



Legislation Details (With Text)

File #: 14-0724 **Version:** 3

Type: Agenda Item **Status:** Approved

File created: 5/14/2014 **In control:** Board of Supervisors

On agenda: 3/28/2017 **Final action:** 3/28/2017

Title: Community Development Agency, Long Range Planning, recommending the Board receive and file the 2016 General Plan Annual Progress Report and the 2016 Annual Housing Element Implementation Progress Report for submittal to the Governor’s Office of Planning and Research and the California Department of Housing and Community Development.

FUNDING: N/A

Sponsors:

Indexes:

Code sections:

Attachments: 1. 3A - 2016 General Plan APR 03-28-17, 2. 3B - 2016 Annual Housing Element IPR 03-28-17, 3. 2A - 2014 General Plan APR 9-22-15, 4. Staff Report BOS Rcvd 9-22-15, 5. Public Comment Rcvd 9-21-15 BOS 9-22-15, 6. A - Legistar Text 6-24-14, 7. B - 2013 GP Annual Progress Report - Final 6-24-14, 8. C - Appendix A1 Implementation Measures By Element 6-24-14, 9. D - Appendix A2 2013 GP Implementation Matrix 6-24-14, 10. E - Appendix B HE Annual Report 2013 6-24-14, 11. F - Appendix C - Growth Indicators 6-24-14, 12. G - 2013 General Plan Annual Progress Report 6-24-14, 13. H - Response to Public Comments Received at BOS 6-24-14, 14. Public Comment Rcvd 6-23-14 BOS 6-24-14

Date	Ver.	Action By	Action	Result
3/28/2017	3	Board of Supervisors	Approved	Pass
9/22/2015	2	Board of Supervisors	Approved	Pass
6/24/2014	1	Board of Supervisors	Received and Filed	

Community Development Agency, Long Range Planning, recommending the Board receive and file the 2016 General Plan Annual Progress Report and the 2016 Annual Housing Element Implementation Progress Report for submittal to the Governor’s Office of Planning and Research and the California Department of Housing and Community Development.

FUNDING: N/A

DEPARTMENT RECOMMENDATION

Community Development Agency (CDA), Long Range Planning, recommending the Board receive and file the 2016 General Plan Annual Progress Report (General Plan APR) and the 2016 Annual Housing Element Implementation Progress Report (Housing Element IPR) for submittal to the Governor’s Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD).

DISCUSSION / BACKGROUND

The General Plan APR and the Housing Element IPR are being brought before the Board as a consolidated item this year.

General Plan APR

As required by Government Code Section 65400 and County General Plan Policy 2.9.1.1, the General Plan APR addresses the County's status and progress in implementing the General Plan, monitoring of land inventory, progress in meeting regional housing needs, and consistency with State guidelines on mandated elements of the General Plan.

The General Plan APR (Attachment 3A) includes the following sections: 1) Purpose of this Report, 2) Executive Summary, 3) General Plan Overview, 4) General Plan Elements, 5) General Plan Implementation Plan, 6) Planning and Development Activities during Calendar Year 2016, and 7) Other Related Activities. The "Executive Summary" includes highlights of the major planning activities completed in 2016. The "General Plan Overview" provides a summary of recent General Plan updates, OPR's guidelines on the content included in the General Plan APR, and a summary of the implementation measures completed, in progress, and remaining to be addressed since adoption of the General Plan. The "General Plan Elements" section provides an overview of each of the nine elements included in the 2004 General Plan, and status of the implementation measures. The "General Plan Implementation Plan" section provides a summary of State law requirements to implement a Mitigation Monitoring Program and the regular review of the mitigation measures. The "Planning and Development Activities" section summarizes the General Plan and Zoning Ordinance amendments and discretionary development applications approved during 2016. The "Other Related Activities" section includes: review of interagency/intergovernmental coordination; efforts to promote infill development, reuse, and redevelopment in underserved areas; efforts to encourage efficient development patterns; strategies for economic development and monitoring long-term growth; and goals/objectives and grant administration related to land use planning, and technology implementation.

Housing Element IPR

Planning and Zoning Law, beginning with California Government Code Section 65400, establishes the requirement that each county planning agency prepare an annual report on the status of the Housing Element of its General Plan and progress in its implementation using forms and definitions adopted by HCD. Housing Element Law requires the County to hold a public meeting before the legislative body and take public comment prior to submitting its annual report, which can be satisfied with an item on consent.

The attached Housing Element IPR (Attachment 3B) is required for reporting on the status of the Housing Element and implements Sections 6200, 6201, 6202, and 6203 of California Code of Regulations, Title 25, Division 1, Chapter 6. The report includes the following sections required by HCD: Annual building activity for new construction of multifamily residences for very low-, low-, and mixed-income households (Table A); Annual building activity (units rehabilitated, preserved and acquired pursuant to California Government Code Section 65583.1(c)(1) [Table A2]); Regional Housing Needs Allocation progress (Table B); and the General Plan Housing Element program implementation status (Table C).

The deadline for submission of the Housing Element IPR to HCD and OPR is April 1, 2017.

Previous Housing Element IPRs are available as attachments to the 2015 Annual Report submitted to the Board on April 5, 2016 (Item 22).

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

N/A

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

There is no fiscal impact or change to Net County Cost associated with this item.

CLERK OF THE BOARD FOLLOW UP ACTIONS

Receive and file both annual Reports.

CDA FOLLOW UP ACTIONS

CDA Long Range Planning staff will submit copies of the 2016 General Plan APR and Housing Element IPR to OPR and HCD pursuant to Government Code Section 65400.

STRATEGIC PLAN COMPONENT

Good Governance.

CONTACT

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