



Desk Item

DATE: APRIL 20, 2023
TO: PLANNING COMMISSION
FROM: CARMELA CAMPBELL, ECONOMIC AND COMMUNITY
DEVELOPMENT DIRECTOR
SUBJECT: 2023-2031 HOUSING ELEMENT AND SAFETY ELEMENT UPDATE
(ITEM 5.B.1)

Staff received questions/comments from Planning Commissioner Lew regarding the 2023-2031 Housing Element and Safety Element Update (General Plan Amendment AG-23-001), currently under consideration as Agenda Item 5.B.1 of the April 20, 2023 Planning Commission meeting. The following are the questions/comments and staff's responses (in *red italics*).

Commissioner Lew Comments

Staff Report

1. *Page 6, Table 2:* Note 1 is not associated with any line items or column headers (unlike Note 2 which is associated with the 2nd column titled "Lower." Should the 4th line item, "Citywide Vacant Sites", be associated with Note 1? Please clarify.

Note 1 should also be located after "Citywide Underutilized Sites" in Table 2 but was accidentally omitted. The error in the staff report is noted and will be corrected prior to City Council consideration.

2. *Page 8, Table 3:* An asterisk is shown after the column header "Vacant or Underutilized"; however, the statement associated with the asterisk refers to "Non-vacant sites." Is the City inferring that "underutilized" and "non-vacant" have the same meaning and that both types of sites have the same characteristics? Please clarify.

Similar to Table 2, and comment #1 listed above, the note applies to “underutilized” sites which are described as “non-vacant sites that have the potential for redevelopment.” This differentiates underutilized sites from vacant sites which have no existing use on site.

3. *Pages 20 and 23:* Items 8 through 11 are listed in the Findings sections (in Section III and after the Recommendation in Section V) but begin with the phrase “the Planning Commission recommends.” Findings 5 through 7 support Recommendations 8 and 11; however, there are no findings to support Recommendations 9 and 10. Please remove Recommendations 8 through 11 from pages 20 and 23 and insert findings for Recommendations 9 and 10 or provide explanations for their absence.

Prior to City Council consideration, the staff report will be updated to remove findings 8-11 and include them as a recommendation. In addition, the Planning Commission Resolution for the General Plan Amendment (labeled as Attachment 2) has been revised and is attached to this Desk Item. See response to #7 below.

4. *Pages 20 and 23, Recommendation 10:* please delete “is hereby repealed” in the second line to remove redundant text.

See the response to item #3 above, and #6 and #7 below. The finding has been removed and incorporated into the recommendation in the Resolution for the General Plan Amendment (labeled as Attachment 2).

5. *Pages 22 to 23, Item 7:* please correct items numbered “h” through “n” by renumbering them “a” through “g” as shown on page 19.

The error of automatic continuous numbering in the staff report is noted and will be corrected prior to City Council consideration.

6. *Page 21, Section V, Recommendation:* please move Recommendations 8 through 11 from page 20 to the first paragraph of this section to ensure they are not overlooked during the Planning Commission’s discussions and motion.

See responses to items 3 and 4 above, and 7 below. The revised Resolution (Attachment #2), attached to this Desk Item contains the corrected language. The staff report will be corrected prior to City Council consideration.

Resolution

7. *Attachment 2, Resolution Number ____-23, page 5 of 6:* please revise this page for consistency with the Staff Report in regards to Recommendations 8 through 11 (renumbered 5 through 8 in the resolution) and provide the relevant findings for Recommendations 9 and 10, if any.

Please see the responses to items number 3, 4, and 6 above. The revised Resolution (labeled as Attachment 2), attached to this Desk Item contains the corrected language.