



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: December 16, 2015

PLANNER: Amber Gregg, Associate Planner *AG*
Denise Obrero, Community Outreach Coordinator *DO*

SUBJECT: Housing Element Update 2013-2021 (first four-year update), a request to review the Housing Elements Update for the 2013-2021 planning period as required by state law, and forward a recommendation to the City Council.

BACKGROUND

The proposed Housing Element is an update to the 2008-2013 certified Housing Element. The document reviews the City's housing programs, accomplishments the City has made since the last update, and outlines how the City will meet our local obligation of Regional Housing Needs Allocation (RHNA) units.

The preparation of the Housing Element is required by California State Law. The current planning period for our Housing Element covers 2013-2021 (also referred to by the State as the fifth cycle). This fifth cycle update covers the planning period of October 15, 2013 through October 15, 2021. The statutory deadline for the fifth cycle update was October 15, 2013, with a 120-day grace period that ended on February 12, 2014. Staff attempted to submit a "streamline update" with the Department of Housing and Community Development (HCD) in October of 2013. However, compliance with SB2 was a requirement of the Housing Element submittal and because the City was in process, but had not yet adopted a SB2 Ordinance, we were not eligible.

Because the City missed the deadline, the City is placed on a four-year update requirement. The City must complete two four-year updates to the Housing Element before being eligible for an eight-year update again. Therefore, this update is considered by HCD as the 2013-2021 Housing Element's first four-year update. This first-year update must be completed by the City as soon as possible to allow adequate time for implementing the programs and policies prior to the second four-year update. The second four-year update must be completed by October 15, 2017. Because of the short timeframe between two four-year updates, the City's housing consultant, Veronica Tam and Associates (VTA), included both updates in their scope of service. On advice from HCD, VTA would begin the second four-year update in fall of 2016.

On September 23rd and September 24th Housing Element community workshops were held to identify the housing programs and activities the City could concentrate on over the next eight years. In addition to the workshops, an on-line survey is being conducted with over 137 surveys completed to date. For details of the public meetings and the survey refer to Appendix A: Public Outreach in the Draft Housing Element.

Noticing

The draft Housing Element was made available on the city's website the beginning of December for public review. An 1/8 page ad was published in the local newspaper, The Sun Post and notices were mailed to the interested parties list and participants of the Housing Element Community Workshops.

DISCUSSION

This is a request for the review of the draft Housing Element and to authorize its submittal to HCD for review. HCD will review the City's draft Housing Element for compliance with State law and provide feedback on any necessary modifications. Staff and consultant will incorporate the necessary changes into the draft Housing Element and process a General Plan Amendment and CEQA review. After the City Council has adopted Housing Element, it will be submitted to the HCD for Certification. "Certification" means the State finds the Housing Element compliant with State housing law.

Certification of the Housing Element by HCD is important for many reasons. It is an important part of the General Plan. It provides housing goals, objectives, policies and programs to guide the City in order to provide housing for all economic groups in the City. A certified Housing Element also maintains City eligibility for grants, tax credits and bond programs, ensures a legally adequate General Plan, and maintains local control of the land use planning process.

Overview

Attached is the draft Housing Element that was developed by Veronica Tam and Associates and City Staff. The purpose of the document is to identify the City's housing needs and outline goals, policies and programs to meet said needs. In accordance with State law, the primary issues addressed in the Housing Element include:

1. The provision of a decent home in a healthy environment for all economic levels of society;
2. Housing affordability for special needs populations;
3. Assisting in the development for affordable housing;
4. Implementation for housing programs; and
5. Rehabilitation and preservation of existing affordable housing.

The attached draft includes the following updates to the City's Housing Element:

- Comprehensive update of the demographic and housing data with most recently available data
- Update on the governmental constraint discussions to reflect recent city efforts on SB2 compliance and rezoning
- Update on the inventory of sites available and progress in accommodating the City's Regional Housing Needs Allocation (RHNA)

- Modifications to the housing programs and objectives, particularly to reflect the loss of redevelopment funds

Implementation

The Housing Element includes an Action Plan (Section 5 of the Draft Housing Element) that identifies fifteen programs that help implement our housing goals. It also provides methods to achieve the City's goal of providing adequate opportunities for new housing for persons at all economic levels and needs.

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

1. The Planning Commission can concur with staff and recommend approval of the proposed project.

This action would result in the draft Housing Element Update moving forward for review and consideration by the City Council.

2. The Planning Commission can, at its discretion, add, modify or delete provisions of the proposed document.

This action would result in any modifications being reviewed and considered by the City Council.

3. The Planning Commission can recommend denial of the proposed document.

This action would result in the Commission's recommendation being forward for review and consideration by the City Council.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission recommend that the City Council consider the draft Housing Element for 2013–2017 for submittal to the State Department of Housing and Community Development for its initial review.

Attachments:

1. Resolution No. 15-063
Draft Housing Element provided previously

RESOLUTION NO. PC 15-063

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL CONSIDER THE DRAFT HOUSING ELEMENT FOR 2013–2017 FOR SUBMITTAL TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR ITS INITIAL REVIEW

WHEREAS, on July 7, 2015, the City Council directed staff to begin updating the Housing Element and approved a contract for Veronica Tam and Associates to draft the document; and

WHEREAS, on September 23 and 24, 2015, the City held community workshops to solicit public input on the Housing Element; and

WHEREAS, on December 16, 2015, the Planning Commission held a duly noticed public hearing on the Housing Element and considered evidence presented by City staff, the applicant, and other interested parties.

NOW, THEREFORE, the Planning Commission recommends that the City Council consider the draft Housing Element for 2013–2017 for submittal to the State Department of Housing and Community Development for its initial review.

PASSED AND ADOPTED, at a regular meeting of the Planning Commission of the City of San Clemente held on December 16, 2015.

Chair

TO WIT:

I HEREBY CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of San Clemente held on December 16, 2015, and carried by the following roll call vote:

NOES:	COMMISSIONERS:
AYES:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

Secretary of the Planning Commission