



## GENERAL PLAN GUIDELINES UPDATE

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Governor's Office of Planning and Research  
August 6, 2014

8/6/2014



## GENERAL PLAN GUIDELINES UPDATE IS NEEDED!

- Updating is Expensive
  - Data is not Coordinated
  - New Requirements, Best Practices, Policy Ideas are Constantly Changing
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## GPG UPDATE GOALS



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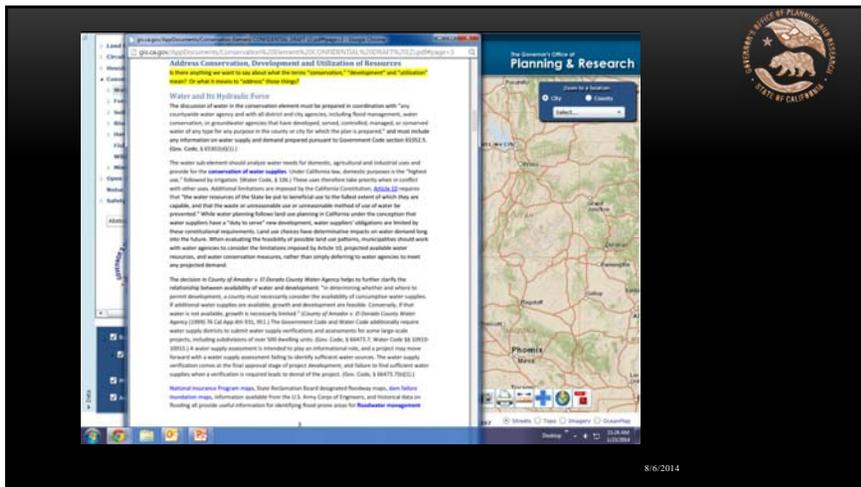
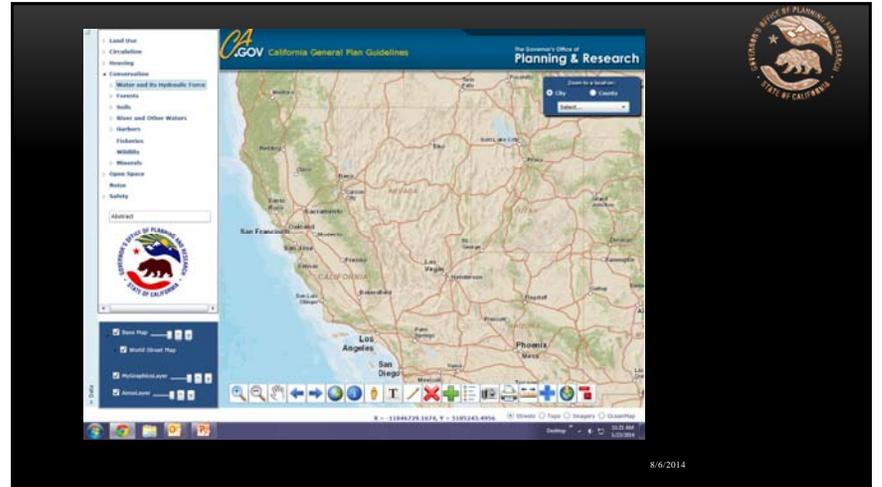
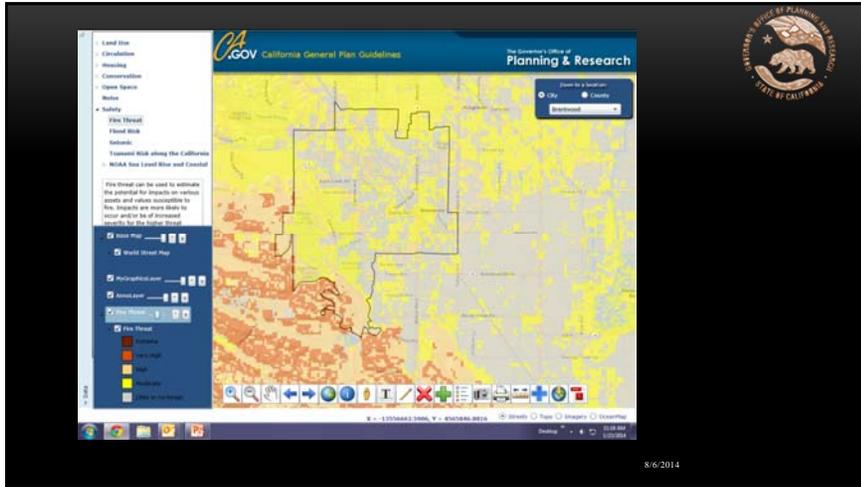
## TECHNOLOGY

- Online General Plan Guidelines
    - State GIS Resources for General Plans
    - State GeoPortal
  - Searchable Data and Information
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## OPTIONAL ELEMENTS/OTHER PLANNING ISSUES

- Topics beyond the requirements of general plans
- Focus on implementing State Land Use and Environmental Goals
  - Economics
  - Climate Change
  - Healthy Communities
  - Equity
- Provide Templates for Infill and Renewable Energy



Additional Considerations		Required Elements in the General Plan Guidelines	
HEALTH CLIMATE CHANGE EQUITY ECONOMICS	Land Use	• Infill • School Siting	
	Conservation	• Natural Resource Protection	
	Open Space	• Land Preservation	
	Circulation	• Complete Streets	
	Noise	• Infill	
	Safety	• Adaptation to Climate Change	
	Housing	• Locating Affordable Housing near Transit	
	Air Quality*	• Consistency and relationship with other elements	

\* San Joaquin Valley 8/6/2014



## STATUTORY REQUIREMENT

- Government Code 65302:
  - A safety element... for the protection of the community from any unreasonable risks associated with the effects of wildland and urban fires.

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## STATUTORY REQUIREMENT

- Wildfire\*

The Safety Element should identify and classify areas of varying fire hazard severity based on degree of development, fuel loading (vegetation), weather and slope. The accessibility to fire protection assistance (i.e., response time, availability of helispots, proximity of air tanker attack bases, etc.), historical data, and other pertinent information. The element should analyze the potential for fire to critically impact or eliminate habitat or open-space values. It should also identify the policy implications of fire safe or fuels reduction policies for both public and private conservation or open-space areas, and assess the need for greenbelts, fuel breaks, fuel reduction, and buffer zones around communities for different levels or zones of fire hazard to mitigate potential losses.

\*This is draft language and is subject to change.

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## OPR RECOMMENDATION

- Wildfire\*
- General plan safety elements should consider the impact of climate change on wildfire risk. Areas may be more susceptible to fire risk due to higher temperatures or lack of rainfall.
- Resources:
  - [California Adaptation Planning Guide](#)
  - [State Hazard Mitigation Plan](#)
- \*This is draft language and is subject to change.

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## SAMPLE POLICY

San Mateo County Energy and Climate Change Element:

- Policy 10.3: Protect the built environment from climate change risks through programs and strategic planning.
  - Implementing Strategy 10.3A: Establish a strategy for addressing existing development and critical infrastructure that is vulnerable to increased impacts of climate change, identifying decision-making criteria for upgrades and managed retreats from risks.
  - Implementing Strategy 10.3B: Consider the transfer of development rights for reconstruction of development that has been damaged or destroyed due to fire or flooding, as feasible.
  - Implementing Strategy 10.3G: Coordinate with neighboring jurisdictions and regional entities to plan and mitigate wildfire impacts in wildland-urban interface areas.

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## THANK YOU FOR PARTICIPATING

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**Kern COG**

## Housing Element Timing, Streamlining and Tips

California Department of Housing and Community Development  
August 2014

## Outline

- A Few New Things at HPD
- Recent Changes to Housing Element Law
- SB 375 and the Housing Element
- Streamline Update
- Helpful Hints

State HCD [www.hcd.ca.gov](http://www.hcd.ca.gov)

## A Few New Things at HPD

- Update Guidance and Streamlining
- Pre-approved Data Packets
- Housing Element Clearinghouse
- Housing Element Webinar
- Sample Elements, Ordinances, Analyses, Programs, Policies, etc.
- Upcoming Housing Element Workshops

State HCD [www.hcd.ca.gov](http://www.hcd.ca.gov)

## Recent Changes to Housing Element Law

- SB 745 (Transitional and Supportive Housing)
- AB 720, AB 1867, and AB 1103 (Alternative Adequate Sites)
- SB 812 (Developmental Disabilities)

State HCD [www.hcd.ca.gov](http://www.hcd.ca.gov)

## SB 375 Context for Housing Elements

SB 375 recognizes the link between good housing planning and mobility, and the role of these regional and local planning efforts in meeting sustainable community objectives.

It leverages the housing element's focus on actual implementation to promote effective achievement of sustainable community objectives

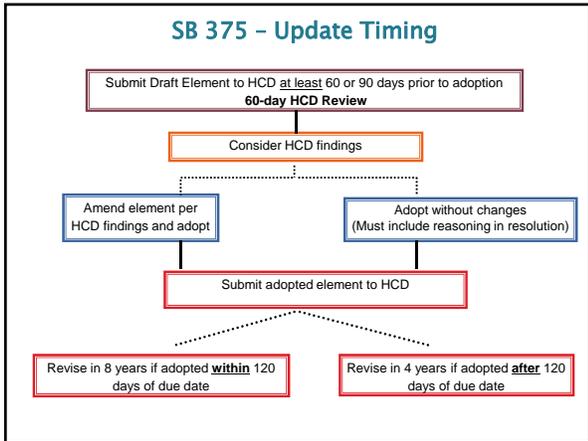
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## SB 375 - Overview of Changes

Timing is Everything!

- ▶ Housing Element Updates
- ▶ Rezoning
- ▶ Program Implementation

State HCD [www.hcd.ca.gov](http://www.hcd.ca.gov)



### SB 375 - Rezone Timing

- Generally Must Complete All Rezoning Requirements within 3 Years
- Potential Extension under Limited Circumstances

State HCD www.hcd.ca.gov

### SB 375 - Program Implementation

- Must include a definitive date, deadline, or benchmarks for implementation early enough in the planning period to realize “beneficial impacts” and implementation within the planning period.
- The effects of the implementation of the program should be quantified within the planning period.

State HCD www.hcd.ca.gov

### SB 375 and Planning for Sustainability Tips

- Existing and Projected Housing Needs
- Governmental Constraints
- Sites Inventory
- Infrastructure

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### The Streamline Update: The Need

- HCD, Local and Stakeholder Staffing and Resources
- Cumulative Effect
- The Era of SB 375
- Market Conditions



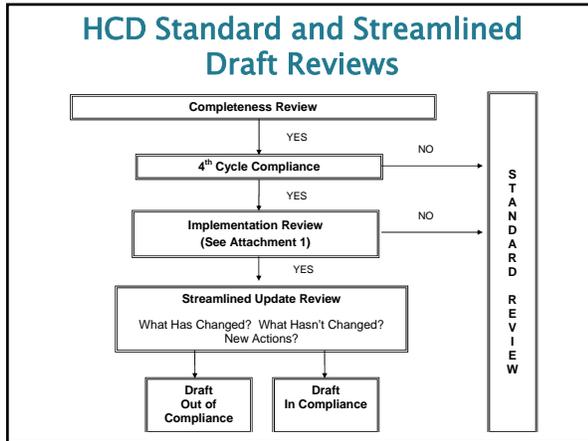
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### The Streamline Update Guidance

- Completeness Checklist
- Implementation Review
- Streamlined Update



State HCD www.hcd.ca.gov



### Implementation Review

**Completion of the Following:**

- Rezones from 4<sup>th</sup> Cycle
- Zoning for Emergency Shelters
- Zoning for Transitional and Supportive Housing
- Reasonable Accommodation Ordinance
- Density Bonus Ordinance

State HCD www.hcd.ca.gov

### Streamline Review

Housing Element Update Guidance Attachment 3 - Streamlined Update Template

Housing Needs Assessment (Section 65583(a)(1 and 2)) <small>(See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/hfi_home.php">http://www.hcd.ca.gov/hpd/housing_element2/hfi_home.php</a>)</small>	Revised Page(s)	Indicate N/A if No Changes Were Necessary
Update quantification of population, employment, and housing stock needs including: <ul style="list-style-type: none"> <li>• Population</li> <li>• Employment</li> <li>• Households</li> <li>• Overpayment (including lower-income)</li> <li>• Overcrowding</li> <li>• Extremely Low Income Households</li> <li>• Housing conditions</li> </ul>		Revised Page(s), Employment
<small>           Sources of Information:           <ul style="list-style-type: none"> <li>• 2010 Census at <a href="http://factfinder.census.gov/servlet/hh002_001?_lang=en&amp;_ss=1">http://factfinder.census.gov/servlet/hh002_001?_lang=en&amp;_ss=1</a></li> <li>• Annual Community Survey at <a href="http://data.census.gov/tables/2010/acs/hh002_001?_lang=en">http://data.census.gov/tables/2010/acs/hh002_001?_lang=en</a></li> <li>• Department of Finance at <a href="http://www.sf.ca.gov/department/finance">http://www.sf.ca.gov/department/finance</a></li> <li>• Applicable Federal Consolidated Plan</li> <li>• Available local and regional data (e.g., local census of homeless persons or shelter beds)</li> </ul>           Special Note: If a jurisdiction has utilized a data packet pre-approved by HCD such as in SANDAG, BCRAG and SACOG, mark N/A above where appropriate and indicate the data packet has been utilized. The Department will not review the portions noted in the applicable correspondence to the Council of Governments. Contact HCD for more details or questions.         </small>		
Update analysis and conclusions as necessary due to changes in population and households characteristics or other dynamics for population, employment, households, overpayment, overcrowding, extremely low income households and housing conditions		
Update policies and programs as necessary to reflect changes in the analysis and conclusions and other pertinent assessments of need such as the federal Consolidated Plan		

CA Dept of Housing and Community Development

### Pre-approved Housing Needs Data

- Kern COG efforts and HCD pre-approved data
- If incorporated in the housing element update, data not subject to further review
- Analysis still required
- Use in HE is optional.
- Certain data to be supplemented with local data for requirements including homeless count or housing stock conditions

State HCD www.hcd.ca.gov

### Helpful Hints

- Don't be Late
- Diligently Engage the Public and Stakeholders Early and Adequately
- Keep it Simple and Don't Start from Scratch
- Use HCD Resources: Staff, Building Blocks and Completeness Checklist

State HCD www.hcd.ca.gov

### We Want to Help!!!



- Technical Assistance in Developing Draft
- Pre-submittal Assignment or **Regional Representative Option**
- Sample Elements, Ordinances, Programs and Analysis
- Site Visits to Provide Assistance

State HCD www.hcd.ca.gov

More Information



[www.hcd.ca.gov/hpd](http://www.hcd.ca.gov/hpd)