



**PLANNING COMMISSION HEARING DATE: MAY 3, 2018
AGENDA ITEM NO.: 3**

PROPOSED PROJECT

<i>Case Numbers</i>	P18-0074 (General Plan Amendment)
<i>Request</i>	To recommend approval of an amendment to the Housing Element of General Plan 2025, to adopt a Mid-Cycle update to the 5 th Cycle 2014-2021 Housing Element, pursuant to State Housing Element Law.
<i>Applicant</i>	City of Riverside, Community and Economic Development Department
<i>Project Location</i>	Citywide
<i>Ward</i>	Citywide
<i>Staff Planner</i>	Doug Darnell, AICP, Senior Planner; 951-826-5219; ddarnell@riversideca.gov

RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that Planning Case P18-0074 (General Plan Amendment) is exempt from the California Environmental Quality Act (CEQA) Section 15061(b)(3) as it can be seen with certainty that there is no possibility that this proposal will have a significant impact on the environment; and
2. **RECOMMEND CITY COUNCIL APPROVAL** of Planning Case Number: P18-0074 based on the analysis outlined in the staff report.

AUTHORITY

Pursuant City Charter Article VIII, Section 806, and Title 19 of Riverside Municipal Code (RMC) Sec. 19.050.030, the Planning Commission is responsible for reviewing and making a recommendation to the City Council on the proposed General Plan Amendment to the Housing Element.

PURPOSE

California law requires cities to adopt comprehensive, long-term general plans for their physical development. The law requires general plans to consist of a statement of development policies. The law also requires that a general plan consist of at least eight (8) mandatory elements, one of which is a Housing Element. The Housing Element is the only element that requires the review and approval of the California Department of Housing and Community Development (HCD).

All cities in the State are required to evaluate their Housing Element every eight (8) years, and determine its effectiveness in achieving State and regional housing goals and objectives. These eight year periods are called "cycles." The current 5TH Cycle Housing Element planning period for the City of Riverside covers 2014 through 2021. However, jurisdictions that miss the State required housing element adoption deadlines are placed on a four-year "mid-cycle" update until they comply with State submittal deadlines. This mid-cycle timeline serves as a reminder to cities to continually evaluate their housing programs and to submit a compliant housing element prior to the next cycle's deadline.

BACKGROUND

The City's Housing Element is one of 12 elements in General Plan 2025. It is comprised of three complementary documents, including (1) the *Housing Technical Report*, (2) *Housing Plan*, and (3) *Implementation Plan*. The *Housing Technical Report* provides an analysis of the City's housing needs, constraints, and resources. The *Housing Plan* summarizes the data from the Housing Technical Report and establishes goals and policies to accommodate the City's existing and future housing needs. The *Implementation Plan* contains programs and tools that will be implemented to address the City's housing needs.

The City was required to adopt its 5TH Cycle 2014-2021 Housing Element on October 15, 2013. However, the 5th Cycle Housing Element was not adopted until 2017; therefore the City is on a four-year submittal cycle until which time it concurrently submits two Housing Elements by their required deadlines.

The four-year Mid-Cycle Housing Element State submittal deadline was October 15, 2017. The City did not meet the deadline because the City was diligently working to complete the 5th Cycle Implementation Plan and Rezoning Program, which needed to be completed prior to the adoption of the Mid-Cycle Housing Element. The proposed General Plan amendment attached to this report will bring the City into compliance with State law.

A Draft Mid-Cycle Housing Element was submitted to HCD on April 4, 2018. HCD is required to review and make findings on the Housing Element's compliance with State law within 60 days. On April 10, 2018 City staff was contacted by HCD, who identified a few minor edits that were needed prior to finalizing their review. Staff has made the requested changes, which are reflected within the proposed amendment attached to this report.

On April 12, 2018 the Riverside County Airport Land Use Commission (ALUC) reviewed the City's proposed Mid-Cycle Housing Element (General Plan Amendment), and determined that the project is consistent with the County's Airport Land Use Compatibility Plan.

DISCUSSION

The Draft Mid-Cycle update to the 2014-2021 Housing Element was prepared to comply with the California Government Code Sections 65580-65590, and provides an update on the City's progress in meeting the objectives, policies and programs of its 5th Cycle Housing Element. Because very little time has lapsed since the 5TH Cycle Housing Element was approved by City Council, the proposed changes to the Mid-Cycle Housing Element are mostly informational, does do not include any changes to existing policies, and adds only one new policy. All updates/revisions to the Mid-Cycle Housing Element are shown in red underline and strike-out text in the Draft Housing Element exhibits attached to this report. The Mid-Cycle Housing Element revisions are summarized as follows:

- *Housing Element (the Housing Policy Chapter)* – The Housing Policy Chapter is updated to reflect changes since the adoption the 5TH Cycle Housing Element in October of 2017. These updates include:
 - Information showing how the City is meeting its RHNA obligation through the implementation of the Housing Element Rezoning Program, which included the rezoning of sites in January 2018.
 - A new anti-displacement policy (Policy H-3.8) is added to the Housing Policy Chapter. Upon their review of the Mid-Cycle Housing Element, HCD required the addition of this policy for compliance with recent State law (Assembly Bill 2556). Policy H-3.8 serves to preserve and prevent the displacement of affordable housing units by requiring replacement of affordable rental units that have been vacated or demolished. This is the only policy change/addition proposed.
- *Housing Element Implementation Plan Tools (Programs)* – The Implementation Tools have been updated to show specific actions & progress towards completing the Housing Element Programs. Implementation progress includes programs such as the rezoning of sites, per Rezoning Program Tool H-21, and the City's recently adopted Housing First program. No new programs/implementation tools are proposed for the Implementation Plan.
- *Housing Technical Report -*
 - The Technical Report includes updated information on barriers to construction of housing, etc. (e.g., updated fees, updated discussion on non-governmental barriers, etc.).
 - Some changes were needed to provide the State with more information, as stipulated by law.
 - The Technical Report is also updated to reflect that the City has met its RHNA obligation with the rezoning of sites that occurred since the adoption of the City's Housing Element in October, 2017 (the rezoning of sites was adopted January, 2018).
- *Appendix B - Projects Entitled or Pending Entitlement* – Appendix B is updated to reflect recent housing production that is not reflected in the currently adopted Housing Element. This includes housing development proposed & entitled since April of 2017.
- *Appendix C - Sites Zoned for Residential Development* – Appendix C is updated to add sites that were rezoned as part of the current adopted Housing Element Rezoning Program.

The City's Regional Housing Needs Assessment (RHNA) of the 5th Cycle Housing Element:

State law requires that cities provide adequate opportunity to construct dwellings that are affordable to low and very-low income households. The 5th Cycle Housing Element adopted in October, 2017, included an Implementation Plan, which called for the rezoning of properties to high density multi-family residential, and mixed-use zones. The City subsequently rezoned 269 properties citywide to meet its legal obligation.

To clarify, the 5th Cycle RHNA is an obligation for the entire eight-year period of the 5th Cycle Housing Element, from 2014 through 2021. The City met and exceeded its rezoning obligation for the full eight year period when it adopted Ordinance No. 7407 on January 9, 2018. As a result, the Mid-Cycle update does not require any rezoning; rather, the Mid-Cycle Housing Element simply provides a progress report on how the City has met the 5th Cycle RHNA requirement through implementation of the Housing Element's Rezoning Program.

ENVIRONMENTAL REVIEW

Planning Division Staff has determined that this project is exempt from California Environmental Quality Act (CEQA) review pursuant to subject to Sections 15061(b)(3) as it can be seen with certainty that there is no possibility that this proposal will have a significant impact on the environment. This determination can be made because the proposed Mid-Cycle update is intended to reflect progress toward meeting and implementing existing objectives, policies and programs of the recently adopted 5th Cycle Housing Element, and does not propose to change any objective, policy or program of the 5th Cycle Housing Element.

PUBLIC NOTICE AND COMMENTS

Pursuant to Government Code Sections 65353 and 95091, public hearing notices were published as one-eight page advertisements in the paper at least 12 days prior to the Planning Commission meeting. As of the publication of this report, no responses have been received by staff.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Draft Mid-Cycle Update to the 2014-2021 Housing Element

Prepared by:	Doug Darnell, AICP, Senior Planner
Reviewed by:	Jay Eastman, AICP, Principal Planner
Approved by:	Rafael Guzman, Community & Economic Development Director