

## REPORT TO CITY COUNCIL

**DATE:** FEBRUARY 23, 2022  
**TO:** HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL  
**FROM:** NATHAN HAMBURGER, CITY MANAGER  
**BY:** ALLISON COOK, ASSISTANT PLANNING DIRECTOR  
**SUBJECT:** GENERAL PLAN UPDATE – STATUS REPORT

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The purpose of this item is to present to the City Council the status of the General Plan Update (GPU), including the 6<sup>th</sup> Cycle Housing Element (Housing Element) and the Subsequent Program Environmental Impact Report (SEIR). The components of the GPU include the following:

	Housing Element	Safety Element
SEIR	Community Conservation and Development Element (Land Use Section)	
	Natural Resources Element (Air Quality Section)	
	Infrastructure and Community Services Element (Mobility Section)	
	Implementation Program	

The General Plan Elements contain goals and policies derived from City Council guidance and community input. The Housing Element is the primary Element of the General Plan being updated to meet the City's Regional Housing Needs Assessment (RHNA) through identification of housing opportunity sites, as well as other state statutory requirements. Notable changes to the Safety Element are required to meet recent state legislation, including to address wildfires and climate change, among other items.

Other, relatively minor changes to the Community Conservation and Development Element, Natural Resources Element, Infrastructure and Community Services Element are necessary either as a result of the Housing Element and Safety Element updates, or due to recent state requirements. The main change is to the Community Conservation and Development Element's Land Use Section, with revisions to the land use designations for the housing opportunity sites identified in the Housing Element. Most of the changes to these other Elements are fairly minor. The Implementation Program specifies how and when each policy in the Elements will be met.

The SEIR is being prepared to analyze the potential environmental impacts of the proposed Element updates. The SEIR considers primarily the additional housing units that could be developed on the Housing Element opportunity sites, as well as the changes in goals and policies throughout the Elements noted above. The SEIR is a Subsequent EIR to the General Plan Program EIR for the General Plan Update 2035 (the City's current General Plan), certified by the City Council in 2010. The SEIR compares impacts from

the proposed GPU to those originally determined in 2010, and evaluates any incremental change in impacts.

The table below provides a brief summary of item status. Staff will be providing further details on status at the City Council meeting.

Item	Status
Housing Element	Draft submitted to the State Department of Housing and Community Development (HCD) in November 2021, comments from HCD received by City in January 2022, staff has revised the Draft in response to the comments, and will resubmit to HCD the end of February 2022
Safety Element	Draft completed, accepted by the State Geological Survey and State Board of Forestry and Fire Protection in January 2022
Other General Plan Elements	Draft completed January 2022
Implementation Program	Draft completed January 2022
SEIR	Draft SEIR being prepared, estimated public review period March - April 2022

The Draft Housing Element was made available to the public in November 2021. Staff's revisions to the Housing Element to address HCD's January 2022 comments, and HCD's letter, were posted on the City's website and made available to the list of interested parties earlier this month. The HCD comments pertain mostly to non-vacant housing opportunity sites and their likelihood to be redeveloped for housing, efforts to affirmatively further fair housing to overcome patterns of segregation and foster inclusive communities, and clarification on the development project entitlement process.

The other Elements and Implementation Program are anticipated to be made available for public review by the end of February 2022. The public review of the Draft SEIR is expected to commence in March 2022. Staff expects to bring the full GPU and SEIR before the Planning Commission in May 2022 for recommendation and to City Council for decision in June 2022.

Upon adoption of the GPU and certification of the Final SEIR, staff will prepare the required re-zoning program that ensures consistency between the Zoning Ordinance and General Plan land use designations to allow for multi-family housing on the identified housing opportunity sites, and create objective design and development standards with which to analyze housing projects. This re-zoning program will be presented to the Planning Commission for recommendation, and to City Council for consideration by September 2022.

**RECOMMENDATION**

Staff respectfully requests that the City Council receive and file this report. No further action is required.