

Resolution No.

STOCKTON PLANNING COMMISSION

RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT A GENERAL PLAN AMENDMENT TO APPROVE THE 2023-2031 HOUSING ELEMENT AND UPDATE THE SAFETY ELEMENT TO COMPLY WITH STATE LAW

California Government Code section 65580 mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community as set forth in the goals in its adopted General Plan; and

The Envision Stockton 2040 General Plan was adopted on December 4, 2018, containing four chapters, each of which identify goals, policies, and implementation programs to guide future land use, development, and environmental protection decisions. The Housing and Safety Elements of the Envision Stockton 2040 General Plan identify goals, policies, and implementation programs related to housing and avoiding natural and manmade hazards; and

The Housing Element must comply with California Government Code section 65580, and evaluate the appropriateness and effectiveness of its housing goals, objectives, and policies in attaining the City's State and regional housing on an eight-year basis; and

On May 22, 2024, the City received a letter from the California Department of Housing and Community Development (HCD) indicating the City's revised Housing Element was in statutory compliance with State housing law. HCD is the approving authority for the state on housing elements; and

The Safety Element must comply with Assembly Bills 747 and 1409 (AB 747 and AB 1409) that aim to ensure that local agencies adequately address the need for sufficient evacuation routes during a full-scale emergency. AB 1409 expands on this, requiring the General Plan to consider evacuation locations in addition to routes. California adopted AB 747 to enhance safety measures, which mandates that the Safety Element of the General Plan be reviewed and updated to identify evacuation routes and their capacity, safety, and viability under various emergency scenarios. This update must be completed in conjunction with the Housing Element Update and repeated every eight years; and

Staff recommends that the Planning Commission forward a recommendation to the City Council to adopt a General Plan Amendment to approve the City of Stockton 2023-2031 Housing Element and update the Safety Element to comply with State law; and

On June 13, 2024, the Planning Commission held a duly noticed public hearing,

pursuant to Stockton Municipal Code (SMC) chapter 16.88, at which all times all interested parties had the opportunity to be heard; now, therefore;

BE IT RESOLVED BY THE PLANNING COMMISSION OF CITY OF STOCKTON, AS FOLLOWS:

1. The foregoing recitals are true and correct and incorporated by reference.
2. To forward a recommendation to the City Council to adopt a General Plan Amendment to incorporate the 2023-2031 Housing Element and revise the Safety Element for consistency with State law, based on the following findings per SMC section 16.116.050 for Amendments to the General Plan:
 - a. The proposed amendment updates existing and incorporates new policies and programs that are consistent with and support General Plan Goals CH-2 Restored Communities and CH-4 Affordable Housing, and Policies LU-2.2, CH-2.2, and CH-4.1 and would not create any inconsistencies with the City's Development Code. The proposed Housing Element has been updated in conformity with the provisions of State Law requirements of California Government Code section 65588 as evidenced by the May 22, 2024, conditional approval letter from the Department of Housing and Community Development. The Safety Element was circulated to local and regional agencies responsible for managing safety in the region and was also reviewed by the City's Engineering, Fire, and Police departments.
 - b. The Housing Element is needed to comply with State Law to identify current and future housing needs and identify actions the City can take to accommodate those needs. The Element establishes appropriate goals, objectives, and policies to address such issues as adequate sites, affordability, governmental constraints, preservation of housing and neighborhoods, housing accessibility, and energy conservation.

The revised Safety Element is also required by State Law to identify potential hazards to the City and its residents and identify actions the City could take to minimize or mitigate those impacts. Like the Housing Element, the Safety Element establishes appropriate goals, objectives, and policies to identify likely hazards (environmental and man-made) and identify resources and service that will provide timely assistance in the event of those an emergency.

These elements are vital for the City in addressing sufficient housing and emergency management systems. As they are needed to maintain services to residents, the proposed Housing Element and revised Safety Element will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the City.

- c. That no further environmental review is required per California Environmental Quality Act (CEQA) Guidelines section 15183 (Consistency with a Community Plan or General Plan). Changes to Housing and Safety Elements are required by State law and provide additional information to reaffirm and clarify objectives, but do not alter land use designations, zoning, or development intensity, or result in an indirect or direct physical change to the environment. Therefore, the changes are consistent with the General Plan and General Plan Environmental Impact Report (EIR) provided under section 15183, and no further environmental review is required.
3. The Planning Commission recommends the City Council adopt a General Plan amendment to approve the 2023-2031 Housing Element as illustrated in Exhibit 1 and update the Safety Element as illustrated in Exhibit 2, based on the findings and evidence detailed above, incorporated by reference.

PASSED, APPROVED AND ADOPTED: June 13, 2024.

TERRY HULL, CHAIR
City of Stockton Planning Commission

ATTEST:

MICHAEL McDOWELL, SECRETARY
City of Stockton Planning Commission