



Resolution 2911-2023

File #: 23-25
Version: 1

Agenda Date: 1/19/2023
Item #: 3b.

Resolution recommending that the City Council adopt a General Plan Amendment (GPA23-0001) to repeal the 2015-2023 Housing Element and adopt the Housing Element for the Period of 2023-2031 in compliance with state housing element law.

WHEREAS, the California Legislature has found that “California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state’s environmental and climate objectives” (Gov. Code Section 65589.5.); and

WHEREAS, the Legislature has further found that “Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration” (Gov. Code Section 65589.5.); and

WHEREAS, the Legislature recently adopted the Housing Crisis Act of 2019 (SB 330) which states that “In 2018, California ranked 49th out of the 50 states in housing units per capita... California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years”; and

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of South San Francisco (City) Regional Housing Need Allocation (RHNA) 3,956 housing units, comprised of 871 very-low income units, 502 low-income units, 720 moderate-income units, and 1,863 above moderate-income units; and

WHEREAS, to comply with State Housing Element Law, South San Francisco has prepared the Housing Element Update 2023-2031 (the Housing Element) in compliance with State Housing Element Law and has identified sites that can accommodate housing units meeting the City’s RHNA; and

WHEREAS, as provided in Government Code Section 65350 et. seq., adoption of the Housing Element constitutes a General Plan Amendment (GPA23-0001); and

WHEREAS, as provided in Government Code Sections 65352 - 65352.5, the City referred the General Plan Update/Housing Element to all California Native American tribes on the contact list provided by the Native American Heritage Commission and to other entities listed; and

WHEREAS, no California Native American tribe requested consultation; and

WHEREAS, the preparation, adoption, and implementation of the Housing Element requires a diligent effort to

include all economic segments of the community; and

WHEREAS, the City conducted extensive community outreach over the last three years including over 80 public workshops and meetings before the General Plan Community Advisory Committee, Planning Commission, and City Council; and

WHEREAS, in accordance with Government Code Section 65585 (b), on July 5, 2022, the City posted the draft Housing Element and requested public comment for a 30-day review period, and on September 9, 2022, after responding to public comments, the City submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its review; and

WHEREAS, on December 7, 2022, the City received a letter from HCD providing its findings regarding the draft Housing Element; and

WHEREAS, on January 11, 2023, the City published a revised draft Housing Element responding to HCD's findings and requested public comment on the draft and the City Council held a public meeting for a study session on the revised draft Housing Element; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the Planning Commission by separate resolution determined that the draft Housing Element was appropriately reviewed for compliance with CEQA (ND23-0001); and

WHEREAS, on January 19, 2023 the Planning Commission conducted a duly and properly noticed public hearing to take public testimony and consider this Resolution regarding the proposed Housing Element, reviewed the Housing Element and all pertinent maps, documents and exhibits, including HCD's findings, the City's response to HCD's findings, the staff report and all attachments, and oral and written public comments.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby finds that, based on substantial evidence in the record:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. The Planning Commission has considered the extent to which the proposed Housing Element as a General Plan Amendment meets the purposes of Chapter 20.540 of the South San Francisco Municipal Code, the compatibility of the proposed amendment with other provisions of the General Plan and any applicable specific plan, and any changes to the amendment that the Planning Commission deems necessary to comply with other adopted Plans and ordinances or to reduce environmental impacts.
3. The Housing Element substantially complies with State Housing Element Law, as provided in Government Code 65580 et seq. and contains all provisions required by State Housing Element Law, as shown in Exhibits A and C to this resolution, incorporated herein by this reference.
4. The Planning Commission recommends that the City Council repeal the 2015-2023 Housing Element and adopt the Housing Element attached hereto as Exhibit A, incorporated by this reference, and

recommend that after said adoption the City Manager or their designee have the authority to make minor edits to the adopted Housing Element as requested by the Department of Housing and Community Development during the State certification process.

- A. Exhibit A: Housing Element for the Period 2023-2031 (With Appendices)**
- B. Exhibit B: Housing Element for the Period 2023-2031 (Without Appendices) for smaller file size viewing only**
- C. Exhibit C: 2022 Housing Element Statutory Provisions Checklist**

* * * * *

I hereby certify that the foregoing resolution was adopted by the Planning Commission of the City of South San Francisco at a regular meeting held on the 19th day of January, 2023 by the following

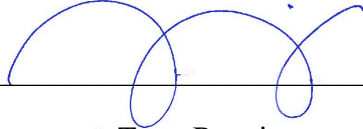
vote:

AYES: Chair Shihadeh, Vice Chair Tzang, Faria, Fernandez, Evans

NOES: _____

ABSTENTIONS: _____

ABSENT: Funes _____

Attest: 
Tony Rozzi
Secretary to the Planning Commission