



City of Sebastopol Staff Report

Meeting Date: December 13, 2022
Agenda Item: 5A
To: City Council and Planning Commission
From: Kari Svanstrom, Planning Director
Subject: Housing Element General Plan Amendment Update
Recommendation: Receive report, hold a public hearing, and adopt the resolution

Background:

All cities in the State of California are required to maintain a General Plan and Housing Element, which is one of the required chapters of the General Plan. Unlike other components of the General Plan, which can be adopted within a flexible time frame (and generally occur every 15-20 years), Housing Elements are required to be updated 8 years (or, if a city is non-compliant with state requirements, every 4 years). The City of Sebastopol is eligible for the 8-year cycle. The City's next housing element is required to be adopted by January 1, 2023, and will cover the years 2023-2031.

The City of Sebastopol kicked-off its Housing Element update process at a special joint City council – Planning Commission meeting on September 28, 2021 and has held several meetings throughout 2021 and 2022.

Discussion:

The public draft was released on July 21, 2022, and submitted to the State Department of Housing and Community Development on September 1, 2022 (and a revised draft on November 22, 2022). The City received comments back from HCD on December 1, 2022. This comment letter (see attachments) required some revisions to the draft Housing Element, which have been included in this draft. Staff will review the major modifications from the prior draft for the Planning Commission to review.

Environmental Review:

An addendum to the City's General Plan Environmental Impact report (EIR) which was certified in 2016 when the General Plan was adopted. In accordance with the California Environmental Quality Act (CEQA) Section 15164(a), an addendum to a previously certified EIR can be prepared when there are no changes to the conditions or new significant environmental effects, where the changes undertaken are not substantial, and where no new mitigation measures are needed. As there is no requirement to rezone parcels, and no other significantly new programs or impacts, the Addendum

Public Comment:

Public comments received during the public comment period are included in Appendix A of the draft.

Recommendation:

Receive report, hold a public hearing, and adopt the resolution recommending that City Council certify the CEQA Addendum and adopt the Housing Element General Plan Amendment

Attachments:

HCD Comment letter

DRAFT Housing Element – redline with changes from public draft

DRAFT Housing Element Technical Report - redline with changes from public draft

Planning Commission Resolution recommending the City Council certify the CEQA Addendum and Adopt the Housing Element update (with 'clean' versions of the draft Housing Element and Technical Report)

CEQA Addendum