CITY COUNCIL STAFF REPORT
Meeting: March 3, 2020

Subject

General Plan Annual Report, and suggestions to further clarify General Plan Policies and Strategies.

Recommended Action

That the City Council:
1. Receive the General Plan Annual Review Report (Attachment A).
2. Authorize the City Manager to incorporate the list of General Plan amendment suggestions made by individual Planning Commissioners (Attachment B) into the previous list of suggested General Plan amendments with the General Plan and Objective Standards 2019/2020 Work Program Item.

Discussion

Background:

State law requires that an annual report, on or before April 1 of each year, be provided to the City Council regarding the status of the General Plan and progress in its implementation, including meeting its share of regional housing needs, and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The law also requires that the report be sent to the Office of Planning and Research and Department of Housing and Community Development (HCD).[1] The Housing Element report will be presented to the Council at the March 17, 2020 meeting.

In addition to the required annual reporting, it should be noted that another purpose of the Annual Report is to help the City Council identify Work Plan items to facilitate implementation of the General Plan and that appropriate funding is available for implementation. The Planning Commission reviewed the General Plan

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[1] See Govt. Code § 65400(a)(2)(A)-(J). The housing element portion of the annual report must be made using standards, forms, and definitions adopted by HCD. Govt. Code § 65400(a)(2)(B).

to prepare this Annual Report on September 10, October 28, and December 10, 2019 and again on January 14 and February 11, 2020.

Analysis:

<u>General Plan Annual Report</u>

The Commission reviewed the General Plan Annual report and provided suggestions on formatting and updating the content of the report. Attachment A incorporates the Planning Commission's suggestions.

The list of policies and strategies in Attachment A are color coded to identify action items and indicate progress are as follows:
- Items highlighted in green are action items that the City has acted on.
- Items in yellow are items that are currently in progress.
- Items highlighted in orange are identified as action items, but on which no action has been initiated.
- Items highlighted in grey are ongoing implementation of policies/strategies through the City's Municipal Code, daily activities of staff or City programs.

A high-level time frame ("Immediate" (2019-2022) or "Long Range" (2022-2040)) has been identified for the action items while the ongoing policies and strategies have been identified as being "Continual."

City-wide Development: The City controls development via allocations for commercial, office, hotel and residential development. The available allocations as of 12/31/2019 are:

	Development Type			
	Commercial	Office	Hotel	Residential
Special Areas				
Heart of the City	814,670 s.f.	17,113 s.f.		330
Vallco Shopping District			191	389
Homestead	1,093 s.f.			150
N. De Anza				97
N. Vallco				
S. De Anza				
Bubb				
Monta Vista	4,657 s.f.	13,595 s.f.		49
All Other Areas				
Other				99
Major Employer		523,118 s.f.		
Total citywide Available	**823,420 s.f.**	**553,826 s.f.**	**191 rooms**	**1,114 units**

There is an adequate amount of commercial allocation in the City. The Council, in August 2019, eliminated 2,000,000 s.f. of office allocation in order to maintain a jobs-housing balance. The hotel allocation was increased to allow development of the Cupertino Village hotel in July 2019. The City is currently reviewing another application to potentially increase the room allocation to allow another hotel at the current Good Year Tires site (De Anza Hotel).

The City currently has adequate residential allocation to accommodate its 5th Cycle (2014-2022) Regional Housing Needs Allocation (RHNA). The 6th Cycle RHNA process has commenced at the State and regional levels. The Draft regional RHNA is anticipated in Spring 2020 with draft local RHNA allocations anticipated in March 2021. The Housing Element (6th Cycle) must be completed by December 2022.[2] The City will update other General Plan elements in conjunction with the Housing Element update (e.g. sustainability policies).

Suggested General Plan Amendments

In addition to the Annual Review of the General Plan progress, the Planning Commission considered policies and strategies that might benefit from clarifying amendments. While there was no formal action or concurrence by the Commission, suggestions from individual commissioners were noted and are presented in Attachment B.

The City Manager is currently reviewing a list of suggested amendments proposed by the Commission and the public in 2019, as part of the "General Plan Objective Standards" item from the 2018/2019 Work Program. It is recommended that these suggestions be incorporated into that review with a future report to Council.

Study Sessions/Presentations and Other Policy Development

Finally, during this process, individual Planning Commissioners commented on miscellaneous items which are included as Attachment C. There was no formal action or concurrence on these items by the Planning Commission.

Fiscal Impacts

Depending on the Council direction, there may be action items from Attachments B and C that may have impacts to the General Fund.

Next Steps

The General Plan Annual Report for the calendar 2019 will be complete upon Council's acceptance of this report.

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[2] https://abag.ca.gov/sites/default/files/2022-2030_rhna_key_milestones_revised_february_2020.pdf

Prepared by: Piu Ghosh, Planning Manager
Reviewed by: Benjamin Fu, Director of Community Development
Approved for Submission by: Deborah Feng, City Manager

Attachments:
    A. General Plan Annual Report
    B. Planning Commission suggestions on General Plan Amendments
    C. Other miscellaneous comments