



**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

CITY HALL  
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**PLANNING COMMISSION STAFF REPORT**

Meeting: January 14, 2020

**Subject**

Study Session on the General Plan Annual Review/Implementation Plan and consider General Plan Policies and Strategies that could benefit from clarification.

**Recommended Action**

That the Planning Commission:

1. Provide additional direction on the format and content of the General Plan Annual Review/Implementation Plan (Attachment 1)
2. Consider General Plan Policies and Strategies that could benefit from clarification.

**Discussion**

*Background:*

State law (Government Code Section 65400) requires that the City provide an annual report, on or before April 1 of each year, to the legislative body (the City Council in the case of Cupertino) 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 report must also be sent to the Office of Planning and Research and Department of Housing and Community Development<sup>1</sup>. See Government Code § 65400(a)(2)(A)-(J).

In addition to the required annual reporting, it should be noted that another purpose of the Implementation Plan is to help the City Council identify Work Plan items to ensure the continued implementation of the General Plan and that appropriate funding is available. The Planning Commission reviewed the item at its September 10, 2019, October 28, 2019 and December 10, 2019 meetings and provided direction.

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<sup>1</sup> The housing element portion of the annual report must be made using standards, forms, and definitions adopted by HCD. For 2019, this report was presented to the Council on March 19, 2019 and submitted to the HCD by April 1, 2019. Government Code § 65400(a)(2)(B).

### *Analysis:*

The Planning Commission reviewed Policy LU-1.1 through Strategy 18.2.2 of the General Plan at its December 10, 2019 meeting and suggested changes to the comments section of the Annual Report. Changes were suggested to add the available development allocation balances to the comment for Strategy LU-1.2.2 and to eliminate the reference to a former General Plan Amendment Authorization application for a hillside subdivision in Policy LU-12 and related strategies. These have been incorporated in Attachment 1.

Please note that Attachment 1 is a work in progress and edits to the “comment” column, the time frame column, and the status color will be completed once the Planning Commission agrees on a final format.

In addition, the Planning Commission reviewed the policies and strategies and also suggested that the City Council consider amending or developing policies to objectively implement several of the policies and strategies. These have been identified in Attachment 2.

### **Next Steps**

Upon receiving comments from the Planning Commission, this item will be brought back for review in February 2020. Upon completion of Planning Commission review, the 2020 General Plan Annual Review will be presented to City Council in March 2020.

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Approved for Submission by: Benjamin Fu, Director of Community Development

### **Attachments:**

1. General Plan Annual Review
2. Planning Commission suggestions on General Plan and other amendments