



COMMUNITY DEVELOPMENT DEPARTMENT

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CITY COUNCIL STAFF REPORT

Meeting: March 17, 2026

Subject

2025 General Plan and Housing Element Annual Progress Report

Recommended Actions

Receive the General Plan and Housing Element Annual Progress Report for the 2025 Reporting Year (Attachments A, B, and C).

Background

Government Code Section 65400 and 65700 mandates that all cities and counties submit an annual report on the status of their General Plan and progress in its implementation to their local legislative bodies, the Governor's Office of Land Use and Climate Innovation (LCI)¹, and the Housing and Community Development (HCD) by April 1 of each year. While LCI provides guidance related to the General Plan Annual Progress Report (APR) portion of the reporting requirements, the Department of Housing and Community Development (HCD) provides separate guidance for the Housing Element APR.

The APR provides local legislative bodies and the public with information regarding the implementation of the General Plan for their city or county. The APRs also inform the public of the progress in meeting the community's goals. The APR should provide enough information for decision-makers to assess how the General Plan was implemented during the 12-month reporting period, which can be based on either the calendar year or fiscal year. More specifically, APRs should explain how land use decisions relate to adopted goals, policies, and implementation measures of the General Plan. The APRs should provide enough information to identify necessary "course adjustments" or modifications to the General Plan and means to improve local implementation.

Reasons for Recommendation and Available Options

Staff recommends that the Council receive the General Plan and Housing Element Annual Progress Reports for the 2025 Reporting Year. The Planning Commission received the report at its special meeting on March 9, 2026. The Commission asked questions about No

¹ Formerly the Governor's Office of Planning and Research (OPR)

Net loss, Regional Housing Needs Assessment, and housing policies. Eventually, the Commission moved to continue the item to their next meeting to continue the discussion.

In January 2026, LCI released guidance on a revised format for General Plan APRs for the 2025 Reporting Year (see Attachment C). This identified the General Content and Additional Content that is suggested for inclusion in the report, as appropriate. LCI strongly recommends planning agencies follow the format, guidance, and submission instructions as described in the guidelines document. As a result, the new format for the General Plan APR reflects the updated guidance provided by LCI for the information that it requests to be included in the General Plan APR. The General Plan APR allows LCI to identify statewide trends in land use decision-making and how local planning and development activities relate to statewide planning goals and policies.

Next Steps

The report will be submitted to LCI and HCD by the statutory deadline (April 1).

Sustainability Impact

No sustainability impact.

Fiscal Impact

No fiscal impact.

City Work Program (CWP) Item/Description

None.

Council Goal

Quality of Life

California Environmental Quality Act

No California Environmental Quality Act impact.

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Reviewed by: Benjamin Fu, Director of Community Development

Floy Andrews, Interim City Attorney

Approved for Submission by: Tina Kapoor, City Manager

Attachments:

A – 2025 General Plan Annual Progress Report

B – 2025 Housing Element APR (Sub-attachment to Attachment A)

C – LCI APR Guidelines Memo for Reporting Year 2025