SPECIAL JOINT MEETING AGENDA
CITY OF GUSTINE
CITY COUNCIL
PLANNING COMMISSION

COUNCIL CHAMBERS, CITY HALL
352 5th STREET GUSTINE, CALIFORNIA

APRIL 4, 2017 – 3:00 P.M.

CALL TO ORDER - PLEDGE OF ALLEGIANCE

ROLL CALL

Council Members: Turner – Hasness - Oliveira - Mayor Pro Tem Nagy - Mayor Oliveira

Planning Commissioners: Martens – Hasness - Bruck – Vice-Chairperson Marsigli – Chairperson Gandy

PRESENTATIONS

PUBLIC COMMENT

At this time, any person may comment on any item which is not on the agenda. PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD. Action will not be taken on the topic unless deemed an urgency matter by a 3/5 vote of the City Council. Topics not considered an urgency matter may be referred to City staff and/or placed on a subsequent agenda for consideration, by a 3/5 vote of the City Council.

Members of the public, who have questions regarding a specific agenda item, may comment on that item before consideration of that item, when recognized by the Mayor.

CONSENT CALENDAR

ADMINISTRATIVE AGENDA

1. **WORKSHOP: Housing Element Update**
    a. **Staff Report**
    b. **Presentation by Martin Carver, ZeroCity**
    c. **Public Comment**
    d. **Discussion and Direction from Council and the Planning Commission**

ADJOURNMENT

Note:

1. *In compliance with the Americans with Disabilities Act, a disabled person requesting a disability-related modification or accommodation to participate in this meeting, must contact City Hall at (209) 854-6471 or (209) 854-2127 (fax). Requests must be made as early as possible, preferably one-full business day before the start of the meeting.*

2. *Any document provided to a majority of the City Council regarding any open session item on this agenda is available for public inspection during normal business hours at the front counter of City Hall located at 352 5TH Street, Gustine, CA. Documents or writings received after the general distribution of the Agenda are also available for inspection.*

CERTIFICATION

I, Melanie Correa, Deputy City Clerk, do hereby declare under penalty of perjury that the foregoing Agenda was posted at the Gustine City Hall, 352 5th Street, Gustine CA and made available for public review on this 29th day of March, 2017, at or before 5:00 p.m.

Melanie Correa

ITEM NO. 1

CITY COUNCIL AGENDA ITEM

APRIL 4, 2017

PREPARED BY: Steve Wright, Interim City Manager
Martin Carver, ZeroCity

SUBJECT: **WORKSHOP: Housing Element Update**

BACKGROUND/DISCUSSION:
State law requires each city and county to adopt a general plan containing, at a minimum, seven mandatory elements. Housing elements have been a mandatory part of general plans since 1969. In February 2002, the City of Gustine adopted its updated general plan, and in July 2011, the City last updated its housing element. Unlike the other mandatory general plan elements, the housing element is required to be updated every five years (or as otherwise specified in statute).

In the current housing element cycle, the City of Gustine was required to adopt an updated housing element by December 31, 2015. While the California Department of Housing and Community Development (HCD) provides a 120-day grace period for adoption, that grace period expired on April 29, 2016. Aware of the need to complete the Housing Element as soon as possible, the City contracted with ZeroCity in September 2016 to undertake a prompt review and update of its housing element.

This March 21, 2017 workshop is a part of the public involvement process required for housing element updates and is designed to solicit input from members of the public as well as from policymakers.

Housing element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

Housing elements are subject to detailed statutory requirements and must among other things analyze:

- The results of the previous housing element;
- Housing characteristics and conditions;
- Housing costs and affordability;
- Housing needs, including an analysis of special housing needs;
- Vacant and available land and services;

- Governmental and non-governmental constraints; and
- Opportunities for energy conservation.

Based on the analysis described above, the housing element must then set forth housing goals, policies, programs, and quantified objectives.

The schedule for update of the Gustine Housing Element is as follows:

Milestone	Timeframe
Contract Awarded by City Council	***September 20, 2016***
Housing Conditions Survey	***October 24, 2016***
Vacant and Available Sites	***February 1, 2017***
City Council/Planning Commission Workshop	***April 4, 2017***
Admin Draft Housing Element	May 1, 2017
Public Review Draft Housing Element	May 15, 2017
Planning Commission Hearing (Intent to Adopt)	June 14, 2017
City Council Hearing (Intent to Adopt)	June 19, 2017
Submit Housing Element to HCD	July 3, 2017
Housing Element Adoption	September 5, 2017
Final HCD Certification	December 2017

FISCAL IMPACT:
None.

RECOMMENDATION:
Receive presentation by Martin Carver, the City's Housing Element consultant, and hold a workshop to receive comments from policy makers and members of the public.