



CITY OF EMERYVILLE

MEMORANDUM

DATE: March 3, 2015

TO: Sabrina Landreth, City Manager

FROM: Charles S. Bryant, Community Development Director

SUBJECT: **Resolution Of The City Council Of The City Of Emeryville Approving The Annual Progress Report On Implementation Of The General Plan For Calendar Year 2014 And Authorizing Submittal To The Governor's Office Of Planning And Research And To The California Department Of Housing And Community Development**

RECOMMENDATION

Staff recommends that the City Council adopt the resolution accompanying this report that approves the Annual Progress Report on Implementation of the General Plan for Calendar Year 2014 and authorizes submittal of the report to the State of California Governor's Office of Planning and Research and the California Department of Housing and Community Development.

BACKGROUND

California Government Code Section 65300 requires each city and county to adopt a general plan for the physical development of the jurisdiction. The Emeryville General Plan establishes a vision for the City's long-term growth and enhancement and provides strategies and implementing actions to achieve this vision. State law requires that general plans include seven elements which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. Elements for other topics of local concern may also be included. The Emeryville General Plan includes two optional elements: Urban Design and Sustainability. The City of Emeryville adopted its General Plan, not including the Housing Element, in October of 2009; the 2009-2014 Housing Element was adopted in July of 2010, and the 2012-2022 Housing Element was adopted in November of 2014. This report shows progress in meeting the 2009-2014 Regional Housing Needs Allocation and dwelling unit building permits issued later in 2014.

Section 65400 of the California Government Code requires the Planning Commission to prepare an Annual Report addressing the status of the General Plan and progress

made toward implementing its goals and policies, including the City's progress in meeting its share of regional housing needs. The progress report must be submitted by April 1 of each year to the City Council, the Governor's Office of Planning and Research (OPR), and the Housing and Community Development Department (HCD). This year the report includes a third section, a Housing Successor Report regarding the Low and Moderate Income Housing Asset fund, as required by the California Health and Safety Code.

The Planning Commission reviewed the report on January 22, 2015 and recommended that the City Council approve the report for forwarding to OPR and HCD. The section of this report pertaining to the Housing Element was reviewed by the Housing Committee on February 4, 2015. The Housing Committee approved the report on the Implementation of the Housing Element for Calendar Year 2014 and recommended that the City Council forward the report to HCD.

DISCUSSION

The 2014 General Plan Annual Progress Report is attached for City Council review. This is the fifth progress report that is measured against the Emeryville General Plan and the 2009-2014 Housing Element. The State of California has specific reporting rules for housing elements and requires a report format that consists of six Excel spreadsheets. Progress on the Housing Element is reported in Chapter 3 and Exhibit B. Progress on the other eight elements, contained in the Emeryville General Plan document, is reported in Chapter 2 and Exhibit A. The Housing Successor Report is contained in Chapter 4 and Exhibit C.

The annual report tracks two implementation programs, one for the elements that are contained in the Emeryville General Plan document and one for the Housing Element. Both implementation programs show progress toward implementing the City's goals.

The General Plan includes 79 actions. In 2014, the City made progress on 66 of these actions, and seven short-term actions were completed prior to 2014. Of the remaining six actions, two are expected to be completed 6-20 years after adoption, one did not apply to any projects in 2014, one has been started and will continue in 2015, and the two regarding a path along the Emeryville Crescent have not been started.

The Housing Element's action program includes 59 programs for implementation in the 2009-2014 five year housing element period, many of which are on-going City activities. Progress was made on 41 of these programs and policies during 2014, and 11 were completed before 2014. Of the remaining seven programs, two did not apply to any projects approved in 2014, two referred to County programs that were not funded in 2014, and three no longer apply due to the dissolution of redevelopment. At the end of the 2009-2014 Regional Housing Needs Allocation period, the City had issued building permits for 933 dwelling units, 82% of the allocated units. The 80 units produced in the

fall of 2014 are not included in this total, because the housing element period ended on June 30, 2014. They will be included in next year's annual report on the new Housing Element.

The Housing Successor Annual Report shows that the City as Housing Successor took in \$456,589 and spent \$29,692 in Fiscal Year 2013/14. The Housing successor is working on developing three properties. Of these, 3706 San Pablo and 6150 Christie were in the predevelopment stage and 3602 Adeline was in the environmental site assessment stage as of June 30, 2014. (The 3706 San Pablo project was subsequently approved by the Planning Commission on January 22, 2015.)

FISCAL IMPACT

None.

LEGAL CONSIDERATIONS

The City Attorney has reviewed and approved this staff report.

CONCLUSION

Staff recommends that the City Council adopt the resolution approving the Annual Progress Report on Implementation of the General Plan for Calendar Year 2014 and authorizing submittal of the report to the State of California Governor's Office of Planning and Research and the California Department of Housing and Community Development.

Prepared by: Diana Keena, Associate Planner
Catherine Firpo, Housing Coordinator

APPROVED AND FORWARDED TO THE EMERYVILE CITY COUNCIL:



Sabrina Landreth
City Manager

Attachments:
Resolution

2014 General Plan Annual Progress Report