



MEMORANDUM

TO: City Council

FROM: Brian Pedrotti, Community Development Director

BY: Andrew Perez, Planning Manager

SUBJECT: 2022 General Plan Annual Progress Report

DATE: March 14, 2023

SUMMARY OF ACTION:

The General Plan Annual Report is an informational document identifying work completed in the previous year to implement the City's General Plan. Once received and filed by the City Council, the Report is filed with the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

No financial impact is projected.

RECOMMENDATION:

1) Review and accept the 2022 General Plan Annual Report (the "Annual Report" or "Report") and direct staff to forward the Report to the Governor's Office of Planning and Research and the Department of Housing and Community Development. 2) Find that the request is not a project as defined by the California Environmental Quality Act pursuant to State CEQA Guidelines section 15378(b)(5).

BACKGROUND:

California Government Code Section 65400(a)(2) requires all cities to file a General Plan Annual Report with the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). By statute, the annual report must include the following: (1) the status of the plan and progress in its implementation; (2) the progress in meeting regional housing needs and removing governmental constraints to housing for all income levels; and (3) the degree to which the General Plan complies with State Office of Planning and Research guidelines. The purpose of the Report is to monitor the City's implementation of the General Plan over time (calendar year 2022), to help identify statewide trends, document progress in meeting the City's share of regional housing needs and inform local decision makers.

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Prior to submittal to the state, the Annual Report must be presented to the City Council for review and acceptance. As a procedural matter, the Annual Report was brought to the Planning Commission for receipt and acceptance prior to the Council given the role of the Commission as one of the "keepers" of the General Plan.

The City's General Plan was adopted in October 2001. A number of activities have been undertaken that implement the goals and policies of the General Plan since that time, including the optional elements adopted by the City.

Planning Commission

The Annual Report was presented to the Planning Commission at its meeting on February 21, 2023. The Planning Commission recommended that the report be submitted to the City Council for final acceptance.

ANALYSIS OF ISSUES:

The Annual Report provides an overview of the activities completed or currently being undertaken during 2022 to implement or update the General Plan. No updates to any elements of the General Plan were completed during the 2022 calendar year; however, a comprehensive update of the General Plan was initiated. Staff held a study session with City Council on July 26, 2022, to discuss and clarify the scope of the Update. Council directed staff to prepare a Request for Proposals, which was published in November. The City received one proposal for services prior to the December 22, 2022 deadline. Council discussed the consultant's qualifications and recommended scope of work on February 14, 2023, supporting the proposal and directing staff to execute a consultant contract to initiate the Update.

Meeting the housing goals established by the City's Housing Element relies on the creation of accessory dwelling units (ADUs). Housing Element Program A.2-1 encourages ADU development through updates to the ADU ordinance and execution of the pre-approved ADU plan program. The City Council adopted updates to the City's ADU Ordinance on September 27, 2022. The update brought the City's ordinance into compliance with State law in an effort to streamline the creation of ADUs. Plans for the pre-designed ADU plan program, a regional effort with the cities of Atascadero, Grover Beach, and Morro Bay, are complete and are now available for public use.

The City's Annual Report is formatted into two (2) sections:

- Section 1: Introduction, including the legal requirements of the Annual Report and status of the adopted Elements of the General Plan; and
- Section 2: Summary of Activity for 2022.

Please note that the tables reporting housing data in Appendix A are derived from spreadsheets provided by the State, with limited formatting functionality. These digital spreadsheets will be submitted in their native file format, resolving blurry image issues.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

1. Accept the 2022 General Plan Annual Report and direct staff to forward the Report to OPR and HCD; or
2. Do not accept the 2022 General Plan Annual Report at this time and provide direction to staff regarding modifications to the Report; or
3. Provide other direction to staff.

ADVANTAGES:

The City will be reporting data to the State in compliance with the California Government Code and the required April 1st deadline.

DISADVANTAGES:

None identified.

ENVIRONMENTAL REVIEW:

Staff recommends the City Council find the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15378(b)(5). The action is an administrative activity of the City that involves a report only to a State agency on progress regarding the General Plan implementation. The report does not authorize any development or changes to land use. Thus, the project would not result in any direct or indirect changes to the environment, and consequently, this action is not a project within the meaning of CEQA.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

Attachments:

1. 2022 General Plan Annual Progress Report