



Agenda Report

20-143

Agenda Date: 6/23/2020

INFORMATIONAL REPORT TO COUNCIL

SUBJECT

Accept the 2019 General Plan Annual Progress Report [Council Pillar: Promote and Enhance Economic, Housing and Transportation Development]

BACKGROUND

California State Law requires both General Law and Charter Cities, such as Santa Clara, to maintain a General Plan for the City's land uses and to provide annual reports to the State regarding the General Plan's implementation. Currently the City submits three reports to the State on an annual basis, in conformance with this requirement:

- General Plan Annual Progress Report (GP APR)
- General Plan Housing Element Annual Progress Report (Housing Element APR)
- Housing Successor Agency Annual Report regarding the Low and Moderate Income Housing Asset Fund (LMIHAF)

The GP APR must be submitted to the Governor's Office of Planning and Research (OPR) for review. Additionally, a progress report on the Housing Element of the General Plan (Housing Element APR) and the LMIHAF must be submitted to the California Department of Housing and Community Development (HCD) for review and both documents must also be posted on the City's website.

Beginning in 2020, Government Code Section 65400 mandates that all cities, including Charter cities such as Santa Clara, and all 58 counties, submit the Annual Progress Report (APR) on the status and implementation of their General Plan to their legislative body as well as to the Governor's OPR. This report is being submitted to the City Council to fulfill this requirement.

DISCUSSION

The General Plan is an advance planning program to guide the orderly growth and development of the City of Santa Clara. The General Plan communicates the City's long-term vision for future growth and land use and establishes a policy framework to govern decision-making concerning the physical development of the community. The seven major strategies of the General Plan, along with their implementing goals and policies, define and communicate the City's overarching vision for the community in relation to physical development patterns. The City's seven major General Plan strategies are:

- Enhance the City's High Quality of Life
- Preserve and Cultivate Neighborhoods
- Promote Sustainability
- Enhance City Identity
- Support Focus Areas and Community Vitality
- Maintain the City's Fiscal Health and Quality Services
- Maximize Health and Safety Benefits

The General Plan further establishes multiple goals and policies to guide decision making to be consistent with the realization of these strategies.

Annual Progress Reports (APRs) provide local legislative bodies with information regarding the implementation of the General Plan for their city or county. The Annual Progress Report is strictly a reporting document and does not create or modify any City of Santa Clara goals or policies found within the General Plan. APRs must be presented to the local legislative body for review and acceptance. Once approved, the General Plan APR must be filed with the Governor's Office of Planning and Research and the Housing Successor Agency Annual Report must be posted on the City's Website.

This report includes a number of attachments detailing the implementation of the General Plan over the last calendar year. Attachment 1 is a fact sheet that includes relevant milestones for the General Plan, along with a short discussion of additions that need to be made to the General Plan in the coming years. In summary, as described in these documents, the City's General Plan is consistent with state law, and has been successful in creating market-rate housing, especially in the City's General Plan Focus Areas.

A list of all General Plan Amendments filed since the adoption of the 2010-2035 General Plan is included as Attachment 4. Text amendments were made to the General Plan in 2019 a result of the creation of the Santa Clara Station Very High Density land use designation, which was applied to the Gateway Crossings project. The adopting resolution for those changes is included as Attachment 5.

The California Department of Housing and Community Development (HCD) requires the City to submit an Annual Progress Report each year on the status and progress of implementing the Housing Element of the General Plan using the forms and definitions adopted by HCD. The Housing Element Annual Progress Report (Housing Element APR) was submitted to HCD on April 1, 2020. A summary of the Housing Element APR, including housing production numbers for the year and Housing Element implementation actions, is included as Attachment 2.

The Housing Successor Annual Report regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). The report sets forth details of the City of Santa Clara Housing Successor activities in Fiscal Year 2018-2019 and is included for reference as Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is simply to accept an annual report on the City's General Plan and as such does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(5), in that it is a governmental administrative activity that will not result in direct or indirect changes in the environment.

FISCAL IMPACT

This report has no fiscal impact in that it simply reports housing production for the prior calendar year and gives the Council a report on the status of the implementation and upkeep of the General Plan.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>>.

ALTERNATIVES

1. Accept the General Plan Annual Progress Report as presented by staff.
2. Do not accept the report on the General Plan Annual Progress Report as presented by staff and provide alternative direction.

RECOMMENDATION

Alternative 1:

Accept the General Plan Annual Progress Report as presented by staff.

Reviewed by: Andrew Crabtree, Director of Community Development

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Santa Clara General Plan 2010-2035 Fact Sheet
2. Summary data from the 2019 Housing Element Annual Progress Report
3. FY 2018-2019 Successor Agency Annual Report
4. Amendments to the General Plan, 2010-present
5. Resolution No. 19-8734, for the Gateway Crossings General Plan Amendment