



Agenda Item

Planning Commission

Item #: 4.1.

4/1/2024

File #: 24-0229

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Arlen Beck, Associate Planner

1. SUBJECT

General Plan Annual Progress Report to the State of California.

2. SUMMARY

California Government Code Section 65400 requires that cities submit an annual report on the status of their General Plan and progress in its implementation to the Governor's Office of Planning and Research and the Department of Housing and Community Development each year.

3. RECOMMENDED ACTION

Receive and file the 2023 General Plan Annual Progress Report.

4. AUTHORIZING GUIDELINES

California Government Code Section 65400 requires that cities submit an annual report on the status of their General Plan and progress in its implementation to the Governor's Office of Planning and Research and Department of Housing and Community Development. In addition to submittal to the State, the annual report must be presented to the City Council for review and acceptance. As a procedural matter, staff is bringing this annual report to the Planning Commission for receipt and acceptance prior to the City Council action given the role of the Commission as advisory to the Council in planning matters, including implementation of the General Plan.

5. PROJECT BACKGROUND

The City's 2010 General Plan was adopted on March 9, 2010. State law requires generalized annual reporting on General Plan implementation, with specific reporting requirements and forms related to the Housing Element.

6. PROJECT DESCRIPTION

Over the course of 2023, the City undertook a number of activities that implement the goals and policies of the Land Use, Circulation & Mobility, Natural Resources, Cultural Resources & Historic Preservation, Infrastructure, Urban Design, Public Safety, Economic Development, and Housing Elements. These activities also reflect progress made on the programs of the General Plan Implementation Plan.

7. ANALYSIS AND STATEMENT OF THE ISSUES

Issue 1: General Plan Implementation

General Plan implementation supports the quality of life objectives for the community that serve as the foundation for the General Plan (Attachment 1). Activities undertaken by the city through its Capital Improvement Program, project plans and studies, facility maintenance and management, and inter-agency coordination each play a part in General Plan implementation. Annual report and tracking activities enable the city and state to monitor progress made on General Plan implementation. Over the course of 2023, the city continued to make measurable progress in implementing important goals, policies, and programs that span a range of General Plan Elements. The General Plan Implementation Report (Attachment 2) details the key implementation actions that the city accomplished or made progress on in 2023. Some highlights of 2023 accomplishments include:

- Opened 1,506 code enforcement cases and closed 450 cases.
- Completed four, and initiated two intersection signalization projects.
- Improved the intersections at Cannon Street and Serrano Avenue, and at Chapman Avenue and Batavia Street.
- Remodeled the bathrooms at the Taft Library
- Completed Plaza Park Safety enhancements
- Initiated design work on the Skate Park at Grijalva Park
- Completed design work on the El Modena Basin Public Restroom
- Undertook document management improvements which include the implementation of SharePoint and MaintStar Permit management systems.
- Replaced rubberized tot lot surfaces
- Continued annual public right-of-way and infrastructure maintenance including pavement patching and maintenance, slurry seal, 21,882 tons of asphalt concrete replacement, 1,577 linear feet of new or replaced curb and gutter, 7,376 linear feet of sewer main replacement, installation of 46 new ADA wheelchair access ramps, water meter replacement, street tree maintenance, pothole repairs, 5,002 square feet of sidewalk installation, fleet vehicle maintenance, water lateral replacement.

Issue 2: Housing Element

The State Department of Housing and Community Development (HCD) requires the reporting of Housing Element implementation on specific state reporting forms. Staff submitted the required report to HCD on March 28, 2024. The method of reporting of Housing Element implementation is established by HCD with the purpose of tracking overall housing production in a community, as well as a jurisdiction's progress toward meeting its regional housing needs assessment (RHNA) allocation. The City's Housing Element Implementation Progress Report is included in Attachment 3 of this report. In summary, building permits were issued for 144 new residential units in 2023: 69 units were accessory dwelling units, one unit was a new single family residence, and 74 units were apartments/multi-family units. The single-family residential units are assumed to fall into the Above-Moderate income category. Accessory Dwelling Units (ADUs) are assumed to have some level of affordability and are counted as Moderate Income units and the apartments/multi-family units are low-income deed restricted units. It is possible that some of the accessory dwelling units could be affordable to low income families as well but the City does not have data to substantiate ADU affordability at this time. The City's progress in meeting its Year 2021-2029 RHNA goals is

summarized in the table below.

2023 Building Permit Issuance In Relation to RHNA

Income Level	2021-2029 RHNA (# of units)	2021 New Units (As of 10/15/2021)	2022 New Units	2023 New Units	2021-2029 Remaining RHNA Need
<i>Very Low</i>	1,067	0	0	0	1,067
<i>Low</i>	604	0	62	74	468
<i>Moderate</i>	677	2	82	69	524
<i>Above- Moderate</i>	1,588	1	50	1	1,536
Total	3,936	3	194	144	3,595

As further detailed in Table D of Attachment 3, the City also continues its efforts to implement the Policy Actions of its Housing Element. Furthermore, preparation of this annual report constitutes implementation of Policy Action 2A: Annual Review of Housing Element.

8. PUBLIC NOTICE

No public notification is required for this report to the Planning Commission.

9. ENVIRONMENTAL REVIEW

Since this item is informational in nature and involves no action by the Planning Commission, CEQA does not apply. Notwithstanding, Final Program Environmental Impact Report (EIR) No. 1815-09 for the Comprehensive General Plan Update was certified on March 9, 2010 and prepared in accordance with CEQA. The implementation activities identified in the subject report are addressed in the previously approved General Plan EIR.

10. ADVISORY BOARD ACTION

The Annual General Plan Report is not reviewed by either the Staff Review Committee or the Design Review Committee because it is an informational report.

11. ATTACHMENTS

- Attachment 1 - 2010 General Plan Vision Statement
- Attachment 2 - 2023 General Plan Implementation Report
- Attachment 3 - 2023 Annual Housing Element Implementation Progress Report