



CITY OF SAN PABLO
City of New Directions



SAN PABLO HOUSING ELEMENT/GENERAL PLAN REVISION UPDATE STATUS PLAN NO. 2208-0002

SAN PABLO CITY COUNCIL
SEPTEMBER 5, 2023

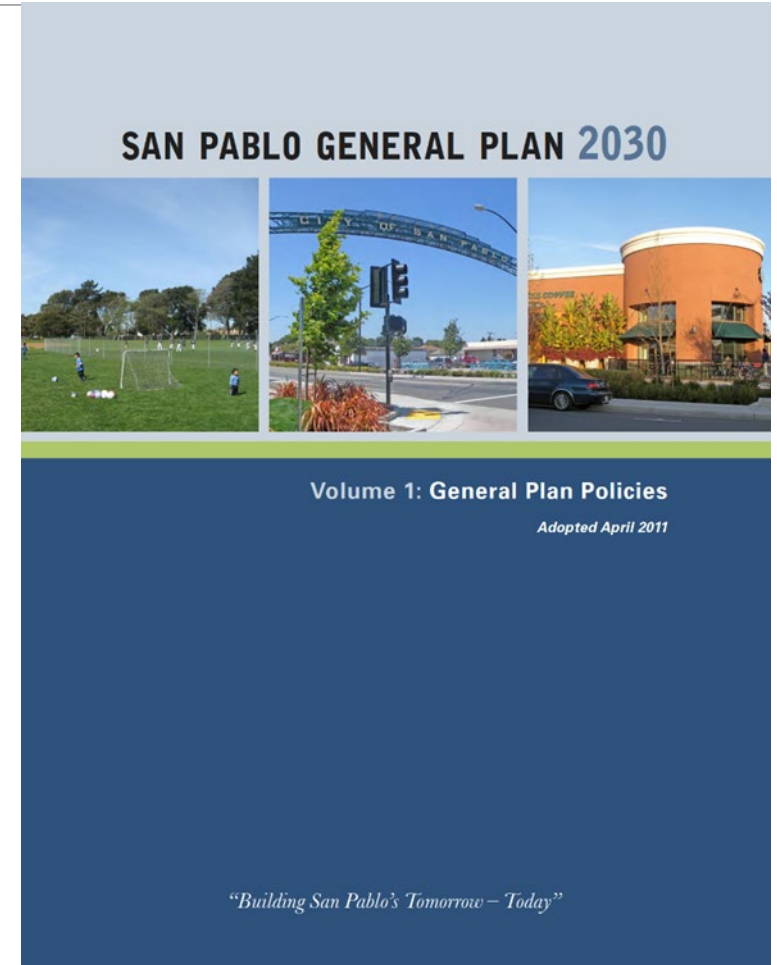


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BACKGROUND



- ❖ San Pablo General Plan last updated in 2011
- ❖ Housing Element 5th Cycle Plan adopted in 2015
- ❖ Combined General Plan/Housing Element update initiated in 2021 with receipt of SB2, LEAP, REAP and PDA grants and approval of agreement with Dyett & Bhatia (Resolution 2021-025)
- ❖ Housing Element required by HCD to be updated with new Regional Housing Needs Allocation (RHNA) Cycle 6 (2023-2031)
- ❖ San Pablo's 6th cycle RHNA requirement is for 746 new units – progress is underway





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HOUSING ELEMENT STATUS

- ❖ The first draft Housing Element update was published on August 19th & available for public review for 30 days
- ❖ Public hearing held by Planning Commission on August 30, 2022 and by City Council on September 19, 2022
- ❖ Submitted to Housing and Community Development (HCD) by deadline of September 30, 2022.
- ❖ HCD review letter dated December 27, 2022 and received on January 3, 2023.
- ❖ Review letter notes that City has complied with many of the statutory requirements, but requests additional analysis in an 11-page appendix with 60 items required for resubmittal and certification.



City of San Pablo

2023-31 Housing Element

Public Review Draft | August 19, 2022





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HOUSING ELEMENT STATUS

- ❖ Housing Elements were required to be certified by HCD by January 31, 2022. Almost all Bay Area communities missed this deadline
- ❖ In February 2023, Staff and consultant modified the project approach to focus on Housing Element, Environmental Justice Element, and revisions to Safety Element (along with CEQA review) as a first phase to help advance the Housing Element
- ❖ Update report made to City Manager for Council Update on February 21, 2023 and to Planning Commission on February 28, 2023
- ❖ City Council agreed to reschedule its planned Housing Policy Workshop until after the City adopts its new Housing Element.
- ❖ Goal was for City to submit a Second Draft in a form that HCD determines can be compliant and certifiable.



REVISED APPROACH

- **Phase I – Housing Element, Environmental Justice Element**, and minor necessary text amendment to **Safety Element**. An Addendum to the previously prepared General Plan EIR is anticipated to be prepared for this phase.
- **Phase II - Land Use Element**, other **updates to the General Plan**, and **Rumrill Corridor Plan**. A second Addendum is anticipated to be prepared.
- **Phase III** - Amendments to zoning ordinance, zoning maps, and other **implementation actions** to occur to implement the Housing Element and General Plan update. (Note: Housing Element alone has 55 programs for implementation)



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HOUSING ELEMENT STATUS Cont.

- ❖ A fully revised Second Draft Housing Element has now been completed
- ❖ City staff and consultant to meet with HCD staff on August 31, 2023 to review major revisions and discuss potential for certification
- ❖ City to post the revision on the City's website and notify interested parties at least 7 days prior to official submittal to HCD
- ❖ HCD then has 60 days to review the second (or subsequent) draft submittal
- ❖ Additional public hearings and opportunities for comment to be provided
- ❖ Once HCD submits a letter stating that it substantially complies with State law, it can be considered for adoption by City Council.
- ❖ City to then submit to HCD for final review and certification within 90 days.
- ❖ Housing Element adoption to be accompanied by other first phase products (i.e., EIR Addendum, Environmental Justice Element, and Public Safety update).



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TENTATIVE SCHEDULE

Phase I (Housing, Environmental Justice, Safety):

August 31: Meet with HCD to determine readiness for submittal

September 11: Release revised Draft Housing Element for 7-day public review/comment period

[Note – schedule assumes only minor revisions requested by HCD at August 31, 2023 consultation]

September 18: Resubmit revised draft Housing Element to HCD for review (up to 60-day review)

October 9: Consultant submits administrative draft Public Health/Environmental Justice Element to City for review

November 13: Consultant submits administrative draft CEQA Addendum to City for review

November 20 (or before): HCD completes review of Housing Element

December 19: Planning Commission Hearing on revised Housing Element/Environmental Justice Element

January 8, 2024: City Council Hearing and adoption of Housing/Environmental Justice Element

January - February TBD: City Council Housing Policy Workshop

Phase II (Land Use, Rumrill, other elements): January –June 2024

Phase III (Implementation): June 2024 – April 2025

NOTE: SCHEDULE WILL MODIFY IF HCD REQUIRES A THIRD OR SUBSEQUENT SUBMITTAL



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QUESTIONS?

