreen/partly Deciduous	20-30ft
	Planter Space 4' <	Celtis laevigata var. reticulata	Western Hackberry		Deciduous	6-15ft

	Between 4-6'	Acer rubrum 'Columnare'	Columnar Red Maple		Deciduous	20-30ft
		Acer rubrum 'October Glory'	October Glory Red Maple		Deciduous	20-30ft
		Arbutus 'Marina'	Marina Madrone		Evergreen	20-30ft
		Brachychiton populneus	Kurrajong		Evergreen	20-30ft
		Ginkgo biloba	Maidenhair Tree	Males only	Deciduous	20-30ft
		Lophostemon confertus	Brisbane Box		Evergreen	20-30ft
		Lyonothamnus floribundus subsp. asplenifolius	Catalina Ironwood		Evergreen	20-30ft
		Quercus agrifolia	Coast Live Oak		Evergreen	30ft
		Quercus suber	Cork Oak		Evergreen	30ft
	Planter Space 4' <	Adenostoma sparsifolium	Red shank	Predominant	Evergreen	6-15ft
		Cercis occidentalis	Western Redbud		Deciduous	6-15ft
		Fraxinus dipetala	California Ash	Predominant	Deciduous	6-15ft
		Hetermeles arbutifolia	Toyon		Evergreen	6-15ft
		Pistacia chinensis	Chinese Pistache		Deciduous	6-15ft
		Prunus ilicifolia	Hollyleaf Cherry		Evergreen	6-15ft
6	Planter Space 6' >	Aesculus californica	California Buckeye		Deciduous	20-30ft
		Casuarina cunninghamiana	River She-Oak		Evergreen	30ft
		Quercus agrifolia	Coast Live Oak		Evergreen	30ft
		Quercus coccinea	Scarlet Oak	Predominant	Deciduous	30ft
		Quercus lobata	Valley Oak		Deciduous	30ft
		Quercus suber	Cork Oak		Evergreen	30ft
		Quercus virginiana	Southern Live Oak		Evergreen/partly Deciduous	30ft
	Planter Space Between 4-6'	Acer rubrum 'October Glory'	October Glory Red Maple		Deciduous	20-30ft
		Celtis sinensis	Chinese Hackberry		Deciduous	20-30ft
		Laurus 'saratoga'	Saratoga Laurel		Evergreen	20-30ft
		Nyssa sylvatica	Sour Gum		Deciduous	20-30ft
		Quercus agrifolia	Coast Live Oak		Evergreen	30ft
		Quercus ilex	Holly Oak	Predominant	Evergreen	30ft
		Quercus suber	Cork Oak		Evergreen	30ft
		Quercus wislizeni	Interior Live Oak		Evergreen	30ft
		Ulmus parvifolia	Chinese Elm	Predominant	Evergreen/partly Deciduous	20-30ft
	Planter Space 4' <	Celtis laevigata var. reticulata	Western Hackberry		Deciduous	6-15ft
		Cercis occidentalis	Western Redbud		Deciduous	6-15ft
		Chilopsis linearis	Desert Willow		Deciduous	6-15ft

4-6'	'Jeffersed	Red Maple		Deciduous	20-30ft
	Albizia julibrissin	Silk Tree		Deciduous	20-30ft
	Arbutus 'Marina' & meniziesii	Madrone		Evergreen	20-30ft
	Celtis sinensis	Chinese Hackberry		Deciduous	20-30ft
	Ginkgo biloba	Maidenhair Tree	Males only	Deciduous	20-30ft
	Laurus 'saratoga'	Saratoga Laurel		Evergreen	20-30ft
	Lyonothamnus floribundus subsp. asplenifolius	Catalina Ironwood		Evergreen	20-30ft
	Quercus agrifolia	Coast Live Oak		Evergreen	30ft
	Quercus ilex	Holly Oak		Evergreen	30ft
	Quercus suber	Cork Oak		Evergreen	30ft
	Quercus wislizeni	Interior Live Oak		Evergreen	30ft
	Ulmus parvifolia	Chinese Elm	Predominant	Evergreen/partly Deciduous	20-30ft
Planter Space 4' <	Celtis laevigata var. reticulata	Western Hackberry		Deciduous	6-15ft
	Cercis occidentalis	Western Redbud	Predominant	Deciduous	6-15ft
	Chilopsis linearis	Desert Willow		Deciduous	6-15ft
	Fraxinus dipetala	California Ash		Deciduous	6-15ft
	Hetermeles arbutifolia	Toyon		Evergreen	6-15ft
	Prunus ilicifolia	Hollyleaf Cherry		Evergreen	6-15ft

Part IV: Prohibited Street Tree List

Botanical Name	Common Name	Reason
<i>Abies amabilis</i>	Pacific Silver Fir	High Root Damage
Acacia	All Species	High Water-Use/High Root Damage
<i>Acer macrophyllum</i>	Bigleaf Maple	High Root Damage
<i>Acer platanoides</i>	Norway Maple	High Root Damage
<i>Acer platanoides</i> 'Cleveland'	Cleveland Norway Maple	High Root Damage
<i>Acer platanoides</i> 'Deborah'	Deborah Norway Maple	High Root Damage
<i>Acer platanoides</i> 'Drummondii'	Drummond Norway Maple	High Root Damage
<i>Acer platanoides</i> 'Emerald Queen'	Emerald Queen Norway Maple	High Root Damage
<i>Acer platanoides</i> 'Erectum'	Erectum Norway Maple	High Root Damage
<i>Acer platanoides</i> 'Faassen's Black'	Faassen's Black Norway Maple	High Root Damage
<i>Acer platanoides</i> 'Parkway'	Parkway Maple	High Root Damage
<i>Acer platanoides</i> 'Schwedleri'	Schwedleri Norway Maple	High Root Damage
<i>Acer platanoides</i> 'Superform'	Superform Norway Maple	High Root Damage
<i>Acer rubrum</i> 'Franksred'	Red Sunset Maple	High Root Damage
<i>Acer saccharinum</i>	Silver Maple	High Root Damage
<i>Acer saccharinum</i> 'Pyramidale'	Pyramidale Silver Maple	High Root Damage
<i>Acer saccharinum</i> 'Silver Queen'	Silver Queen Maple	High Root Damage
<i>Aesculus hippocastanum</i>	Common Horsechestnut	High Root Damage
<i>Aesculus hippocastanum</i> 'Baumannii'	Baumannii Horsechestnut	High Root Damage
<i>Agathis robusta</i>	Queensland Kauri	High Root Damage
<i>Ailanthus glandulosa</i>	Trees of Heaven	Plant
All CA Invasive Species	California Invasive Plant Council Webpage for Information	Invasive
<i>Alnus glutinosa</i>	Black Alder	High Root Damage

<i>Alnus rhombifolia</i>	White Alder	High Root Damage
<i>Alnus rubra</i>	Red Alder	High Root Damage
<i>Bischofia javanica</i>	Bischofia	High Root Damage
<i>Casimiroa edulis</i>	White Sapote	High Root Damage
<i>Ceiba speciosa</i> 'Los Angeles Beautiful'	Los Angeles Beautiful Floss Silk Tree	High Root Damage
<i>Celtis laevigata</i>	Sugarberry	High Root Damage
<i>Celtis laevigata</i> 'All Seasons'	All Seasons Sugarberry	High Root Damage
<i>Celtis occidentalis</i> 'Prairie Pride'	Prairie Pride Common Hackberry	High Root Damage
<i>Ceratonia siliqua</i>	St. John's Bread (Carob Tree	High Root Damage
<i>Cercidiphyllum japonicum</i> 'Pendula'	Weeping Katsura Tree	High Root Damage
<i>Cinnamomum camphora</i>	Camphor Tree	Very Large/High Root Damage
Conifers	All Species	Very large
<i>Delonix regia</i>	Royal Poinciana	High Root Damage
<i>Ebenopsis ebano</i>	Texas Ebony	High Root Damage
<i>Erythrina x bidwillii</i>	Shrub Coral Tree	High Root Damage
<i>Eucalyptus</i>	All Species	High Root Damage
<i>Fagus sylvatica</i> 'Dawyck'	Dawyck European Beech	High Root Damage
<i>Fagus sylvatica</i> 'Pendula'	Weeping European Beech	High Root Damage
<i>Fagus sylvatica</i> 'Purpurea Pendula'	Weeping Purple European Beech	High Root Damage
<i>Ficus aurea</i>	Strangler Fig	High Root Damage
<i>Ficus elastica</i>	Rubber Tree	High Root Damage
<i>Ficus macrophylla</i>	Moreton Bay Fig	High Root Damage
<i>Ficus retusa</i>	Cuban Laurel	High Root Damage
<i>Ficus rubiginosa</i>	Rusty-Leaf Fig	High Root Damage
<i>Ficus sur</i>	Cape Fig	High Root Damage
<i>Fraxinus americana</i> 'Autumn Applause'	Autumn Applause White Ash	High Root Damage
<i>Fraxinus uhdei</i>	Evergreen Ash	High Root Damage
<i>Fraxinus velutina</i>	Arizona Ash	High Root Damage
<i>Fraxinus velutina</i> 'Modesto'	Modesto Ash	High Root Damage
Fruit Trees	All Fruit Bearing Species	Litter/Public Safety Hazard

<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Halka'	Halka Locust	High Root Damage
<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Trueshade'	Trueshade Locust	High Root Damage
<i>Harpephyllum caffrum</i>	South African Wild Plum	High Root Damage
<i>Juglans californica</i>	California Black Walnut	Invasive
<i>Juglans hindsii</i>	American Black Walnut	Invasive
<i>Juglans nigra</i>	Black Walnut	High Root Damage
<i>Juglans regia</i>	English Walnut	Invasive
<i>Liquidambar</i>	All Sweet Gum	High Root Damage
<i>Liquidambar styraciflua</i>	American Sweet Gum	High Root Damage
<i>Magnolia grandiflora</i>	Southern Magnolia	Very Large/High Root Damage
<i>Manilkara zapota</i>	Sapodilla	High Root Damage
<i>Morus alba</i>	White Mulberry	High Root Damage
<i>Morus alba</i> 'Fruitless'	Fruitless Mulberry	High Root Damage
<i>Morus nigra</i>	Black Mulberry	High Root Damage
<i>Morus rubra</i>	Red Mulberry	High Root Damage
<i>Nothofagus dombeyi</i>	Dombey's Southern Beech	High Root Damage
<i>Nothofagus obliqua</i>	Roble Beech	High Root Damage
<i>Olea europaea</i>	Olive (Fruiting)	Litter/Public Safety Hazard
Palms	All Species	Plant
<i>Paulownia kawakamii</i>	Sapphire Dragon Tree	High Root Damage
<i>Paulownia tomentosa</i>	Empress Tree	High Root Damage
<i>Persea americana</i> 'Hass'	Hass Avocado	High Root Damage
<i>Phellodendron amurense</i> 'Macho'	Macho Amur Corktree	High Root Damage
<i>Phytolacca dioica</i>	Ombu	High Root Damage
<i>Picea abies</i>	Norway Spruce	High Root Damage
<i>Picea breweriana</i>	Brewer's Weeping Spruce	High Root Damage
<i>Pinus</i> (Pines)	All Species	High Water-Use
<i>Platanus orientalis</i> var. <i>digitata</i>	Cut Leaf Oriental Plane Tree	High Root Damage
<i>Platanus x hispanica</i>	London Plane	High Root Damage
<i>Platanus x hispanica</i> 'Liberty'	Liberty London Plane Tree	High Root Damage
<i>Platanus x hispanica</i> 'Yardwood'	Yardwood London Plane Tree	High Root Damage
<i>Populus</i> (Poplar Tree)	All Species	High Root Damage
<i>Pterocarya stenoptera</i>	Chinese Wingnut	High Root Damage
<i>Pyrus kawakamii</i>	Evergreen Pear	Fire Blight
<i>Robinia</i> (Locust)	All Species	High Root Damage
<i>Salix alba</i>	White Willow	High Root Damage
<i>Salix alba</i> 'Tristis'	Golden Weeping Willo	High Root Damage

<i>Salix babylonica</i>	Weeping Willow	High Root Damage
<i>Salix babylonica</i> 'Navajo'	Globe Navajo Willow	High Root Damage
<i>Salix laevigata</i>	Red Willow	High Root Damage
<i>Salix lasiandra</i>	Pacific Willow	High Root Damage
<i>Salix lasiolepis</i>	Arroyo Willow	High Root Damage
<i>Salix matsudana</i>	Hankow Willow	High Root Damage
<i>Salix x blanda</i>	Wisconsin Weeping Willow	High Root Damage
<i>Schinus molle</i>	Peruvian/California Pepper Tree	High Root Damage
<i>Schinus polygamus</i>	Chilean Pepper Tree	High Root Damage
<i>Schinus terebinthifolius</i>	Brazilian Pepper Tree	Invasive
<i>Ulmus Americana</i>	American Elm	High Root Damage
<i>Ulmus crassifolia</i>	Cedar Elm	High Root Damage
<i>Ulmus davidiana</i> var. <i>japonica</i>	Japanese Elm	High Root Damage
<i>Ulmus glabra</i>	Scotch Elm	High Root Damage
<i>Ulmus hollandica</i>	Dutch Elm	High Root Damage
<i>Ulmus minor</i>	Smooth-Leaf Elm	High Root Damage
<i>Ulmus</i> 'Morton Accolade'	Accolade Elm	High Root Damage
<i>Ulmus procera</i>	English Elm	High Root Damage
<i>Ulmus pumila</i>	Siberian Elm	High Root Damage
<i>Umbellularia californica</i>	California Bay Laurel	Invasive