



## STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: November 16, 2016

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**PLANNER:** Amber Gregg, Senior Planner *AG*

**SUBJECT:** **General Plan Amendment 15-311 – Housing Element Update**, Public Hearing to consider the Draft Housing Element for the 2014-2017 State planning period as required by State Law. The Housing Element identifies the goals and policies to meet the City's housing objectives.

### **BACKGROUND**

Staff submitted a revised Draft Housing Element to the State Department of Housing and Community Development (HCD) on September 28, 2016. Staff anticipated receiving comments from HCD on the Draft document shortly after the notice of public hearing was to be issued. Unfortunately, at the time of preparation this report, comments have still not been received. Staff recommends tabling the item and staff will reschedule the hearing after comments are provided by HCD and staff has had time to incorporate any necessary modifications.

### **RECOMMENDATION**

STAFF RECOMMENDS THAT the Planning Commission table the item and staff will re-notice the project when it is ready for consideration.